



City Council Meeting Agenda
Monday, July 6, 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. PUBLIC HEARING** - Annexation Petition – Property owned by E.W. Thompson, Inc.
- E. PRESENTATION** – Lawn Care Proposal for City Lots (Bryan Shoemaker, Presenter)
- F. SERVICE AWARDS**
 - 1. Joseph Parnell – Fire – Fire Driver/Engineer – 10 Years of Service
 - 2. Melissa Culp – Finance – Accounting Manager – 5 Years of Service
 - 3. Alex Stevenson – Police – Police Officer – 5 Years of Service
- G. RETIREMENT AWARDS**
 - 1. Brad Beard – Sergeant – Police Department – 38 Years 4 ½ Months of service
- 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 15, 2026**
- III. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**
 - A. Acceptance of Planning & Zoning Commission minutes dated June 3, 2026**
- IV. ROLL CALL OF STANDING COMMITTEES**
 - A. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairwoman Cheryl Ames
 - 1. Code Amendment – Section 2-786 – Public Participation during open meetings**

Click on any agenda item to view the related documentation

Council Discussion led by Chairwoman Boggess

BILL NO. 2026-75 Call for Ordinance amending Section 2-786 of the City Code of Sedalia
– Mayor Williams

2. Discussion - Code Amendment – Section 2-787 – Placement of Agenda Items

3. Approve Records Destruction Request from Administration

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

1. Presentation – Washington Street Bridge Update (HDR, Presenters)

2. Change Order 7 – Washington Avenue Bridge – Double Arch Construction, LLC - \$68,060.00

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-76 Call for Ordinance Authorizing change order number seven for Washington Avenue Bridge Rehabilitation Project – Mayor Williams

3. Allowing Overnight Camping/Parking – Liberty Park – Big Bikers Across Missouri (BAM) on the Katy Event – October 12, 2026

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-77 Call for Ordinance allowing overnight overnight camping/parking in Liberty Park for the “Big Bikers Across Missouri (BAM) on the Katy” Event on Monday, October 12, 2026 – 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 – Branch View Estates Addition

Council Discussion led by Chairwoman Ames

BILL NO. 2026-78 Call for Ordinance Approving the final plat for Branch View Estates, an Addition to the City of Sedalia, Pettis County, Missouri – Mayor Williams

2. Building Incentive – Affordable Housing

Council Discussion led by Chairwoman Ames

BILL NO. 2026-79 Call for Ordinance establishing an Affordable Housing Building Permit Fee Reimbursement Program for residential construction projects located within the City’s Chapter 353 Redevelopment Area – Mayor Williams

3. Quit Claim Deed – Property Sale – 400 West Clay, 402 West Clay & 406 West Clay

Council Discussion led by Chairwoman Ames

BILL NO. 2026-80 Call for Ordinance approving a quit claim deed for the sale of properties commonly known as 400 West Clay, 402 West Clay and 406 West Clay from the City of Sedalia, Missouri to Booze & Byrd Properties/Land, LLC – Mayor Williams

V. OTHER BUSINESS

A. ACCEPTANCE OF RESIGNATION

1. Plumbing Board of Examiners – Dimitrius Maduros – Master Plumber representative – Effective Immediately

B. APPOINTMENTS/REAPPOINTMENTS

1. Nominations from Mayor Williams for appointments/reappointments to various boards

C. LIQUOR LICENSES

New – Special Event

- *Paige Shearer dba The Local Tap, 700 South Ohio, Yeager’s Bike Night, 3001 South Limit, July 10, 2026
4:00 p.m. to 10:00 p.m. - \$15.00

Renewals:

- *Mary Jane Stewart dba American Legion Post #642, 2016 West Main, Liquor by the Drink & Sunday Sales – \$750.00
- *Christina Sherman dba Jiffy Stop Food Mart, 1722 West Broadway, Packaged Liquor & Sunday Sales – \$450.00
- *Nathaniel Crow dba The Vault Restorante 1886 Lounge, 322 South Ohio, Liquor by the Drink & Sunday Sales – \$750.00
- *Cody McSorley dba Smoker Friendly, 1700 East Broadway, Packaged Liquor & Sunday Sales – \$450.00
- *Larry Gafriel dba Ni-Kuni Japanese Steak House, 2401 West Broadway, Liquor by the Drink & Sunday Sales - \$750.00
- *Dianna Greene dba Little Big Horn, 150 South Limit, Malt Beverage – \$75.00
- *Kristina Moore dba Casey’s #3257, 3050 South Limit, Packaged Liquor & Sunday Sales – \$450.00
- *Joshua Moore dba Casey’s #2347, 1601 East Broadway, Packaged Liquor & Sunday Sales – \$450.00
- *Dynisha Hawkins dba Casey’s #1601, 3500 West 16th, Packaged Liquor & Sunday Sales – \$450.00
- *Tiffany Vanalstine dba Casey’s #1063, 1909 West Main, Packaged Liquor & Sunday Sales – \$450.00
- *Mark Newman dba Casey’s #1052, 716 West 16th, Packaged Liquor & Sunday Sales – \$450.00
- *Lancy Ulrich dba Hampton Inn Sedalia, 3909 West 9th, Liquor by the Drink – \$450.00
- *Jeremy Klein dba Cork-N-Bottle, 3806 East Broadway, Packaged Liquor & Sunday Sales – \$450.00
- *Jeremy Klein dba The Korner Lounge, 1604 South Ohio, 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

VIII. ADJOURN MEETING

- A. Motion and second to adjourn meeting

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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 JULY 2, 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 Boggess & City Council Members
From: Matthew Wirt, City Administrator
Re: Agenda items for City Council meeting on Monday, July 6th 6:30 p.m.

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

1. This ordinance amends the City's public participation ordinance by eliminating the requirement that citizens sign up two business days before a meeting to provide public comment. The amendment provides greater flexibility for public participation while maintaining the existing rules governing conduct during meetings.
2. The Council will discuss the potential development of an ordinance establishing formal procedures for placing items on and removing items from City Council agendas. Adoption of a standardized process would provide clarity and consistency for the Council, staff, and the public.
3. Administrative staff requests authorization for a records destruct that have met or exceeded the retention periods established by the Missouri Secretary of State's Local Records Retention Schedules. Destruction of these records is conducted in accordance with state law and the City's records management practices to ensure compliance and reduce unnecessary storage of records no longer required to be maintained.

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

1. At the Council's request, HDR Engineering will present an overview of the Washington Street Bridge rehabilitation project, discuss the remaining repairs identified during final inspections, explain the challenges encountered during the rehabilitation process, and answer questions regarding the work required before the bridge can be reopened to traffic.
2. Following HDR Engineering's presentation regarding the Washington Street Bridge rehabilitation project, staff requests approval of Change Order No. 7. The change order provides for the completion of repairs identified during the final inspection process that are necessary to achieve final acceptance of the project and reopen the bridge to traffic. The change order also extends the contract by 23 calendar days, establishing a new project completion date of August 3, 2026. The proposed change order is in the amount of \$68,060.00.
3. The Big Bikers Across Missouri (BAM) on the Katy event is an annual event that has historically included overnight camping in Liberty Park. The proposed ordinance authorizes a

one-day waiver of City Code Section 38-4 to allow overnight camping and parking in Liberty Park on October 12, 2026, for event participants.

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

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

1. The proposed ordinance approves the final plat for Branch View Estates which is near 12th St. and Marshall Ave. The Planning & Zoning Commission reviewed the final plat and recommended approval by an 8-0 vote at its July 1, 2026 meeting
2. At the previous Council meeting, Chief Building Official Dimitrius Maduros presented several options for modifying the City's building permit fees to encourage the development of affordable housing. Following that presentation, the Council directed staff to prepare an ordinance establishing an Affordable Housing Building Permit Fee Reimbursement Program. The proposed ordinance would reimburse up to fifty percent (50%) of eligible Community Development permit fees, not to exceed \$3,000 per qualifying single-family residential project constructed within the City's Chapter 353 Redevelopment Area and sold for \$175,000 or less.
3. The ordinance up for approval is a Commercial Real Estate Sale Agreement and Quit Claim Deed for the sale of three City-owned vacant lots located at 400, 402, and 406 West Clay Street to Booze & Byrd Properties/Land LLC for \$8,000. The properties will be conveyed as-is, meaning the City makes no warranties regarding the condition of the properties or the title and the purchaser accepts responsibility for conducting any desired inspections or due diligence. The purchaser intends to construct a single-family residence, and the City retains an option to repurchase the properties if development does not occur within the time provided in the agreement.

NOTICE OF PUBLIC HEARING

~ Annexation Petition ~

The City of Sedalia will hold a public hearing at 6:30 p.m. on Monday, July 6, 2026, in the Council Chambers at the Municipal Building, 200 South Osage Avenue, to consider an annexation petition filed with the City on June 4, 2026.

Public comments concerning the requested annexation will be entertained at the hearing.

Legal Description for the property owned by E.W. Thompson, Inc. states the following:

All of the following described tract of land in Pettis County, Missouri, which is contiguous and compact to the existing city limits of the City of Sedalia, Missouri, to-wit:

THAT PART OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST, PARTIALLY IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI, AND PARTIALLY IN SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 50 AT THE WEST LINE OF THE WEST ½ OF LOT 2 OF THE NORTHEAST ¼ OF SAID SECTION 6; THENCE SOUTH 64°52'21" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 466.11 FEET TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF WESTWOOD AVENUE, AS ESTABLISHED IN DOCUMENT NO. 1998 5847, BOOK 754, PAGE 451; THENCE SOUTH 25°14'34" WEST ALONG SAID NORTHERLY EXTENSION AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1406.16 FEET TO THE SOUTH END OF SAID WESTWOOD AVENUE AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A CORPORATION WARRANTY DEED RECORDED AS DOCUMENT NO. 1998 2831, BOOK 742, PAGE 344; THENCE NORTH 64°54'06" WEST ALONG SAID SOUTH END AND SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 64°54'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 294.99 FEET; THENCE SOUTH 25°03'40" WEST, A DISTANCE OF 404.36 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A CORPORATION WARRANTY DEED RECORDED AS DOCUMENT NO. 2015-0380; THENCE SOUTH 64°49'37" EAST ALONG SAID NORTH LINE, A DISTANCE OF 157.46 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 25°12'22" WEST ALONG THE EAST LINE OF LAST SAID TRACT OF LAND, A DISTANCE OF 85.21 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A CORPORATE WARRANTY DEED RECORDED AS DOCUMENT NO. 2003-9849; THENCE SOUTH 64°52'21" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 136.19 FEET; THENCE NORTH 25°14'34" EAST, A DISTANCE OF 489.86 FEET TO THE POINT OF BEGINNING. CONTAINING 130,680 SQUARE FEET, OR 3.000 ACRES, MORE OR LESS.

Handicapped citizens needing accommodation in order to attend this public hearing should contact the City Administrator's Office at (660) 827-3000 extension 1109 no later than 48 hours prior to the scheduled hearing.

Matthew Wirt, City Administrator
City of Sedalia

Run 1x
6-19-2026



Let's Cross Paths

CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
JUNE 15, 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 15, 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 (Present), Name, Status (Present). Rows include Jack Robinson, Cheryl Ames, Lee Scribner, Tina Boggess, David Covington, Bob Cross, Spencer Redford, Michelle Franklin.

Presentation – The Embassy – Update on Opioid Funding Spending on Improvement Projects

Executive Director Jason McClain stated that The Embassy has completed renovations to the back of the house at 322 W. 7th Street. There used to be a porch on the left that was rotting and falling down. On the right-hand side where the new addition was an entrance where the cinderblock wall was caving in and now there is a new entrance. At 602 S Moniteau The Embassy was able to get a new roof, soffit, fascia and gutters which helped the wet basement that can now be dried up and put to good use. 602 also got new electrical service and the staff apartment was updated with new framing. Most of the interior had to be reframed as well as new plumbing, wiring, windows, foam and cellulose insulation, drywall is up and is currently being mudded this week.

Presentation – Vance Brothers – Pavement Presentation

Project Manager Alek Vance stated Vance Brothers is a pavement preservation contractor that manufactures, applies and constructs anything in the pavement preservation business. Pavement preservation is defined as anything that is not milling and filling new asphalt. Pavement preservation techniques effective in our region are crack seal, slurry seal, micro surfacing and tape seal. Rejuvenating fog seal is vegetable oil and a little bit of asphalt sprayed on a road which softens it up. In certain climates it is very good when it gets really cold though, asphalt gets brittle and you do not get a lot of it. A multiple treatment approach utilizes crack seal, chip seal, micro-surfacing, and combination treatments situationally. Using a combination of treatments at the correct time will extend the life of a roadway and drastically reduce lifecycle costs. Every \$1.00 spent on preservation saves \$6.00-\$10.00 in future rehabilitation costs. Timely treatments keep roads above the critical PCI threshold, avoiding the steep cost curve of full reconstruction. The earlier a treatment is applied, the more options are available and more pavement can be repaired on the same budget.

Quality control with pavement preservation is one of the best things you can do. What separates lasting results from premature failures are: Using mix designed for roads by using aggregate and emulsion matched to local conditions and traffic loads; calibrated equipment on every job for consistent application rates; ISSA-standard testing on material samples pulled from quarries, staging areas, and off

the machine preventing problems from arising in the field; field verification with application rate verifications and material extractions taken multiple times a day.

Expanding Sedalia's Preservation capacity by combining City resources and specialized contractors would mean more roads preserved. Evaluating new options would improve performance, better value and more data. Vance Brothers is proposing a one block demonstration at their expense to evaluate an advanced preservation treatment under real Sedalia traffic, climate, and pavement conditions. Results would be tracked independently to ensure unbiased measurement, so the City sees real-world data rather than a vendor narrative. This project would not be intended to replace City capabilities, instead intended to evaluate whether additional preservation tools should be considered as part of Sedalia's long-term strategy. Vance Brothers would help to build a preservation program that treats the most roads possible on the City's budget. With clear scope, transparent pricing and honest assessments of what a road needs offering support with pavement condition education, multi-year planning, and spec guidance for future bids.

SERVICE AWARDS/RETIREMENT AWARDS/SPECIAL AWARDS: None

GOOD & WELFARE:

Debbie Covington, PO Box 965, stated Sedalia experienced rate increases across the board including trash. When rate increases happen, citizens cannot ask for grant money or rely on a body to pay their bills, they just have to pay them. Ms. Covington is concerned about the rate increases if the trash is taken to Warrensburg and wants to know when it will be covered again in a Public Works Council Committee Meeting. The ordinance was pushed through on the night our new administration was getting sworn in. Council unanimously pushed through the Ordinance to send the trash to Warrensburg and the citizens still do not have the numbers and do not know if it will save money.

Ms. Covington stated in regards to Ordinance 12255, many Councilmembers campaigned on repealing it. Ms. Covington requested that Council put it on the agenda and vote on it even if it gets voted down.

Lisa Flores, 1221 W 3rd, stated she is here to represent herself on not having sidewalks between Sneed and Park. Where concrete was poured there are deep ruts all along the sidewalk on both sides and also the entry to the alley. The crew hired by the City started in April and it needs to be finished. Ms. Flores is unhappy with the work left behind and has contacted both of her Council persons and neither were helpful to her concerns. Ms. Flores contacted Jeremy Stone who got AT&T to come redo the cable wires so the two areas of the sidewalk could be filled in. It is still just as dangerous and the ruts are deep. Ms. Flores thinks the Council should go look besides someone who is not in her ward.

MINUTES: The Council Meeting minutes of June 1, 2026 were approved on motion by Boggess, seconded by Ames. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: The Planning & Zoning Commission minutes dated April 1, 2026 were approved on motion by Boggess, seconded by Scribner. All in Favor.

ROLL CALL OF STANDING COMMITTEES:

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

Presentation – Revenue Collection Trends

Finance Director Jessica Pyle reported on Revenue Collection Trends Across Tax Base Lines. Sales Tax, Use Tax and Marijuana Tax the City has received Fiscal Year to Date \$5 Million dollars. It is higher than

the same period last year of approximately \$147,000.00 or around 3%. A 3% increase was budgeted, and we are over Budget Fiscal Year to Date of approximately \$1,000.00. The Franchise Tax was higher by \$75,000.00 Fiscal Year to Date primarily due to the Electrical Tax collected. Transportation Tax is higher by \$20,000.00 the primary reason being Gasoline Tax which is higher 11.2%, while vehicle sales are higher by 1.1% and vehicle fees are higher by 9%. Property tax payments for Fiscal Year to Date reflect collections of approximately \$88,000.00 with the bulk of payments historically coming in December and January.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- The Public Works Department solicited bids for the CDBG Sidewalk Improvement Project, which includes sidewalk, curb, and gutter improvements within the area 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. CDBG staff indicated they had no objection to award of the contract. The bid amount is within the approved project budget.

BILL NO. 2026-71, ORDINANCE NO. 12458 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR THE CDBG SIDEWALK IMPROVEMENT PROJECT was read once by title.

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

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

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

- The Missouri Department of Conservation offers Tree Resource Improvement and Maintenance 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.

RESOLUTION NO. 2170 – 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 was read once by title and approved on motion by Cross, seconded by Boggess. All in Favor.

- 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 contractor 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.

BILL NO. 2026-72, ORDINANCE NO. 12459 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER ONE FOR GRAND AVENUE WATER MAIN REPLACEMENT was read once by title.

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

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

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

- HDR Engineering 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. Mayor Williams asked if it was possible for the contractor to give a presentation at the next Council Meeting so that the public knows the status of the bridge. City Administrator Wirt stated that his hope is that the bridge will be open by the next meeting, but they could schedule a presentation for the next Council Meeting.

BILL NO. 2026-73, ORDINANCE NO. 12460 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER THREE FOR WASHINGTON AVENUE OVER UNION PACIFIC RAILROAD BRIDGE REHABILITATION PROJECT was read once by title.

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

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

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

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

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- 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 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.

BILL NO. 2026-74, ORDINANCE NO. 12461 – AN ORDINANCE APPROVING THE FINAL PLAT FOR EAGLE VIEW RIDGE, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI was read once by title.

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

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

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

Presentation – Proposed Building Incentive for Affordable Housing

Chief Building Official Dimitrius Maduros gave a presentation on Proposed Building Incentive for Affordable housing stating that 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, they can help encourage affordable residential construction by reducing permit fees for qualifying developments.

The proposed Affordable Housing Incentive would offer reduced permit fees for qualifying construction project that meet all the following requirements: Home must be located within the 353 Redevelopment Corporation area; total construction value of home may not exceed \$175,000.00; 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 \$3,000.00 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.

The 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. The reason for setting the \$175,000.00 is because 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. The Building Department’s responsibility is not only to enforce codes, but also to support safe neighborhoods, responsible development, and long-term community improvement.

Motion by Boggess, seconded by Robinson to direct staff to prepare an Ordinance for the July 6, 2026 Council Meeting for consideration of the program. All In Favor.

APPOINTMENTS: None

BIDS:

- CDBG Sidewalk Improvements – May 1,2026

LIQUOR LICENSES:

The following renewal Liquor License was read and approved on motion by Boggess, seconded by Covington. All in Favor.

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

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Boggess stated on June 20, 2026 the NAACP will be having Juneteenth at Hubbard Park starting at noon and invited everyone to attend.

The meeting adjourned at 7:38 p.m. on motion by Boggess, seconded by Scribner to a 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. Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

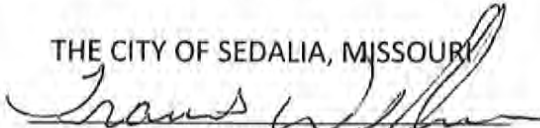
The regular meeting reopened at 8:56 p.m. on motion by Boggess, seconded by Scribner.

ROLL CALL:

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

Regular meeting adjourned at 8:57 p.m. on motion by Boggess, seconded by Scribner. All Present in Favor. Cross 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, June 03, 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, Jerry Ross, Val Bloess, Ann Graff, Jack Robinson, Virginia Brainard, Ann Richardson
 - Absent:
Ian Shoemaker, Terri McDermott
 - Staff:
Dimitrius Maduros, Nicole Hathaway, Chris Franklin, Matthew Wirt
- 3) New Business
 - a. Elect new Chairperson
Virginia Brainard motioned to nominate Ann Graff as chairperson; Val Bloess seconded. All approved.
 - b. Elect new Vice Chairperson
Virginia Brainard motioned to nominate Ann Richardson as vice chairperson. Val Bloess seconded. All approved.
- 4) Approval of April 1, 2026, meeting minutes.
 - a. **Jerry Ross motioned to approve; Rhonda Ahern seconded. All approved.**
- 5) Public Hearing
 - a. Eagle View Ridge
 - i. Dimitrius Maduros presented the Eagle View Ridge subdivision application submitted by Theron Broadfoot.
 - ii. Theron Broadfoot explained his plan for the land.
- 6) New Business
 - a. Eagle View Ridge
 - i. None.
Jerry Ross motioned to approve; Ann Richardson seconded. All approved.
- 7) Next Meeting Date
 - a. Next meeting date set for July 1, 2026 at 5:30 pm.
- 8) Adjourn
 - a. **Jerry Ross motioned to adjourn; Ann Richardson seconded. All approved. The meeting was adjourned at 5:43 pm.**

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2-786 OF THE CITY CODE OF SEDALIA.

WHEREAS, the City Council of the City of Sedalia is authorized by 77.260, RSMo. to enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall deem expedient for the good government of the city, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof.

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

Section 1. That **Section 2-786** of the Code of the City of Sedalia, Missouri be amended to read as follows:

Sec. 2-786. – Public participation during open meetings.

(a) The public is invited to attend and observe all formal, open meetings of the Sedalia city government. All locations on city property utilized for an open meeting are hereby designated as limited public forums where the public is subject to reasonable restrictions on their conduct and speech. Accordingly, it shall be unlawful for any person to disturb or interrupt the progress of any such meeting. Prohibited conduct specifically includes the following:

- (1) Speaking loudly unless permission to address the body has been granted.
- (2) Providing public comment without first signing up to do so prior to the beginning of the meeting. The sign-up sheet shall be located in the lobby of the municipal building. Persons wishing to make comment must provide their name, address, telephone number, and the specific subject they wish to comment upon. Persons wishing to make comments that rely upon or refer to documents other than those documents provided in the meeting packet must provide a copy of that documentation to the clerk prior to the meeting.
- (3) Refusing to yield the floor (stop speaking and sit down) having been ruled out of order.
- (4) Making excessive noise such as by booing or using non-silenced device.
- (5) Threatening to commit violent or unlawful acts.
- (6) Eating during the meeting.
- (7) Blocking the views of others by remaining standing or displaying signs.
- (8) Entering the council chamber or meeting area before a meeting without a city employee present or remaining after the meeting has adjourned without a city employee present.
- (9) Sitting in an area designated for another. Seating sections will be clearly marked for three groups by means of placards and/or queue ropes: officials/staff, press, and the public. Professional media wishing to sit in the press area shall make a formal request for

press credentials to the clerk's office stating their parent company. Large cameras, tripods, or other recording equipment that cannot be continually hand-held shall be placed only in a designated area to prevent blocking the views of others.

(10) Expressly soliciting votes for a political candidate or campaign.

(11) Expressly criticizing a specific city employee by name. Formal complaints shall be submitted in writing to the city clerk. This prohibition does not bar legitimate political opinions regarding elected officials.

(12) Attempting to enter, observe, or record a closed, executive session without permission. This provision shall apply to any room or space on city property where such a closed session may be occurring.

(13) Approaching the dais, table, or other seating area occupied by officials or staff without permission from the body or blocking access or egress to such area.

(b) The area immediately outside of the council chamber is hereby designated as a free-speech zone where the public may express their political views during regular business hours. Persons engaged in such activity shall not block the entry or exit to the council chamber, shall not obstruct the closing of the doors, and shall not generate noise of any kind sufficient to disturb the meeting underway inside the council chamber.

(c) Any person who violates these provisions shall be asked to comply or leave the premises. If a person refuses to comply, that person shall be ordered to leave and, if necessary, forcibly removed by law enforcement. Such conduct may result in prosecution.

(d) Persons that have been repeatedly ruled out of order or have been found to be repeatedly disruptive during the meeting are subject to being banned from attending meetings for one calendar year. Such a ban shall require majority approval of the city council.

(e) Persons who have been aggrieved by this policy wishing to file a complaint must do so in writing within two business days of the occurrence in question. A form for this purpose shall be available in the clerk's office. Failure to cooperate with the complaint process and any subsequent inquiry or hearing regarding that complaint shall be deemed a waiver of said complaint. If a contested hearing is held on the substance to the complaint, the complainant shall be subject to cross-examination under oath.

(f) The physical act of attending an open meeting shall constitute acknowledgement, acceptance, and agreement of these provisions. The following disclaimer shall be prominently displayed on the entrance door of the council chamber by entering this chamber, all visitors acknowledge, accept, and agree to follow the ordinance on public participation. violation of that ordinance may result in being removed from the chamber.

Section 2. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

Section 3. That this Ordinance shall be in full force and effect from the date of its passage.

Section 4. That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 6th day of July 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 6th day of July 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2-787 OF THE CITY CODE OF SEDALIA REGARDING AGENDA ITEMS.

WHEREAS, the City Council of the City of Sedalia is authorized by 77.260, RSMo. to enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall deem expedient for the good government of the city, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof.

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

Section 1. That **Section 2-787** of the Code of the City of Sedalia, Missouri be amended to read as follows:

Sec. 2-787. – Agendas.

(a) The order of business in regular meetings of the City Council shall generally be as follows:

- A. **Call to Order**
- B. **Legislative Prayer & Pledge of Allegiance**
- C. **Roll Call**
- D. **Service Awards**
- E. **Retirement Awards/Special Awards**
- I. **Good and Welfare**
- II. **Approval of Previous Session Minutes**
- III. **Report of Special Boards, Commissions, and Committees**
- IV. **Roll Call of Standing Committees**
 - A. **Finance/Administration**
 - B. **Public Works**
 - C. **Public Safety**
 - D. **Community Development**
- V. **Other Business**
 - A. **Appointments**
 - B. **Liquor Licenses**
- VI. **Miscellaneous Items from Mayor, City Council, and City Administrator**
- VII. **Closed Door Meeting**
- VIII. **Adjourn Meeting**

(b) Items may be placed on the agenda by the Mayor, the City Administrator, the City Council, or a Council departmental committee. Items that have been placed on the agenda shall not be removed unless the City Council approves removal of the item.

(c) **Council members may place items on the agenda through the Mayor or City Administrator or may move for approval of the Council to place items on the agenda.**

Section 2. Secs. 2-787 – 2-808. – Reserved shall be amended to read as follows:

Secs. 2-788 – 2-808. – Reserved.

Section 3. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

Section 4. That this Ordinance shall be in full force and effect from the date of its passage.

Section 5. That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

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

Presiding Officer of the Council

Approved by the Mayor of said City this day of 2026.

Traves Williams, 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: Tabitha Jackson, Executive Administrative Assistant
Date: June 30, 2026
Subject: Request for Records Destruction

Administration is requesting permission from the Sedalia City Council at the July 6, 2026 Council Meeting to have the following list of items destroyed. This list has been verified for destruction in accordance with the Missouri Secretary of State's Office Records Retention Manual.

- Tour of Missouri Information – 2009 & 2010
- Tax Increment Financing Information – copies of Missouri Revised Statute 99.715 to 99.875
- City of Sedalia's 2007 Strategic Plan
- Proposal to House Sexual Predators – 2008
- Scott Joplin Foundation Information – 1982 to 2009
- Winter Storm – 12/1/2006 – declaring state of emergency
- CSO
- Police Department Newsletters – 2009
- Rental License Program Information
- MSP Conversion Project
- Staff Meeting Agendas – 2019 – 2021
- Calendar – 2020-2022

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER SEVEN FOR WASHINGTON AVENUE BRIDGE REHABILITATION PROJECT.

WHEREAS, the City has received change order number seven from Double Arch Construction, LLC for the Washington Avenue Bridge Rehabilitation project concrete encasement, bold replacements and caulking; and

WHEREAS, under the change order, the City of Sedalia shall pay the sum and amount of Sixty-eight Thousand, Sixty Dollars (\$68,060.00) to Double Arch Construction, LLC, 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 Seven by and between the City of Sedalia, Missouri and 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 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 6th day of July 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 6th day of July 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk



5989 Hawk Lane
Florence, MO 65329

CHANGE ORDER REQUEST – Concrete Encasement, Bolt Replacements and Caulking

Project: Washington Ave. Bridge Approach Rehabilitation

Project No.: 2026-016

Contractor: Double Arch Construction LLC

Owner: City of Sedalia, Missouri

Date: 7/1/2026

Change Order No.: 007

1. Description of Change

This change order was discussed during a site meeting with the City, HDR and MoDOT after further reviewing the conditions of the bridge for final inspection.

The contractor shall perform a concrete encasement on Bent 9 East, loose bolt replacements on Bent 3 East and caulk each beam cap for a total of 484 linear foot.

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

Note: Additional mobilization costs are included because the contractor has fully demobilized from the project and must leave another active project to perform this work.

2. Time Impact

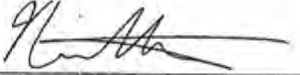
An additional 23 working days are requested for this change order. This will put the completion date at 8/3/2026.

3. Cost Impact

The following costs are associated with the work required to complete these items:

- Mobilization
 - \$25,000.00
- Concrete Encasement on Bent 9 East
 - \$13,500.00 (same price as bid item)
- Bolt Replacements on Bent 3 East
 - \$1,500.00
- Beam Cap Caulking
 - \$28,060.00

Total Change Order Amount: \$68,060.00

Contractor: 
Name: _____
Title: Owner
Date: 7/1/2026

Owner – City of Sedalia:
Name: _____
Title: _____
Date: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ALLOWING OVERNIGHT CAMPING/PARKING IN LIBERTY PARK FOR THE “BIG BIKERS ACROSS MISSOURI (BAM) ON THE KATY” EVENT ON MONDAY, OCTOBER 12, 2026.

WHEREAS, the “Big Bikers Across Missouri (BAM) on the Katy Event” will be held on October 12, 2026 in Liberty Park and the participants in said event will require the allowance of overnight camping/parking in Liberty Park.

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 a one-day waiver of its Codebook Section 38-4 and approves the allowance of overnight camping/parking in Liberty Park on October 12, 2026 only for participants in the “Big Bikers Across Missouri (BAM) on the Katy” Event.

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 in the City Clerk’s Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 6th day of July 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 6th day of July 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR BRANCH VIEW ESTATES, 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 Branch View Estates, 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 July 1, 2026, by a vote of 8 – Yes, 0 – No and 1 absent 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 6th day of July, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 6th day of July, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Property Location:

*PART OF THE SE¼ OF SECTION 02, TOWNSHIP 45 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA,
PETTIS COUNTY, MISSOURI.*



MEMORANDUM

To: Planning & Zoning Commission
From: Dimitrius Maduros, Chief Building Official
Date: June 19th, 2026
Subject: Branch View Estates – 2600 E 12th, Sedalia, MO, 65301
Applicant: Theron Broadfoot on behalf of Next Home Properties, LLC

Description of Request: Applicant request approval of the Final plat of Branch View Estates – In creation of residential development.

Land Use Review: The land is currently undeveloped and zoned R-3 – Apartment House. Land to North is zoned R-1 Single Family – Land to the West is zoned R-1 – Land to the East is zoned C-3 and is currently utilized for multiple commercial spaces – land to the South is zoned R-3 and is currently utilized for Crestwood Court Inc.

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

1. The property is undeveloped and is intended for new residential development. The Final Plat allows for a total of 8 parcels to be created within this development, expanding the availability of housing 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.

June 15th, 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 "Branch View Estates" Sub-division

PROPERTY ADDRESS: 2600 E 12th, Sedalia, MO, 65301

LEGAL DESCRIPTION: PART OF THE SE ¼ OF SECTON 02, TOWNSHIP 45 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, July 1st, 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 R-3 Apartment House Requested Zoning R-3 Apartment House (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 3.02 acres
7. Present Use of subject property Vacant/undeveloped.
8. Desired use of subject property Residential development (townhouses).
9. What is the present use of the adjoining properties? North single-family housing
South Crestwood Court Inc. East commercial West single-family housing
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development Begin construction this spring/summer of 2026.
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 S. Marshall Ave.
Water Yes
at along E. 12th Street
Natural Gas Yes " at S. Marshall Ave.
Electric Yes
at along E. 12th Street and S. Marshall Ave.
14. Exhibits furnished See attached Final Plat and Preliminary Plat (sheet C6).
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

May 8, 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
Branch View Estates (3.02 acres, zoned R-3)
2600 E 12th Street
Sedalia, MO 65301

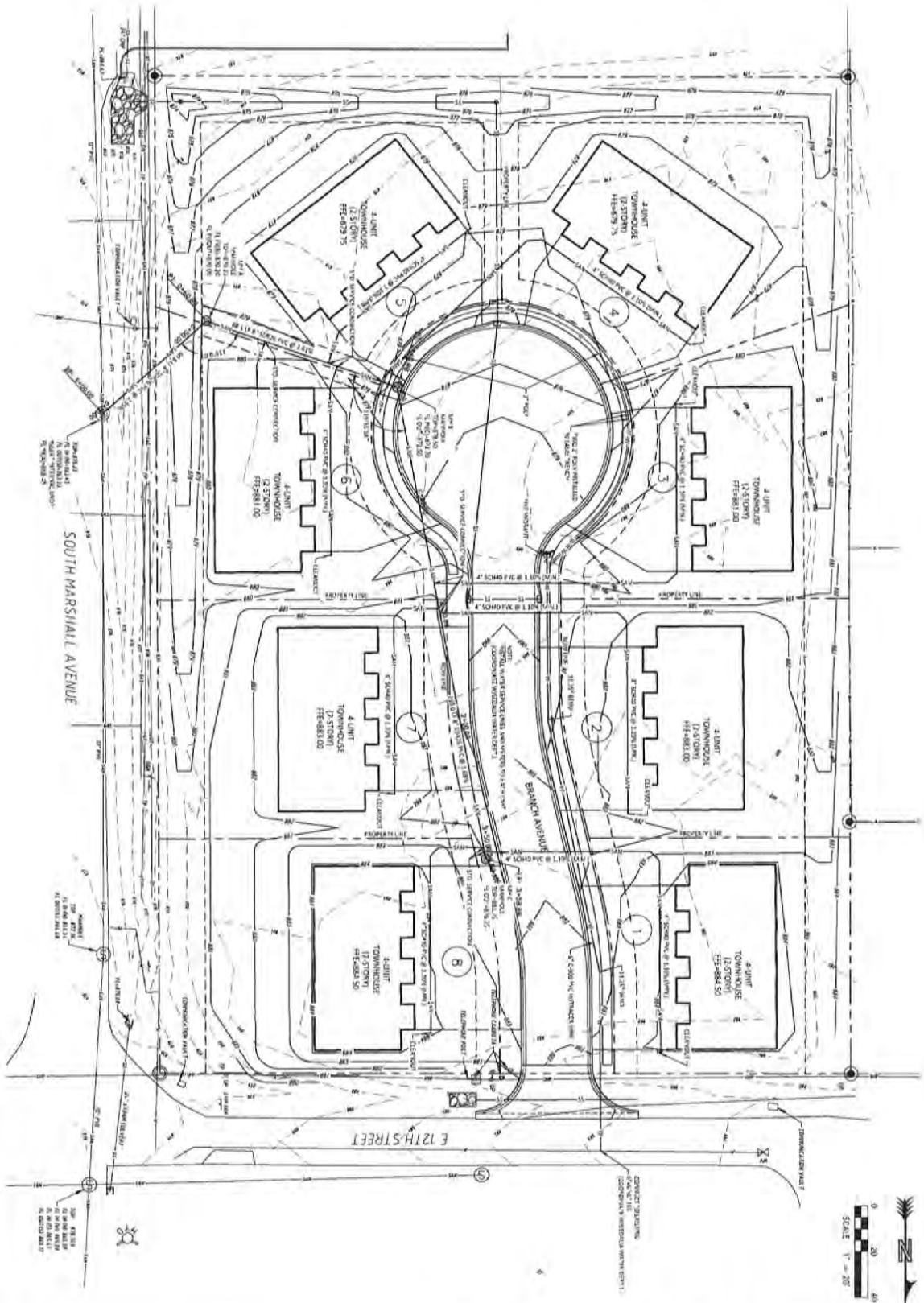
Dear Commission:

On behalf of the property owner Next Home Properties, LLC, we are requesting approval of the proposed referenced subdivision plat.

We believe this request is justified because it will provide much needed housing for our community thereby benefiting the local economy. Also, this subdivision will fit in quite nicely with the surrounding area.

Sincerely,

Theron J. Broadfoot, PE



B
BROADBROT
ENGINEERING, LLC
 8208 6152381
 Sedalia, Missouri 64581
 (660) 825-2381
 (660) 825-2382

PRELIMINARY

Thomas J. Broadbrot
 Professional Engineer
 PE - 2009015435

NO.	DATE	BY	DESCRIPTION
1	12/15/2025	TJB	ISSUED FOR PERMIT
2	12/15/2025	TJB	ISSUED FOR PERMIT
3	12/15/2025	TJB	ISSUED FOR PERMIT
4	12/15/2025	TJB	ISSUED FOR PERMIT
5	12/15/2025	TJB	ISSUED FOR PERMIT
6	12/15/2025	TJB	ISSUED FOR PERMIT
7	12/15/2025	TJB	ISSUED FOR PERMIT
8	12/15/2025	TJB	ISSUED FOR PERMIT

BRANCH VIEW ESTATES
 2600 E 12th
 SEDALIA, MISSOURI 64501

UTILITY PLAN

DATE: JANUARY 30, 2025

C6







BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AN AFFORDABLE HOUSING BUILDING PERMIT FEE REIMBURSEMENT PROGRAM FOR RESIDENTIAL CONSTRUCTION PROJECTS LOCATED WITHIN THE CITY'S CHAPTER 353 REDEVELOPMENT AREA.

WHEREAS, the City Council finds that the availability of affordable housing is essential to the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City Council desires to encourage the construction of residential housing within the Redevelopment Area defined through the Chapter 353 Midtown Residential Area Development Plan; and

WHEREAS, the City Council finds that reimbursing certain building permit fees for qualifying projects will help reduce financial barriers to development, encourage neighborhood improvement, and promote long-term community investment, and is a public purpose; and

WHEREAS, the City Council is authorized by 77.260, RSMo. to enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall deem expedient for the good government of the city, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof.

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

Section 1. Purpose. The purpose of this Ordinance is to establish a limited incentive program to encourage the construction of affordable residential housing within the Redevelopment Area defined through the Chapter 353 Midtown Residential Area Development Plan by providing a reimbursement of certain permit fees for qualifying projects.

The program is intended to:

1. Encourage construction of modest and practical homes affordable to low-income and working-class residents;
2. Support neighborhood improvement and redevelopment within the Redevelopment Area;
3. Reduce financial barriers for contractors and developers willing to invest in affordable housing; and
4. Promote long-term community stability and investment.

Section 2. Definitions.

For purposes of this Ordinance:

Redevelopment Area means the area designated by the City pursuant to Chapter 353, RSMo, and defined through the Chapter 353 Midtown Residential Area Development Plan.

Affordable Housing Project means the new construction of a single-family residential dwelling located within the Redevelopment Area having a Purchase Price not exceeding one hundred seventy-five thousand dollars (\$175,000.00).

Eligible Permit Fees means building permit fees, electrical permit fees, plumbing permit fees, and mechanical permit fees, and plan review fees, which are fully paid to the City. Eligible Permit Fees do not include utility connection fees, state permit fees, sewer or water tap fees, impact fees, or fees or charges collected on behalf of any outside agency or governmental entity.

Purchase Price means the total consideration paid or to be paid by the purchaser for the acquisition of a dwelling, as reflected in the purchase agreement, closing statement, settlement statement, closing disclosure, deed, or other documentation satisfactory to the City. Purchase Price shall include all amounts paid for the dwelling and the underlying real property, whether paid in cash, financed, assumed, or otherwise conveyed as consideration for the transfer. Purchase Price shall not include customary closing costs, prepaid taxes, prepaid insurance premiums, lender fees, or other transaction costs that are not retained by the seller as consideration for the sale of the property.

Section 3. Establishment of Affordable Housing Permit Fee Reimbursement Program.

There is hereby established an Affordable Housing Permit Fee Reimbursement Program.

Qualifying Affordable Housing Projects shall be eligible for a reduction of Community Development Department permit fees equal to fifty percent (50%) of Eligible Permit Fees, provided that the total reduction shall not exceed three thousand dollars (\$3,000.00) per single-family dwelling.

Section 4. Eligibility.

To qualify for the permit fee reimbursement, the applicant shall:

1. Construct a single-family residential dwelling within the Redevelopment Area;
2. Obtain all required permits and approvals;
3. Complete construction in compliance with all applicable City ordinances and codes, as well as any State or federal regulations or laws applicable to single-family residences; and
4. Sell the dwelling for a purchase price not exceeding one hundred seventy-five thousand dollars (\$175,000.00).

Section 5. Payment and Reimbursement Procedure.

All Community Development Department permit fees shall be paid in full at the time of permit issuance in accordance with the City's adopted fee schedule.

Upon issuance of a Certificate of Occupancy and proof of a completed sale with a Purchase Price of no more than one hundred seventy-five thousand dollars (\$175,000.00), the permit holder may apply for reimbursement of Eligible Permit Fees under this Ordinance.

The written application for reimbursement shall be submitted to the Community Development Department within ninety (90) days after issuance of the Certificate of Occupancy and shall include:

- a. Proof of payment of Eligible Permit Fees;
- b. Proof of issuance of a Certificate of Occupancy;
- c. A copy of the closing statement, closing disclosure, executed sales contract, or other documentation satisfactory to the City establishing that the initial Purchase Price did not exceed one hundred seventy-five thousand dollars (\$175,000.00); and
- d. Such additional documentation as the Building Official may reasonably require to establish eligibility.

Upon verification that the project satisfies the requirements of this Ordinance, the City shall reimburse the permit holder in an amount equal to fifty percent (50%) of eligible permit fees paid, not to exceed three thousand dollars (\$3,000.00). The reimbursement shall be available only to the person or entity that paid the Eligible Permit Fees.

Section 6. Nature of Program.

The Affordable Housing Permit Fee Reimbursement Program established herein is intended as a voluntary economic development incentive.

Nothing in this Ordinance shall create a vested right to reimbursement, and reimbursements shall be subject to the availability of appropriated funds.

The City Council may amend, suspend, or terminate this program at any time.

Section 7. Administration.

The Building Official and City Administrator are authorized to create administrative forms and procedures necessary to implement this Ordinance.

Section 8. Severability.

If any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

Section 9. Effective Date.

That this Ordinance shall be in full force and effect from the date of its passage.

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 6th day of July 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 6th day of July 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

[insert City letterhead]
Affordable Housing Permit Fee Reimbursement Program
Application for Reimbursement

*When completed, please return this form and all applicable documentation to Sedalia City Hall,
Community Development Department. Program requirements can be found in Ordinance No.
_____ / City Code Section _____.*

Application Date _____

Address of Affordable Housing Project _____

Owner Name _____ Phone _____

Owner Email _____

Owner Address _____ City _____ State _____ ZIP _____

Date of Certificate of Occupancy _____

By signing below, Owner affirms that Owner has: i) constructed a single-family residential dwelling within the Redevelopment Area of the Chapter 353 Midtown Residential Area Development Plan; ii) paid all Eligible Permit Fees; iii) received a Certificate of Occupancy for the Affordable Housing Project; and iv) sold the Affordable Housing Project for a Purchase Price of no more than \$175,000.

Owner Signature _____

Please attach the following documents to this application:

___ Proof of Purchase Price of Affordable Housing Project

___ Proof of payment of all Eligible Permit Fees (fees related to City of Sedalia building permits, electrical permits, plumbing permits, mechanical permits, and plan review)

___ Proof of Certificate of Occupancy for Affordable Housing Project

Note: the Community Development Department reserves the right to request additional information or documentation to verify eligibility to receive the Affordable Housing Permit Fee Reimbursement.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 400 WEST CLAY, 402 WEST CLAY AND 406 WEST CLAY FROM THE CITY OF SEDALIA, MISSOURI TO BOOZE & BYRD PROPERTIES/LAND LLC.

WHEREAS, The City of Sedalia, Missouri has received a proposal from Booze & Byrd Properties/Land LLC to purchase properties commonly known as 400 West Clay, 402 West Clay and 406 West Clay for the total sum and amount of Eight Thousand Dollars (\$8,000.00) as contained in the contract for sale of real estate and 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 approves and accepts the terms as contained in the contract for sale of real estate in substantially the same form and content as proposed.

Section 2. The Council of the City of Sedalia, Missouri, hereby approves the giving of a quit claim deed by the City of Sedalia, Missouri to Booze & Byrd Properties/Land LLC for the conveyance of properties commonly known as 400 West Clay, 402 West Clay and 406 West Clay in substantially the same form and content as proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 6th day of July, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 6th day of July, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers
City Clerk

CITY OF SEDALIA, MISSOURI

COMMERCIAL REAL ESTATE SALE AGREEMENT

THIS AGREEMENT (“Agreement”) is entered into as of the _____ day of _____, 2026, by and between, the City of Sedalia, Missouri (“Seller”), a city of the third class dully existing under the laws of the State of Missouri and Booze & Byrd Properties/Land LLC (“Buyer”), collectively the “Parties.”

WHEREAS, Seller owns real estate properties consisting of vacant lots, the addresses of which are 400 West Clay, 402 West Clay and 406 West Clay, Sedalia, Missouri 65301 described in the Legal Descriptions provided fully in Exhibit A of this Agreement;

WHEREAS, Buyer, desires to acquire said properties and Seller is agreeable to selling the properties to the Buyer;

NOW, THEREFORE, in consideration for the foregoing and of the mutual covenants and agreements contained herein, the parties hereto covenant and agree as follows:

1. The Property

The real property (“Property”) consisting of vacant lots, the addresses of which are 400 West Clay, 402 West Clay and 406 West Clay, Sedalia, Missouri 65301.

400 West Clay – Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”):
108033401008000

402 West Clay – Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”):
108033401007000

406 West Clay – Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”):
108033401006000

The Legal Descriptions of the Properties are expressed fully in Exhibit A of this Agreement.

2. Transaction and Price

- a. Subject to the terms and conditions set forth herein, at the Closing, as defined below, Seller agrees to sell, assign, convey, transfer, and deliver to Buyer, and Buyer agrees to purchase and acquire from Seller, all of the rights, title, and interest that Seller has in and to the Properties.
- b. This is an all cash transaction. No loan or financing of any kind is required in order for Buyer to purchase the Properties from the Seller.
- c. The purchase price (“Purchase Price”) for the Properties shall be eight thousand dollars (\$8,000.00).

3. Condition of Property

- a. The Parties agree and acknowledge, regarding the condition of the Properties subject to this Agreement, that the Properties are to be sold “as is” and that Seller makes no representations or warranties, either express or implied, as to the condition of the Properties or any improvements thereon, as to the suitability or fitness of the Properties or any improvements thereon. The Parties acknowledge that the Properties are partially in a floodplain and are subject to development regulations regarding the floodplain.
- b. Notwithstanding, Seller shall advise Buyer of any substantial change in the condition of the Properties prior to closing.

4. Property to be sold ‘As-Is’

- a. The Parties agree that the Properties are being sold as-is and that Seller makes no warranties, express or implied as to the fitness of the properties for any specific purpose. Parties acknowledge that Seller has no knowledge about the past history of the Properties and has made no representations about environmental issues, water issues, pest issues, or any other issues, and Buyer expressly waives any right to have any such disclosures.

5. Title

- a. Buyer may, at its own expense attain a title commitment (“Title Commitment”) from a title company selected by the Buyer (“Title Company”).
- b. Title shall be conveyed by quit claim deed, subject to conditions, zoning, restrictions, and easements of record, if any, which do not interfere with or restrict the existing use of property.
- c. Seller shall further release any liens it has on such properties for past property maintenance abatement actions and forgive any amounts due for such actions prior to Closing.

6. Closing

- a. The closing of the transaction contemplated by this Agreement shall take place at a time and place to be mutually agreed upon by Buyer and Seller on a date agreed to by written agreement of the Parties (“Closing Date”). Any extension of the Closing Date must be agreed upon, in writing by the Parties.
- b. Payment of the Purchase Price shall be made by the Buyer to Seller at the time of Closing and in the form of cash or by cashiers’ check payable to the City of Sedalia. Upon completion of the payment of the purchase price, Seller shall deliver to Buyer, possession of the Properties and the deed.
- c. The Costs associated with the Closing of the Properties shall be the responsibility of Buyer. The fees and costs related to the Closing shall include, but not be limited to, a title search (including the abstract and any owner’s title policy), preparation of the deed, transfer taxes, recording fees, and any other costs by the title company that is in standard procedure with conducting the sale of a property.

7. Conveyance

- a. Upon performance by the Buyer of the closing obligations specified herein, the Seller shall convey title of the Properties to the Buyer by the deed mentioned in Paragraph 5, including, but not limited to, oil, gas, and other mineral rights, subject only to building and use restrictions, easements, and restrictions of record, if any.

8. Seller's Warranties, Representations and Covenants

- a. As an inducement to Buyer to enter into this Agreement and to purchase the Properties, Seller warrants, represents, and covenants to Buyer, as follows:
 - a. AUTHORITY: Seller: (i) is a Missouri City of the third class, lawfully constituted entity, duly organized, and validly existing, the laws in the State of Missouri; (ii) has the authority and power to enter into this Agreement and to consummate the transactions contemplated herein; and (iii) upon execution hereof will be legally obligated to Buyer in accordance with the terms and provisions of this Agreement.
 - b. CONFLICTS: The execution and entry into this Agreement, the execution and delivery of the documents and instruments to be executed and delivered by Seller at the Closing, and the performance by Seller of Seller's duties and obligations under this Agreement and of all other acts necessary and appropriate for the full consummation of the purchase and sale of the Properties as contemplated herein, are consistent with and not in violation of, and will not create any adverse condition under any contract, agreement or other instrument to which Seller is a party, or any judicial order or judgment of any nature by which Seller is bound. At Closing, all necessary and appropriate action will have been taken by Seller authorizing and approving the execution of and entry into this Agreement, the execution and delivery by Seller of the documents and instruments to be executed by Seller at Closing, and the performance by Seller of Seller's duties and obligations under this Agreement and of all other acts necessary and appropriate for the consummation of the purchase and sale of the Properties as contemplated herein.
 - c. CONDEMNATION: The Seller has received no notice of, nor is Seller aware of, any pending, threatened or contemplated action by any governmental authority or agency having the power of eminent domain, which might result in any part of the Properties being taken by condemnation or conveyed in lieu thereof.

9. Buyer's Warranties, Representations and Covenants

- a. AUTHORITY: Buyer (i) is an individual; (ii) has the authority and power to enter into this Agreement and to consummate the transactions contemplated herein; and (iii) upon execution hereof will be legally obligated to Buyer in accordance with the terms and provisions of this Agreement.
- b. PROJECT PROPOSAL: Buyer represents and warrants that it will construct a single family residence on the properties. Buyer further covenants that in connection with the construction of the single family residence it will comply with all applicable building codes in effect at such time. Further, that during

Buyer's ownership of the Properties, the Properties shall be maintained at all times in compliance with applicable property maintenance codes established by the City.

- c. Buyer further acknowledges that portions of the properties are within the floodplain.

10. Seller's Purchase Option

- a. Seller shall retain an option, beginning Eighteen months after the Closing Date to purchase the Properties back from the Buyer for the Purchase Price in the event that Buyer failed to comply with the provisions in section 9(b) herein.

11. Conflicts

- a. The execution and entry into this Agreement, the execution and delivery of the documents and instruments to be executed and delivered by Buyer at the Closing, and the performance by Buyer of Buyer's duties and obligations under this Agreement and of all other acts necessary and appropriate for the full consummation of the purchase and sale of the Properties as contemplated herein, are consistent with and not in violation of, and will not create any adverse condition under any contract, agreement or other instrument to which Buyer is a party, or any judicial order or judgment of any nature by which Buyer is bound. At Closing, all necessary and appropriate action will have been taken by Buyer authorizing and approving the execution of and entry into this Agreement, the execution and delivery by Buyer of the documents and instruments to be executed by Buyer at Closing, and the performance by Buyer of Buyer's duties and obligations under this Agreement and of all other acts necessary and appropriate for the consummation of the purchase and sale of the Properties as contemplated herein.

12. Seller's Default

- a. If the sale and purchase of the Properties contemplated by this Agreement are not consummated on account of Seller's default or failure to perform hereunder, Buyer may, at Buyer's option and as its sole remedy, elect to either:
 - a. Specifically enforce the terms hereof; or
 - b. Terminate this agreement.

13. Buyer's Default

- a. If the sale and purchase of the Properties contemplated by this Agreement are not consummated on account of Buyer's default hereunder, Seller shall be entitled, to its actual damages.

14. Closing Procedure

- a. Unless otherwise agreed or stated herein, the Closing shall be in accordance with the laws located in the State of Missouri,
- b. POSSESSION AND OCCUPANCY: The Seller will deliver possession and occupancy of the Properties to the Buyer at Closing.

- c. COSTS: The Buyer will pay the Buyer's attorneys' fees, taxes, and recording fees on notes, mortgages, and financing statements and recording fees for the deed. The Seller will pay the Seller's attorneys' fees.
- d. DOCUMENTS: The Seller will provide: the deed.

15. Recording

- a. Buyer and Seller agree that before the recording of the deed can take place, funds provided shall be in one (1) of the following forms: cash, interbank electronic transfer, money order, certified check or cashier's check drawn on a financial institution located in the State of Missouri, or any above combination that permits the Seller to convert the deposit to cash no later than the next business day.

16. Binding Effect

- a. This Agreement shall be for the benefit of, and be binding upon, the Parties, their heirs, successors, legal representatives, and assigns, which, therefore, constitutes the entire agreement between the Parties. No modification of this Agreement shall be binding unless signed by both Buyer and Seller.

17. Severability

- a. In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

18. Governing Law

- a. This Agreement shall be interpreted in accordance with the laws in the State of Missouri ("Governing Law").

19. Entire Agreement

- a. This Agreement, together with any attached addendums or disclosures, shall supersede any and all other prior understandings and agreements, either oral or in writing, between the Parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the Parties with respect to the said Properties. All prior negotiations and agreements between the Parties with respect to the Properties hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party which are not embodied in this Agreement, and that any agreement, statement, or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

BUYER

SELLER

Booze & Byrd Properties/Land LLC Date

City of Sedalia, Missouri Date

Matthew Wirt, City Administrator

Attest: _____
Jason S. Myers, City Clerk

EXHIBIT A:

LEGAL DESCRIPTION OF THE PROPERTIES SUBJECT TO THE AGREEMENT

400 West Clay:

**BEG SE CORN OF PETER MEYER ADD AND N LI CLAY ST, TH N TO N LI NE SE, THE E
TO NW COR TOWN OF LINCOLN ADD., S TO N LI CLAY 33 46 21**

402 West Clay:

LOTS 10, 11 & 12 PETER MEYER ADD

406 West Clay:

LOT 9 PETER MEYER ADD

Title of Document: **QUIT CLAIM DEED**

Execution Date of Document: _____, 2026

Grantor's Name & Mailing Address: **City of Sedalia, Missouri, a Missouri municipal corporation, c/o City Administrator, 200 South Osage, Avenue, Sedalia, Missouri**

Grantee's Name & Mailing Address: **Booze & Byrd Properties/Land LLC, 313 East Walnut, Sedalia, Missouri 65301**

Legal Description of Properties located in Pettis County, Missouri:

400 West Clay:

BEG SE CORN OF PETER MEYER ADD AND N LI CLAY ST, TH N TO N LI NE SE, THE E E TO NW COR TOWN OF LINCOLN ADD., S TO N LI CLAY 33 46 21

402 West Clay:

LOTS 10, 11 & 12 PETER MEYER ADD

406 West Clay:

LOT 9 PETER MEYER ADD

Book/Page & Document Type Referred to in this Document: **N/A**

THIS INDENTURE made on the ____ day of _____, 2026 by and between **City of Sedalia, Missouri**, party of the first part and **Booze & Byrd Properties/Land LLC**, party of the second part;

WITNESSTH, that the said party of the first part, in consideration of the sum ONE DOLLAR AND OTHER CONSIDERATIONS to it paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit-Claim under the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of Pettis and State of Missouri, for public right-of-way purposes, to-wit:

Office of the Mayor

TO: Members of City Council
 FROM: Mayor Traves Williams
 DATE: July 2, 2026
 RE: New Appointments & Reappointment

I would like to make the following recommendations:

New Appointments:

BOARD/COMMITTEE	MEMBER	TERM
Board of Appeals		
	Alternate: Duane Christopherson	Replacing Michael Bell Five Year Term Expiring 6/2031
Bothwell Regional Health Center Board of Trustees		
	Shawn Foster	Completing Cassie Brown's Term Expiring 6/2029
	Peggy Van Dyke	Replacing Dr. Mike Murders Four Year Term Expiring 6/2030
Park Board		
	Marie Dennis	Completing Adam Porter's Term Expiring 6/2028
	Aaron Himes	Replacing Syndi Herrick Three Year Term Expiring 6/2029
Planning & Zoning Commission		
	Billy Helvey	Completing Tolbert Rowe's Term Expiring 6/2027
Plumbers Examining Board		
	Melvin Burnett	Replacing Dimitrius Maduros Master Plumber One Year Term Expiring 6/01/2027

Reappointments:

BOARD/COMMITTEE	MEMBER	TERM
Bothwell Regional Health Center Board of Trustees		
	Jo Lynn Turley	Four Year Term Expiring 6/2030