



City Council Meeting Agenda
Monday, August 3, 2026 – 6:30 p.m.
City Hall, 200 South Osage, Sedalia MO

MAYOR: TRAVES WILLIAMS

MAYOR PRO-TEM: TINA BOGGESS

- A. CALL TO ORDER** – Mayor Williams – Council Chambers
- B. LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. PRESENTATION** – August 4 Ballot Question – Electric Tax
- E. PRESENTATION** – Update of Sewer Plant Project (HDR, Presenters)
- F. SERVICE AWARDS**
 - 1. Travis St. Cyr – Police – Detective – 20 Years of Service
 - 2. John Simmons – Park – Assistant Director of Parks – 20 Years of Service
 - 3. Daniel Shaw – Fire – Deputy Fire Chief – 20 Years of Service
 - 4. Bradley Arnold – Police – Corporal – 15 Years of Service
 - 5. Daniel Boone – Water – Filtration Plant Op I – 5 Years of Service
- G. RETIREMENT AWARDS**
 - 1. John Comfort – Sergeant – Police – 26 Years and 4 Months of service
- H. 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.

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 City Code. 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. UNFINISHED BUSINESS

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

- 1. Veto by Mayor Williams of Bill No. 2026-81, Ordinance No. 12469 – Amending Section 2-787 of the City Code of Sedalia regarding agenda items. (See Attached Documentation for further explanation)

III. **APPROVAL OF PREVIOUS SESSION MINUTES**

A. Council Meeting – July 20, 2026

IV. **REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES** – None

V. **ROLL CALL OF STANDING COMMITTEES**

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

1. Waiving Open Container Requirements – Section 4-3(A) – Downtown Sedalia Criterium

Council Discussion led by Chairwoman Boggess

BILL NO. 2026-87 Call for Ordinance waiving the requirements of Section 4-3(A) of the Code of Ordinances of the City of Sedalia, Missouri and imposing other conditions relating to the Downtown Sedalia Criterium event on Saturday, August 22, 2026 during the hours of 2:00 p.m. to 10:00 p.m. in Downtown Sedalia – Mayor Williams

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

1. Budget Amendment and TRIM Grant Agreement - \$20,000.00

Council Discussion led by Chairwoman Franklin

R 2173 Call for Resolution of the City Council of the City of Sedalia, Missouri, stating facts and Reasons for the necessity to amend and increase the City's Annual Budget for Fiscal Year 2027 – Mayor Williams

BILL NO. 2026-88 Call for Ordinance Amending the Budget for the Fiscal Year 2026-2027 Regarding TRIM Grant Award – Mayor Williams

BILL NO. 2026-89 Call for Ordinance Authorizing an agreement for a Tree Resource Improvement and Maintenance (TRIM) Grant – Mayor Williams

2. Installation – Main Valve Water Control

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-90 Call for Ordinance Requiring the installation of a Main Water Control Valve prior to the Restoration of Municipal Water Service following a requested water shutoff – Mayor Williams

3. Budget Amendment - West Central Missouri Solid Waste Management District F Grant

Council Discussion led by Chairwoman Franklin

R 2174 Call for Resolution of the City Council of the City of Sedalia, Missouri, stating facts and Reasons for the necessity to amend and increase the City's Annual Budget for Fiscal Year 2027 – Mayor Williams

BILL NO. 2026-91 Call for Ordinance Amending the Budget for the Fiscal Year 2026-2027 Regarding Region F Grant Award – Pulverizer – Mayor Williams

4. Trust Transfer for Cemetery

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-92 Call for Ordinance Authorizing the Mayor to sign a receipt and release agreement – Mayor Williams

5. On-Call Pump Maintenance & repair Agreement – JCI Industries & FTC Equipment, LLC

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-93 Call for Ordinance Authorizing Agreements for On-Call Pump maintenance and Repair services for the Utilities Division – Mayor Williams

6. Change Order #1 – Storm Drainage Improvements – S & A Equipment & Builders, LLC – Project Area #30 – \$19,137.18

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-94 Call for Ordinance Authorizing Change Order Number One for Storm Drainage Improvements Project Area #30 – Mayor Williams

C. PUBLIC SAFETY – Chairman Jack Robinson; Vice Chairman Spencer Redford

1. Purchase Authorization – Animal Box – Jackson Creek Mfg - \$48,185.00

Council Discussion led by Chairman Robinson

BILL NO. 2026-95 Call for Ordinance Authorizing the purchase of an Animal Box for the Sedalia Animal Shelter – Mayor Williams

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

1. Presentation – Mid-Year Construction Review (Dimitrius Maduros, Presenter)

2. Roof Repair Project – Lincoln Hubbard Building

Council Discussion led by Chairwoman Ames

R 2175 Call for Resolution of the City Council of the City of Sedalia, Missouri, accepting and supporting the roof repair project and use of Sedalia Redevelopment Corporation Funds for the Lincoln Hubbard Building – Mayor Williams

VI. OTHER BUSINESS

A. APPOINTMENTS

1. Nominations from Mayor Williams for Appointments/Reappointments to various Boards and Commissions.

C. LIQUOR LICENSES

Renewals:

- *Eric Brown dba Buffalo Wild Wings, 4401 Wisconsin Ave, Liquor by the Drink & Sunday Sales – \$750.00
- *Tabitha Kehde dba Kehdes BBQ of Sedalia, 1915 South Limit, Liquor by the Drink and Sunday Sales – \$750.00
- *Nicole Walker dba South Limit Liquor LLC, 2205 South Limit Ste D, Packaged Liquor & Sunday Sales – \$450.00
- *Troydean Walker II dba Applebee's, 3320 West Broadway, Liquor by the Drink & Sunday Sales – \$750.00

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

VIII. 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

IX. ADJOURN MEETING

A. Motion and second to adjourn meeting

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

Microsoft Teams [Need help?](#)

Join: <https://teams.microsoft.com/meet/24092790363508?p=cyjsZ2FZhdpWHRf4tM>

Meeting ID: 240 927 903 635 08

Passcode: Mn7ns9M8

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Dial in by phone

[+1 347-618-4825,,687641103#](#) United States, New York City

[Find a local number](#)

Phone conference ID: 687 641 103#

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 31, 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, August 3rd 6:30 p.m.

Presentations:

1. Staff will provide a brief presentation on the information involving Proposition A that will appear on the August 4, 2026, ballot for registered voters residing within the City of Sedalia. The proposition asks voters whether to modify the City's existing electric license tax by reducing the general rate from 5.00% to 4.75% while repealing the reduced tax rates currently applicable to certain large industrial customers. If approved, the 4.75% rate would apply to residential, commercial, and industrial electric consumption.
2. HDR Engineering, Inc. will provide an overview of the City's Central and North Wastewater Treatment Facility Improvement Project. The presentation will summarize the regulatory history leading to the project, the approved facility planning process, available funding opportunities, the Construction Manager at Risk (CMAR) delivery method, and the anticipated next steps toward design and construction.

Unfinished Business Finance/Administration – There is one item for consideration through the Finance/Administration Committee that is from the previous council meeting.

1. This ordinance was initially presented to the City Council for discussion during the July 6, 2026, Council meeting. Following discussion, the Council directed that the ordinance be placed on the July 20, 2026, agenda for formal consideration. At the July 20, 2026, meeting, the City Council approved the ordinance amending Section 2-787 of the Sedalia City Code to establish procedures governing the placement and removal of items from City Council agendas and to clarify the order of business for regular City Council meetings.

Pursuant to Section 77.270, RSMo., every ordinance adopted by the City Council is presented to the Mayor for consideration. The Mayor may approve the ordinance, return it to the Council with written objections (veto), or allow the ordinance to become law without a signature by taking no action within the time prescribed by law. The Mayor has indicated an intent to return this ordinance with written objections. Upon receipt of those objections, Missouri law requires the Council to reconsider the ordinance.

Section 77.270, RSMo., provides that the Council shall consider the following question:

"Shall the bill pass, the objections of the Mayor thereto notwithstanding?"

A two-thirds vote of all members-elect is required to override the Mayor's veto. For clarification:

- A "Yes" vote is a vote to override the Mayor's veto and enact the ordinance.
- A "No" vote is a vote to sustain the Mayor's veto, and the ordinance will not take effect.

Upon receipt of the Mayor's written objections in accordance with Section 77.270, RSMo., the City Council will consider whether the ordinance shall become law notwithstanding the Mayor's objections.

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

1. Consideration of an ordinance authorizing a temporary waiver of the City's open container ordinance within the designated barricaded event area for the Downtown Sedalia Criterium bicycle race on Saturday, August 22, 2026. The waiver would apply only during the event from 2:00 p.m. to 10:00 p.m. and would permit event attendees to possess alcoholic beverages purchased from participating downtown establishments within the approved event boundaries with SPD members also patrolling the event. All other applicable liquor laws would remain in effect.

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

1. This item is for consideration of a resolution and budget amendment recognizing a \$20,000 Tree Resource Improvement and Maintenance (TRIM) grant awarded by the Missouri Department of Conservation. The budget amendment increases both grant revenue and the corresponding project expenditures to account for the grant funds. The grant will be used to assist with the removal of public ash trees identified by as dead, diseased, or dying and to support the planting of replacement trees at Clover Dell Park. The grant fully funds the additional budgeted expenditures and does not require additional local tax revenue.
2. An ordinance requiring the installation of an accessible main water control valve whenever municipal water service is shut off to allow plumbing repairs or maintenance, and no such valve currently exists. The Water Department has enforced this requirement as it existed from the former Board of Public Works policy since 1987; however, it was recently determined that the requirement should be formally adopted by City ordinance. Codifying this long-standing practice will reduce future service calls and provide consistency with the International Plumbing Code. This item was also reviewed by the Public Works Council Committee, which recommended forwarding the ordinance to the City Council for consideration.
3. This item is for consideration of a budget amendment to recognize grant funding awarded through the West Central Missouri Solid Waste Management District F for Phase II of the City's glass pulverizer recycling project. The project has been included in the City's Strategic Plan presentations over the past two years and is being completed in phases as grant funding becomes available. In April 2026, the City Council authorized submission of the Phase II grant application. Following approval of that application, the City

has now been awarded grant funding for the electrical service necessary to power the pulverizer. Phase I previously secured grant funding for the concrete containment foundation. Approval of the budget amendment will recognize the grant revenue and corresponding project expenditures that were not included in the FY27 budget. Staff will continue pursuing additional grant opportunities to complete the remaining project components.

4. Consideration of an ordinance accepting a \$10,000 trust established for the perpetual care and maintenance of a mausoleum located at Crown Hill Cemetery. Acceptance of the trust will authorize the City to receive and administer the trust funds in accordance with the terms of the trust agreement and provide for the long-term maintenance and care of the mausoleum.
5. Consideration of an ordinance authorizing agreements with JCI Industries, LLC and FTC Equipment, LLC to provide on-call pump maintenance and repair services for the Utilities Division. This service was identified as a planned expenditure in the FY27 budget, and the City recently completed a formal competitive bidding process. Staff recommends awarding contracts to both qualified vendors to ensure access to authorized warranty service and specialized expertise for multiple pump manufacturers, improving service flexibility and reducing potential downtime for critical utility infrastructure.
6. Change Order No. 1 for the 2021-181F Storm Drainage Improvements Project Area 30. During construction, the contractor encountered an unforeseen conflict with existing sanitary sewer mains and service lines that required modifications to the project design to maintain the functionality of both the storm drainage and sanitary sewer systems. The change order increases the contract by \$19,137.18. No budget amendment is required, as staff has identified existing Water Pollution Control (WPC) funds to cover the costs associated with the sanitary sewer modifications, with the remaining costs funded through the project's existing storm drainage budget. Approval of the change order will allow the project to proceed while addressing the unforeseen utility conflict.

Public Safety Committee – There is one item for consideration through the Public Safety Committee.

1. An ordinance authorizing the purchase of a 2026 stainless steel animal box from Jackson Creek Manufacturing, Inc. in the amount of \$48,185.00 for installation on the Ford F-250 truck previously approved and ordered for the Animal Shelter. This project was identified during the Animal Services Strategic Plan presentation and subsequently included in the approved FY27 budget. The purchase was competitively bid, and one responsive bid was received. Staff has reviewed the bid and determined it meets the operational needs of the Animal Shelter. The purchase remains within the approved project budget, and no additional funding is required.

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

1. Chief Building Official Dimitrius Maduros will provide a mid-year update on building permits, construction activity, and development occurring throughout the community. The

presentation will highlight current residential, commercial, and industrial projects, identify areas experiencing growth, and provide Council with information to better understand development trends as they plan for future infrastructure, public services, and community investment. The presentation is intended to provide Council and the public with a broader perspective on the positive growth and economic activity occurring throughout the City.

2. This resolution considers accepting and supporting the use of Sedalia Redevelopment Corporation funds for roof repairs to the Historic Lincoln Hubbard Building. The original funding request of \$59,700 was presented to the Sedalia Redevelopment Corporation at its July 27, 2026 meeting. During its review, the Corporation recognized that additional deterioration could be discovered once construction begins and recommended authorizing up to \$65,000 for the project. Any unused funds will be reimbursed to the Sedalia Redevelopment Corporation upon completion of the repairs.

HR

Central WWTF and North WWTF Lift Station Improvements Project

Council Update



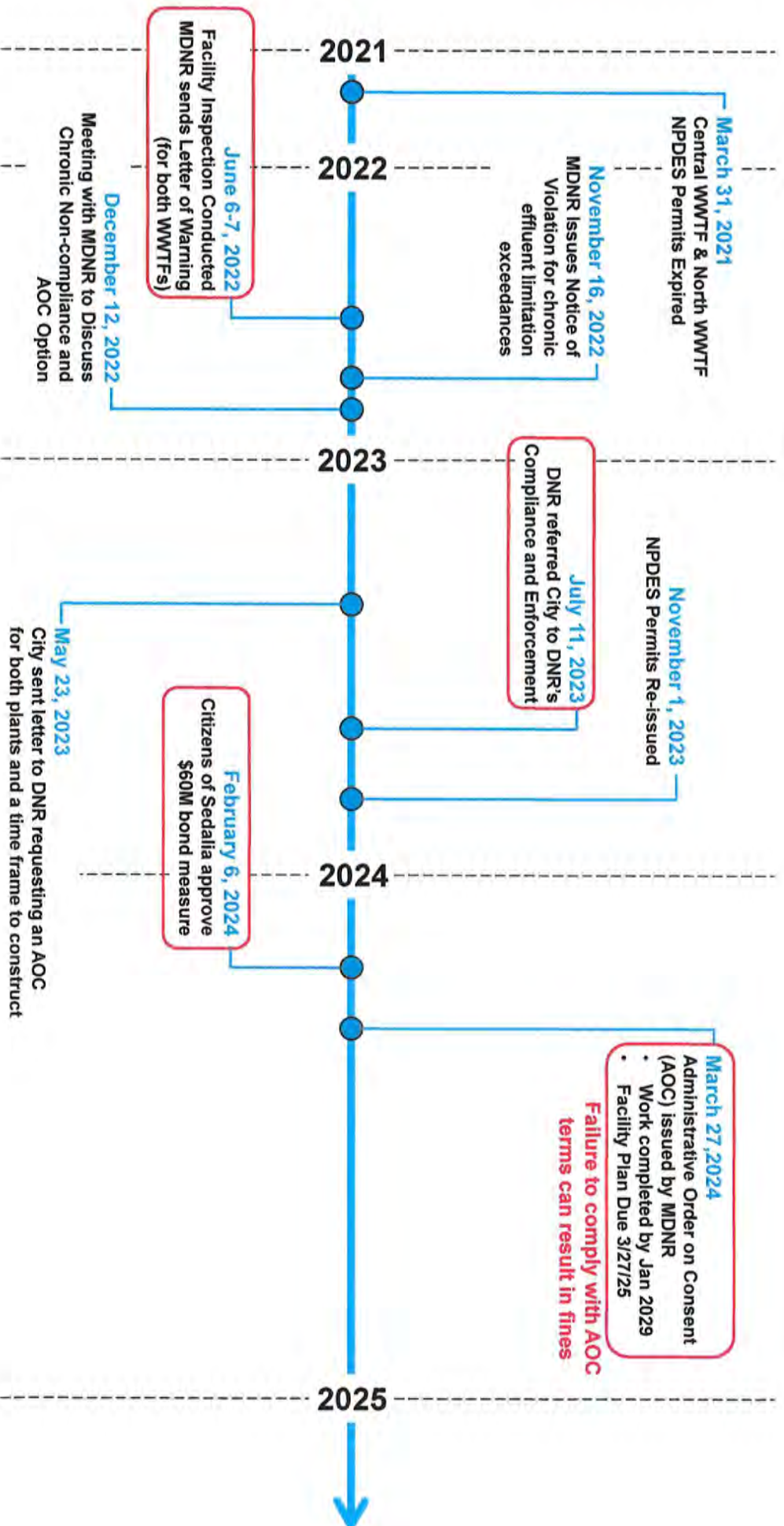
*City of Sedalia, Missouri
August 3, 2026*



Agenda

- Project History
- Bond Measure
- State Revolving Fund
- Planning, Design, and Construction
- Next Steps

Project History



Bond Measure



➤ On February 6, 2024, the Citizens of Sedalia approved a \$60M bond measure for improvements to the City’s wastewater system.

➤ Bond Measure allows the City to seek funding through the State Revolving Fund (SRF) at reduced interest rates.

Overwhelming Approval of Wastewater Treatment System Bond Measure

February 7, 2024

The City of Sedalia is thrilled to announce the passage of the bond measure for the improvement and maintenance of the city’s wastewater treatment and collection systems, with an impressive approval rate of 79%. This vote authorizes the city to borrow up to \$60 million from the state revolving fund at a reduced interest rate, underscoring the community’s trust in city governance and its support for critical infrastructure advancements.

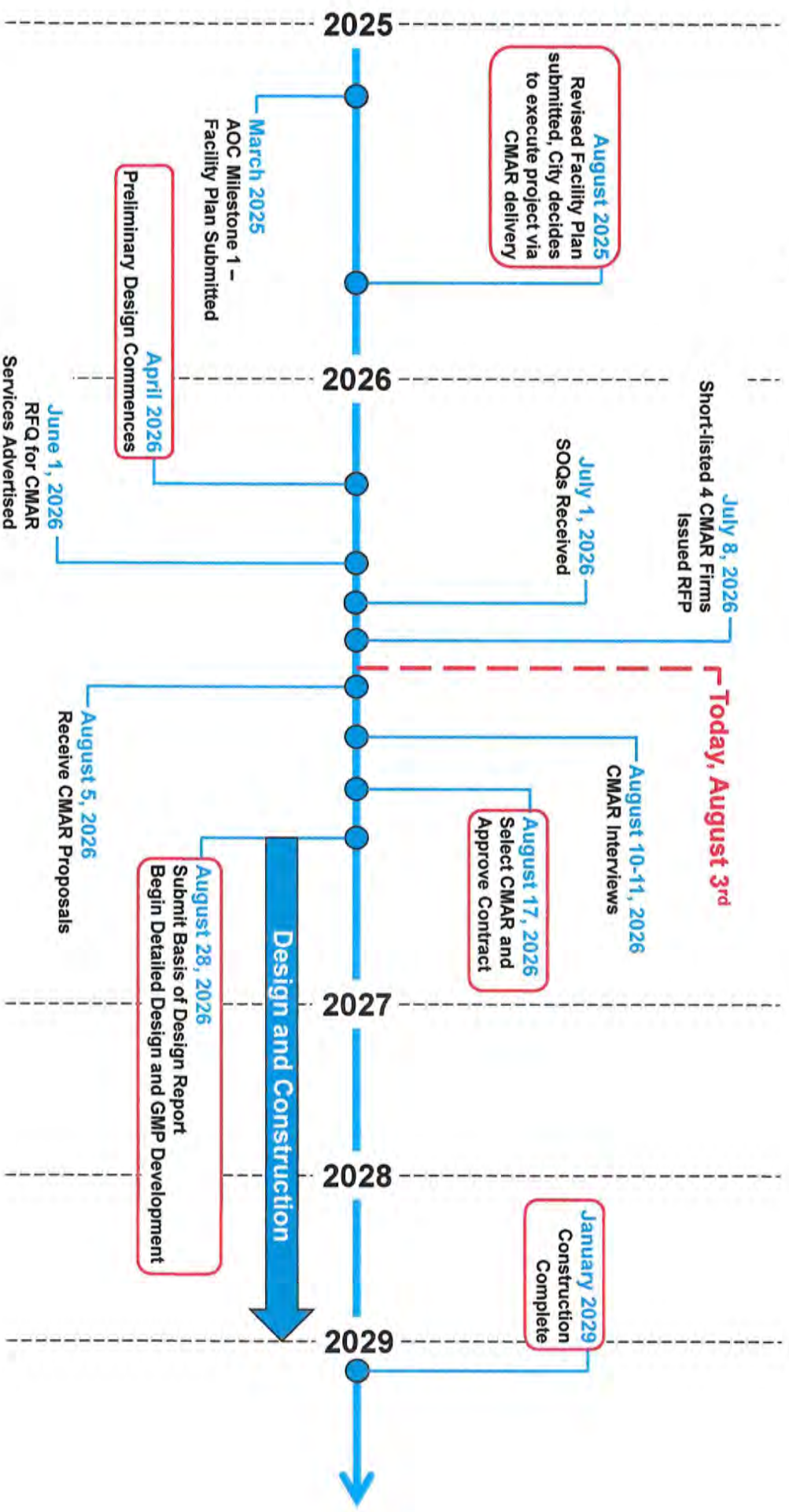
Mayer Andrew Dawson expressed his gratitude and optimism following this pivotal achievement: “The passage of this bond measure is a clear endorsement of our residents’ faith in our stewardship and their approval of necessary enhancements to our city’s infrastructure. It represents a crucial step forward, enabling us to address the needs needed to upgrade our wastewater systems, which are essential for the health and well-being of our community.”

STATISTICS	TOTAL	
Registered Voters	12465	
Ballots Cast	961	
Voter Turnout	7.71%	
CITY OF SEDALIA QUESTION	TOTAL	VOTE %
YES	760	79.08%
NO	201	20.92%
Absentee	514	
Election Day	447	
Ballots Cast	961	

State Revolving Fund

- Favorable loan rates and terms
 - MDNR will review the City's rate structure to determine if rates are sufficient to repay the loan. If not, a rate adjustment will be required.
 - Subsidized interest rate – 30% of Revenue Bond Index
 - Available extended term financing (Beyond 20 years if needed)
- City has been approved for \$60M SRF Loan
- Water Quality Incentive Grant of \$1.5M
- Emerging Contaminants Grant (approximately \$3.5M) for sludge/PFAS removal from lagoons
 - This grant is applied separately as it has different requirements
 - Increases dollars available in SRF loan for proposed improvements

Planning, Design, and Construction



Next Steps

➤ CMAR Procurement

- Receive RFP Responses on August 5th
- Review Proposals
- Conduct Interviews (Aug. 10th & 11th)
- Score each and select top CMAR Firm
- Council Approval of CMAR Contract – August 17th ^{IC1}

Short-listed CMAR Firms:

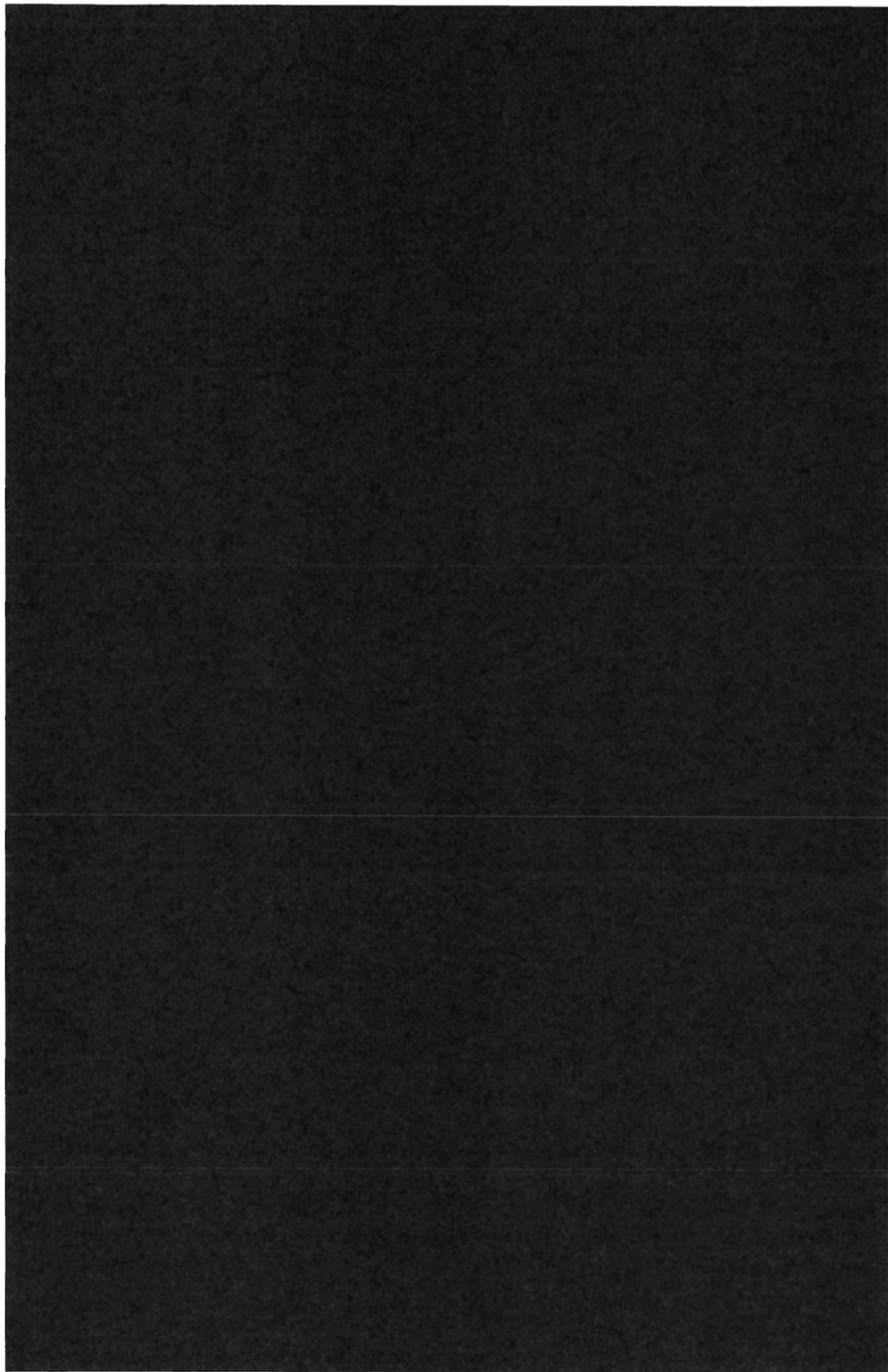


➤ Council Approval of Bridge Loan

- Engineer submits Basis of Design Report – August 28th
- Phase 1 – Design and CMAR Preconstruction Services
 - Submit plans and GMP packages
- Phase 2 – Construction

IC1 I am not sure what this is.. Chris had this in his notes that he sent us.

Crabtree, Isaac, 2026-07-24T18:31:42.677



Project Areas



North Force main



North WWTF (Pump Station)



Central WWTF

CMAR

Two Step Selection Process

- RFQ – Shortlist - RFP
- “Best Value” Selection
- Technical + Price Proposal
- Establish Selection Criteria Consistent with Project Needs

1

RFQ

- Team Composition & Experience
- Key Personnel Experience
- Specific Qualifying Projects
- Project Approach
- Safety, Quality, Controls
- Financials
- GMP Development

SOQ

- Owner Ranks and Creates Shortlist

RFQ

- Preconstruction Phase Approach
- Construction Phase Approach
- Schedule
- Scope of Work Enhancements
- Contract Terms
- Cost Components
 - Fee on Cost of Work
 - General Conditions Cost
 - Preconstruction Phase Fee (if not prohibited)

Proposal

- Confidential One on One Meetings
- Interview(s)

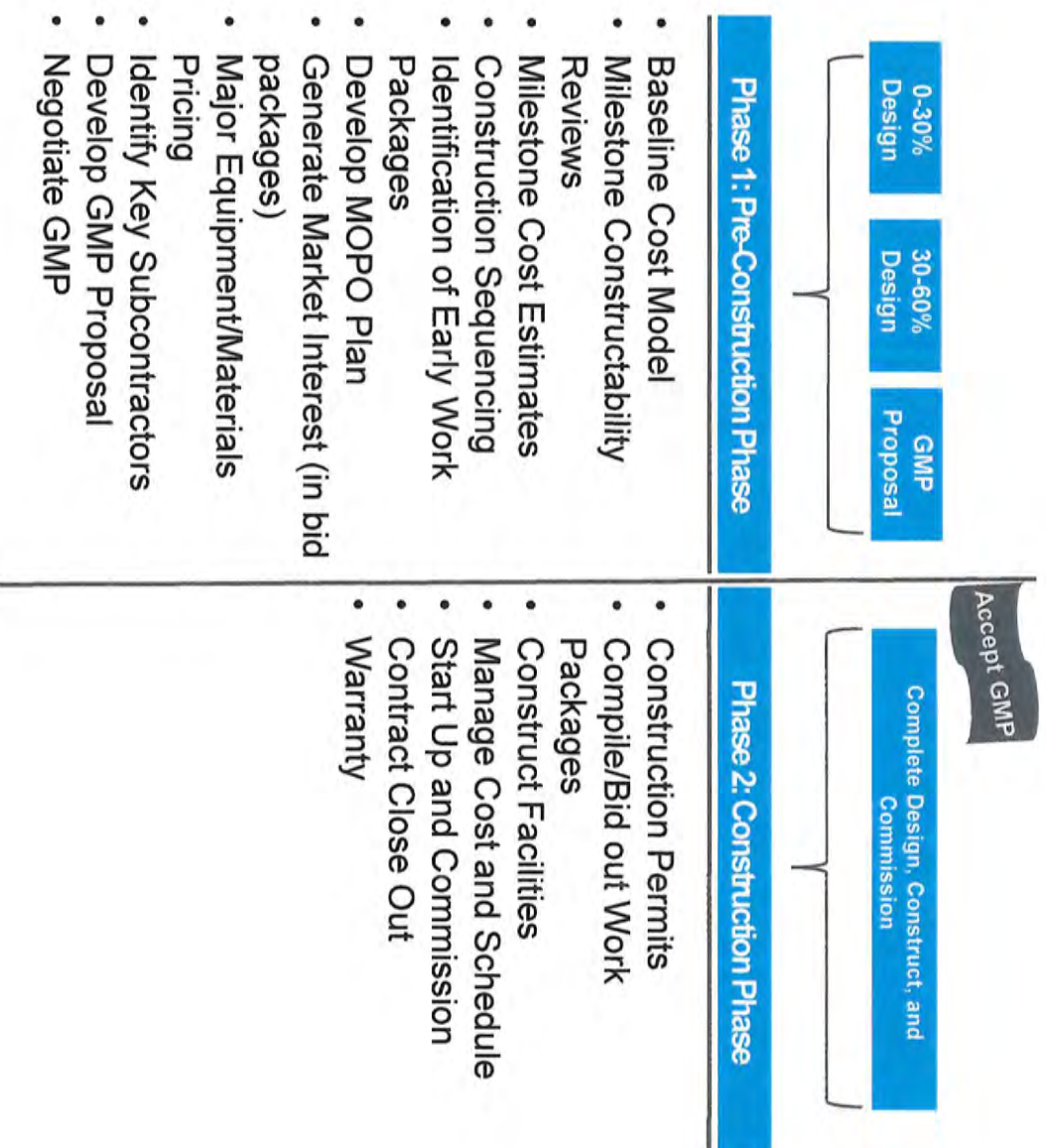
Best Value Selection

2

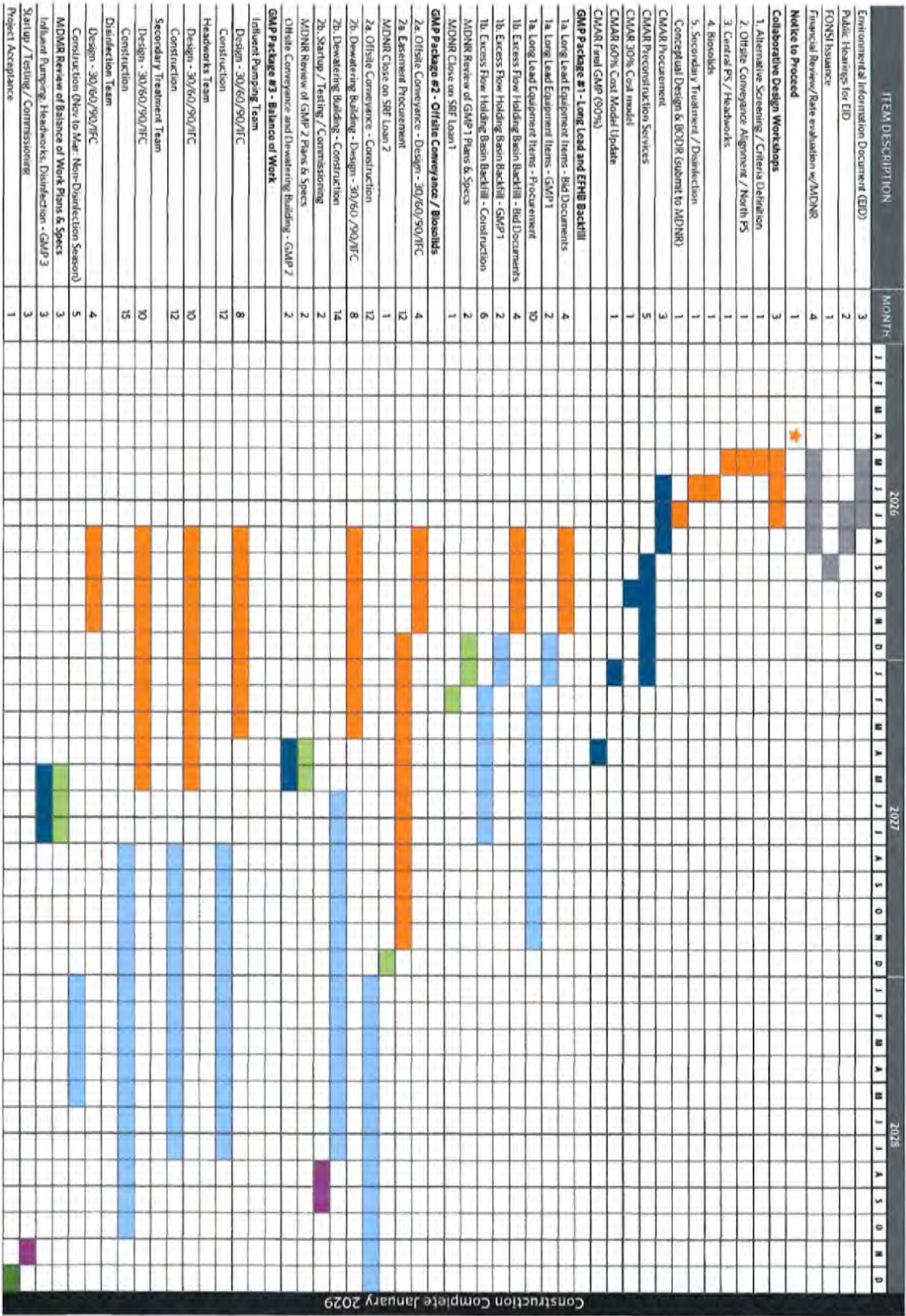
CMAR

Work Authorized in Two Phases

- Pre-Construction Phase
- Construction Phase
- One Agreement with Independent Authorization Gateways
- If GMP is Not Acceptable, then Pay for Services Rendered and Terminate (“off ramp”)



Anticipated Project Schedule



Construction Complete January 2029

RSMo Section 77.270.

1

To the City Council

the City Council was established in February of 1864. 162 years ago. I respectfully urge the Council to preserve the integrity of this chamber, and the Mayor's role in the order in which this City was established so many years ago. The agenda was put in place and set for the vision of the Mayor, and the wishes of the great people of Sedalia. By letting any member of the council change, remove or add to the agenda, that was established over 162 years ago would be like changing our Constitution. The city of Sedalia had 50 different Mayors but now our Council would like to change the order of things. I question this chamber for even suggesting this at this point. But I believe that we should let the people of Sedalia decide how much control that our city Council should have over our agenda. Our Council role has always been to either approve or reject ordinance or bills not to set them or remove them.

BILL NO. 2026-81

Veto

ORDINANCE NO. 12469

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 20th day of July, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 20th day of July, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk



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

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

The Council of the City of Sedalia, Missouri, met on July 20, 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:

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

Presentation – Print Lynx – Company Overview

Presentation was cancelled by presenter.

SERVICE AWARDS/RETIREMENT AWARDS/SPECIAL AWARDS: None

GOOD & WELFARE:

Adam Porter, 237 South Park, signed up to speak but did not attend.

Bob Ramey, 26391 Goodwill Chapel Road, stated he and his spouse have owned a business in Sedalia for over 30 years. He thanked Mayor and Council for their service. He addressed concerns regarding the amended hours at the Materials Management site located at 27882 Highway U of 7:00 a.m. to 5:00 p.m. Monday – Friday and 7:00 a.m. to Noon on Saturday. He indicated that in the past, weekends have been a busy time at the site for those who work during the week and do not get a chance to go. He understands Sunday Closure but asked Council to consider extending the hours on Saturdays and maybe have a day during the week it is closed.

Janet Mizanskey, 723 East 5th, was prepared to address Flock cameras but her son stopped her prior to the meeting asking her to consider cases in the past that could have been solved with the use of the cameras. Her initial concern was the cost, however, she now sees the good in it. She has also noticed a lot of good things the City is doing.

Dennis L. Young, 1615 South Beacon, stated he saw an article in the Democrat about Fireworks inside the City Limits being illegal without permission or a license. His neighborhood is getting particularly bad. He has new neighbors who were informed that Fireworks were illegal and they did them anyway, even after visits from the Sherriff Department and Sedalia Police Officers. It is an ongoing issue each year.

Linda Young, 1615 South Beacon, stated after the 4th of July Fireworks at the Missouri State Fairgrounds, they encountered several individuals shooting Fireworks on Clinton Road by Katy Park, Grand and 20th a display to the Northeast, and on 20th headed West, someone was shooting fireworks at vehicles going past. By the time they arrived home, her neighbor had called the Police but those doing it illegally

started back up as soon as authorities left. There is a law against it but it is not enforced. Fines need to be imposed.

Anne Lamb, 1611 South Beacon, stated she is here to address why we have Ordinance 36-123 if it is not enforced. July 4th, individuals in her neighborhood started shooting Fireworks in the street before dark and continued past the display at the Missouri State Fairgrounds even when traffic came through. Officers were even called back a second time and she is unsure why the offenders were not ticketed. Then citizens are made out to be "Karens" if they report the offenders and those breaking the law just laugh because nothing happens.

UNFINISHED BUSINESS:

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- Staff issued a new competitive solicitation for landfill disposal services utilizing revised bid specifications that requested a one-year agreement. Two proposals were received. Following review of the submitted bids, staff determined that GFL Environmental was the only bidder that submitted a proposal meeting the requirements of the one-year contract. The Public Works Committee reviewed the proposal and recommended approval of a one-year agreement with GFL Environmental for landfill disposal services at a cost of \$31.00 per ton, inclusive of all applicable fees.

BILL NO. 2026-62, ORDINANCE NO. 12468 – AN ORDINANCE AUTHORIZING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND GFL ENVIRONMENTAL INC. FOR SOLID WASTE DISPOSAL SERVICES FOR THE CITY OF SEDALIA 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".

MINUTES: The Council Meeting minutes of July 6, 2026 were approved on motion by Boggess, seconded by Covington. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

Citizens Traffic Advisory Commission minutes of March 11, 2026 were accepted on motion by Boggess, seconded by Scribner. All in Favor.

ROLL CALL OF STANDING COMMITTEES:

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

<u>Presentation – Revenue Collection Trends</u>
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City Administrator Matthew Wirt reported on Revenue Collection Trends. Sales Tax and Use Tax is higher than the same period last year of approximately \$383,000.00 or around 6.1%. Which gives a Budget variance to the positive of \$193,000.00. Marijuana tax Year over Year is higher about \$20,000.00. The Franchise Tax was up Year to Date primarily due to the Electrical Tax collected and prior year, the City adjusted for the Cap that is going up for consideration in August. Transportation Tax is higher due to Gasoline Tax which is higher 9.3%, while vehicle sales and vehicle fees are flat. Approximately 92% of Property tax payments are collected in December and January. This indicates that our taxes are trending above Budget and are up from previous Year.

- The Ordinance amends Section 2-787 of the Sedalia City Code to establish procedures governing the placement and removal of items from City Council agendas. The proposed amendments are intended to provide a clear and consistent process for the Council, staff, and the public while preserving the Council's authority over its meeting agendas.

BILL NO. 2026-81, ORDINANCE NO. 12469 – AN ORDINANCE AMENDING SECTION 2-787 OF THE CITY CODE OF SEDALIA REGARDING AGENDA ITEMS was read once by title.

2nd Reading – Motion by Boggess, 2nd by Ames. 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”.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- A public hearing regarding the proposed voluntary annexation of approximately 3.0 acres owned by E.W. Thompson, Inc. was held during the July 6, 2026, City Council meeting. The property is located at the end of Westwood Avenue. All interested persons were provided an opportunity to comment on the proposed annexation, and no written objections were filed following the public hearing. The Ordinance authorizes the voluntary annexation of the property into the City of Sedalia and establishes the property zoning as C-2 General Business.

BILL NO. 2026-82, ORDINANCE NO. 12470 – AN ORDINANCE ANNEXING A CERTAIN ADJACENT, UNINCORPORATED AREA INTO THE CITY OF SEDALIA, 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”.

- The Ground Lease Agreement between the City of Sedalia and CSC Aviation, LLC establishes terms and conditions for the lease of airport property to support CSC Aviation's operations at the Sedalia Regional Airport. CSC Aviation plans to build a hanger on the leased property.

BILL NO. 2026-83, ORDINANCE NO. 12471 – AN ORDINANCE AUTHORIZING A GROUND LEASE AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI, AND CSC AVIATION, LLC was read once by title.

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

Final Passage – Motion by Cross, 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”.

- The Ordinance authorizes the purchase of replacement supplies for the Trojan UV disinfection systems at the Central and Southeast Wastewater Treatment Plants. Trojan Technologies has identified these components as proprietary replacement parts necessary to maintain equipment performance guarantee and ensure proper system operation. The purchase is a planned replacement of routine system components and is being procured as a sole-source purchase in the amount of \$96,878.68.

BILL NO. 2026-84, ORDINANCE NO. 12472 – AN ORDINANCE AUTHORIZING THE PURCHASE OF UV SYSTEM SUPPLIES FOR THE SOUTHEAST AND CENTRAL WASTEWATER TREATMENT PLANTS was read once by title.

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

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

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

- The Prairie Hollow Water and Sewer Main Extension project has been substantially completed. Change Order No. 1 reconciles final installed quantities, removes work eliminated from the project scope, compensates for additional rock excavation encountered during construction, corrects a unit price for seeding and site

restoration, and extends the contract completion date due to easement acquisition and material delays. The change order results in a net contract increase of \$25,552.40. The project's original FY2026 construction budget was \$1,905,000. Even with approval of this change order, the final construction cost of approximately \$1,510,470 remains below the amount originally budgeted.

BILL NO. 2026-85, ORDINANCE NO. 12473 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER ONE FOR PRAIRIE HOLLOW WATER AND SEWER MAIN EXTENSION was read once by title.

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

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

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

- Change Order No. 2 for Storm Drainage Improvements Project Area #8 (Liberty Park Blvd. Storm Water Project) compensates the contractor for additional work and materials required during construction that were not included in the previous change order. The additional work includes storm pipe that was installed but was not included and the relocation of existing sewer services necessary to complete the project. The change order results in a contract increase of \$44,070.87. Despite this increase, the project remains within the amount originally budgeted for the project.

BILL NO. 2026-86, ORDINANCE NO. 12474 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER TWO FOR STORM DRAINAGE IMPROVEMENTS PROJECT AREA #8 was read once by title.

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

Final Passage – Motion by Scribner, 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

- The Sedalia Police Department is requesting authorization to apply for funding through the SFY 2027 Missouri Blue Shield Grant Program for the purchase of a GrayKey digital forensic system. If awarded, the grant will fully fund the purchase, resulting in no cost to the City.

RESOLUTION NO. 2171 – A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE SFY 2027 MISSOURI BLUE SHIELD GRANT PROGRAM was read once by title and approved on motion by Cross, seconded by Robinson. All in Favor.

- The Sedalia Police Department is requesting authorization to apply for funding through the FY 2026 State Homeland Security Program Regionalization Grant for the purchase and installation of four i-PRO in-car video systems. If awarded, the grant will fully fund the purchase and installation, resulting in no cost to the City.

RESOLUTION NO. 2172 – A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE FY 2026 STATE HOMELAND SECURITY PROGRAM GRANT was read once by title and approved on motion by Cross, seconded by Covington. All in Favor.

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington – No Report

APPOINTMENTS: None

BIDS: Solid Waste Disposal – June 23, 2026

LIQUOR LICENSES:

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

- *Cathy Geotz dba Break Time #3084, 318 West Broadway, Packaged Liquor
- *Erica Eisenmenger dba Ivory Grille LLC, 317 South Ohio, Liquor by the Drink
- *Steven Swafford dba Grellner Sales & Service, 1510 West Henry, Wholesale Liquor & Wholesale Beer
- *Douglas Benitz dba Liberty Center Association for the Arts, 111 West 5th, Liquor by the Drink
- *Daniela Silva dba Morelos Taquetry Bakery & Grocery LLC, 125 East 16th, Packaged Liquor & Sunday Sales
- *Donald Woods dba Woods Supermarket, 701 East Broadway, Packaged Liquor & Sunday Sales
- *Donald Woods dba Woods Supermarket, 1400 South Limit, Taste Testing, Packaged Liquor & Sunday Sales

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilman Covington stated that he has been approached by citizens asking when Council will add discussion to the Agenda regarding the Freedom of Speech Ordinance.

Councilwoman Boggess reminded everyone that the Big Boy Steam Train will be coming through Sedalia on Tuesday around 11:00 a.m. She does not believe it is going to make a stop but will be coming through. It is the oldest Locomotive in action.

The meeting adjourned at 7:10 p.m. on motion by Boggess, seconded by Ames 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".

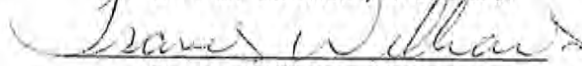
The regular meeting reopened at 8:50 p.m. on motion by Boggess, seconded by Covington. All in Favor.

ROLL CALL:

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

Regular meeting adjourned at 8:51 p.m. on motion by Boggess, seconded by Covington. All in Favor.

THE CITY OF SEDALIA, MISSOURI


Traves Williams, Mayor


Jason S. Myers, MRCC, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE WAIVING THE REQUIREMENTS OF SECTION 4-3(A) OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI AND IMPOSING OTHER CONDITIONS RELATING TO THE DOWNTOWN SEDALIA CRITERIUM EVENT ON SATURDAY, AUGUST 22, 2026 DURING THE HOURS OF 2:00 P.M. TO 10:00 P.M. IN DOWNTOWN SEDALIA.

WHEREAS, the Downtown Sedalia Criterium bicycle race would commence in downtown Sedalia on August 22, 2026 at 2:00 p.m. and end at 10:00 p.m.; and

WHEREAS, each participant in the Downtown Sedalia Criterium event will have presented their identification to verify that they are 21 years of age or older which will allow them to purchase certain alcoholic beverages from downtown establishments; and

WHEREAS, the City will have erected barricades blocking certain downtown streets from vehicular traffic during the time of the bicycle race and the barricades will remain in place during the time of the race; said race barricades will be generally placed as shown on the attached map; and

WHEREAS, for the Downtown Sedalia Criterium bicycle race event, the City Council will authorize the waiver of its open container laws to all race event participants while consuming an alcoholic beverage sold from downtown establishments during the hours of said event within the barricade areas. All other applicable liquor laws shall be complied with and will be enforced.

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

Section 1. For the 2026 Downtown Sedalia Criterium event to be held on August 22, 2026, the City Council will authorize the waiver of its open container laws to all race event participants while consuming an alcoholic beverage sold from downtown establishments during the hours of said event and while located on one of the barricaded streets and sidewalks as stated previously. All other applicable liquor laws shall be complied with and will be enforced.

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 3rd day of August, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC, City Clerk



Let's Cross Paths

Special Event Permit Application

Event Overview

Date of Application: 6/22/20

Event Start Date: 8/22/20

Event End Date: 8/22/20

Type of Event: Bicycle Race

Event Start Time: 2PM

Event End Time: 10PM

Fairground Event: ☐ Yes ☒ No

Event Location: Downtown Sedalia

General Description of Event

We're bringing back the Historic Downtown Sedalia Criterium, a high speed bicycle road race. The Start/Finish will be in front of the court house on Ohio and go south to 6th Street, turn right and go west over to Osage, then north to second, east back to Ohio and south again to the start/finish line completing one lap.

*** If event is being held on the fairgrounds, a copy of the signed contractual agreement between the hosting party and the Missouri State Fairgrounds will be required to have on file with your Special Event Application. ***

Contact Information

Sponsor Name: SAGA

Sponsor Contact: Chris Franklin

Phone Number: 620-481-3283

Contact Email: bikesedalia@gmail.com

List any additional contact information here:



Security Plan

Will eventgoers be required to pre-register? ☒ Yes ☐ No ☐ N/A

Registration Deadline: 8/22/20 ☐ N/A

Including event staff, how many people are expected to attend?

☒ 0-200 ☐ 200-300 ☐ 300-400 ☐ 400-500 ☐ 500-600 ☐ >600

Will alcohol be served? ☒ Yes ☐ No ☐ N/A

Will there be additional vendors? ☐ Yes ☒ No ☐ N/A

Will there be music or live entertainment? ☒ Yes ☐ No ☐ N/A

Barricades/Safety Cones needed: ☒ Yes ☐ No Number needed: See Security plan

Briefly describe your security plan for crowd control, internal or private security, and/or any assistance requested of the City of Sedalia or the Sedalia Police Department:

We will need barricades blocking all roads and entrances on the course from 6th and Ohio to 2nd and Ohio as well as 6th and Osage to 2nd and Osage. We would like concrete barricades in the alleys along the course. These barricades will prevent cars entering the course.

We would like to have the course lined with the parade barricades to prevent pedestrians crossing the course except for specified crossing zones. The crossing zones would be on Ohio and Osage at 4th and 5th street. We will have designated crossing guards here.

We will need 4 trash cans on Ohio near the start/finish line.

We will not be serving alcohol but would like the open container ordinance lifted for the event allowing event spectators to purchase alcohol from downtown establishments and take them outside to watch the races. We will coordinate with PD and hire police officers as required.

We will have a PA system for announcements at the event and will play some music between announcements.

Traves Williams
Mayor Traves Williams

6/25/26
Date:

David Woolery
Chief David Woolery

6/25/26
Date:

Justin Bray
Operations Director Justin Bray

6-24-2026
Date:



Open Container allowed

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

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI,
STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AND INCREASE
THE CITY'S ANNUAL BUDGET FOR FISCAL YEAR 2027.**

WHEREAS, Section 67.010 of the Revised Statutes of Missouri requires each political subdivision of the State of Missouri ("State") to prepare an annual budget and establishes the requirements for that budget; and

WHEREAS, the City of Sedalia, Missouri ("City"), is a city of the third classification created pursuant to Chapter 77, RSMo, and is a political subdivision of the State of Missouri; and

WHEREAS, the City Council of the City adopted and approved the City's annual budget for Fiscal Year 2027 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 12414 on March 16, 2026, and

WHEREAS, Sections 67.030 and 67.040 authorize and provide a procedure for the City Council to amend the City's annual budget to increase expenditures in any fund; and

WHEREAS, expenses for City's operations for Fiscal Year 2027 have been higher than budgeted, but do not exceed revenues plus the City's unencumbered balance brought forward from previous years; and

WHEREAS, the City Council of the City desire to state the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2027 annual budget.

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

Section 1. Expenditures from the City's Street Fund must be increased by a total of \$20,000 above the amount authorized in the adopted annual budget for Fiscal Year 2027. An amendment to increase said budget is necessary for the following facts and reasons:

A. Aware of TRIM Grant.

Section 2. This Resolution shall take effect immediately upon its execution by the Mayor or otherwise as provided by law.

PASSED by the City Council of the City of Sedalia, Missouri, on August 3, 2026

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, MRCC, City Clerk

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2026-2027
REGARDING TRIM GRANT AWARD.**

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

Section 1. The 2026-2027 fiscal year budget beginning April 1, 2026 and ending March 31, 2027 is hereby amended to modify certain budgeted line items as they appear on the attached schedule and made a part hereof as Exhibit A as if fully set out herein.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Exhibit A
City of Sedalia
FY27 Budget Amendment 8/3/2026 TRIM Grant

Account / Description	Current Budget	Change	Amended Budget	Comments
Revenues / Source of Funds				
20-00-444-00 TRIM Grant	-	(20,000.00)	(20,000.00)	TRIM Grant Award
Total Revenue Change		<u>(20,000.00)</u>		
Expenditures / Uses of Funds				
20-14-222-06 Tree Trim Grind & Removal	95,000.00	20,000.00	115,000.00	Tree work per grant agreement
Total Expenditure Change		<u>20,000.00</u>		
		<u>-</u>		Net Increase (Decrease) in Projected Fund Balance

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING AN AGREEMENT FOR A TREE RESOURCE
IMPROVEMENT AND MAINTENANCE (TRIM) GRANT.**

WHEREAS, the City of Sedalia, Missouri applied for and has received approval of a grant for the sum and amount of Twenty Thousand Dollars (\$20,000.00) from the Missouri Department of Conservation to undertake the removal of dead, diseased and dying ash trees identified during an inventory by certified Arborists and for the planting of a new grove of trees at Clover Dell Park; and

WHEREAS, one of the requirements in order to receive the grant, requires that the City of Sedalia and the Missouri Department of Conservation execute the proposed agreement attached and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the agreement by and between the City of Sedalia, Missouri and Missouri Department of Conservation as the agreement 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 agreement in substantively the same form and content as the agreement has been proposed.

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

Section 4. This ordinance shall 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 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk



Let's Cross Paths

City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

To: Matthew Wirt, Assistant City Administrator
From: Elizabeth Nations, Chief Office Administrator
Date: July 22, 2026
Subject: TRIM Grant Agreement with the Missouri Department of Conservation

The Missouri Department of Conservation awards grants through a Tree Resource Improvement and Maintenance (TRIM) cost share program. We completed the application and received a \$20,000 grant.

Grant funds will be used to assist in the removal of public ash trees that were identified as dead, diseased or dying during an inventory conducted by a team of certified arborists. Staff will also work with the Missouri Department of Conservation and the Forest Releaf program to plant a new grove of trees at Clover Dell Park.

COST SHARE REQUEST / AGREEMENT

AGREEMENT BETWEEN MO DEPT. OF CONSERVATION (MDC),

Organization Name: City of Sedalia C/O: Elizabeth Nations			
Address: 200 S. Osage			
City: Sedalia, MO	State: MO	Zip: 65301	Phone(s): 660-827-3000
County: Pettis	Township: T45N	Range: R21W	Section: 16

Practice / Components	Project Number	Units Planned	Unit Type	Cost Share Rate	Maintenance (years)	Partner Funding Requested	MDC Funding Requested	Units Completed (acres, feet, etc.)	Unit Type	Partner Funding Earned	MDC Funding Earned
Management of Ash Trees	900.B.4	10.00	Each	75%	5	0.00	20000.00				
Totals						\$0.00	\$20,000.00			\$0.00	\$20,000.00

Attach Plan (If program requires)

Community Conservation: Community Conservation Tier 3 (Regional Funding Increase, 75)

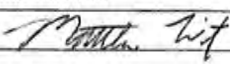
I request cost share assistance to install the above-described practice(s). If funded, I agree to maintain the practice(s) for the specified maintenance length for each practice listed above, and I agree to refund all or part of the cost share assistance paid to me if before the expiration of the specified practice lifespan, I (a) fail to satisfactorily maintain the practice, (b) destroy the approved practice, or (c) voluntarily relinquish control or title to the land on which the approved practice(s) has been established and the new owner and/or operator of the land does not maintain the practice for the remainder of its lifespan, whether or not the new owner agrees to maintain the practice.

I further understand that failure to comply with this agreement may make me ineligible for participation in future MDC cost share programs. Failed practices due to causes beyond the landowner's control (e.g. drought, flood, etc..) as determined by the resource planner are considered "no-fault" terminated pending available funding, landowner is eligible to re-establish failed practice as a new practice, with all documentation and timelines reinitiated.

I certify that the funds requested above do not duplicate (although they may be used in conjunction or "piggybacked" with) funds provided by other state or federal cost share practices and that multiple program enrollment on the same acre(s) will be for complimentary purposes.

In signing this form (spouses should co-sign), I (we) attest and confirm sole legal ownership of the property where these practices will be implemented, or can legally represent the ownership (MDC POA form required) for the purpose of entering into this contract to implement these practices and accept payment on behalf of all owners.

Allocation Approved(MDC):

Jake Colehour


Date: 07/21/2026

Landowner Signature:

Date: 7/21/26

Practices Completed:

Date:

Payment Approved:

Date:

Organization: City of Sedalia C/O: Elizabeth Nations		
Region: Kansas City	Planner Name: David Mann	
Amount of Payment: \$20,000.00	WPI Number: 351	Org Code: DCE000
Object Code Number: 3403	Appropriation: 6051	

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REQUIRING THE INSTALLATION OF A MAIN WATER CONTROL VALVE PRIOR TO THE RESTORATION OF MUNICIPAL WATER SERVICE FOLLOWING A REQUESTED WATER SHUTOFF.

WHEREAS, the City of Sedalia Water Department is occasionally requested to discontinue water service to residential and commercial properties to allow property owners or their contractors to perform plumbing repairs or maintenance; and

WHEREAS, many properties do not have an accessible main water control valve that allows the property owner to shut off the water supply within the building during an emergency; and

WHEREAS, the installation of a main water control valve provides property owners with the ability to quickly stop the flow of water in the event of a broken water line or other plumbing emergency, thereby reducing the risk of property damage while awaiting assistance from the Water Division or a licensed plumber; and

WHEREAS, requiring the installation of a main water control valve prior to restoring municipal water service promotes public safety and protects both private property and the City's water distribution system.

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

Section 1. Whenever the Water Department temporarily discontinues water service to a property for the purpose of water system repairs, maintenance, or alterations that require the City's water service to be shut off, the property owner shall be required to install an accessible main water control valve if one is not already installed. Main water control valves shall be installed on any new installations of the water system.

Section 2. The Water Department shall not restore or begin water service to the property until the required accessible main water control valve has been installed, inspected by an authorized Water Department employee, and determined to be in proper working condition.

Section 3. The installation, maintenance, repair, and replacement of the main water control valve shall be the sole responsibility and expense of the property owner.

Section 4. The City Administrator and Water Department are authorized and directed to implement the provisions of this ordinance, and the Water Department is authorized to establish inspection procedures necessary to ensure compliance.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers. MRCC
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: William Bracken- Utilities Director
Date: July 1st, 2026
Subject: Ordinance requiring main control valve

Since 1987, the Water Department has enforced a policy adopted by the Board of Public Works requiring that, whenever a property's water service is shut off for repairs, an operational main water control valve must be installed in an easily accessible location before water service is restored.

This requirement helps reduce repeat service calls, particularly during after-hours emergencies and holidays, by allowing property owners or occupants to quickly shut off the water in the event of a leak or other emergency. It also provides a long-term benefit by making future repairs and maintenance safer and more efficient. In addition, this requirement is consistent with the International Plumbing Code.

It was recently brought to our attention that this requirement was adopted as a Board of Public Works policy rather than as a City ordinance. Therefore, we are requesting that the City formally adopt this requirement by ordinance at this time.

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

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI,
STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AND INCREASE
THE CITY'S ANNUAL BUDGET FOR FISCAL YEAR 2027.**

WHEREAS, Section 67.010 of the Revised Statutes of Missouri requires each political subdivision of the State of Missouri ("State") to prepare an annual budget and establishes the requirements for that budget; and

WHEREAS, the City of Sedalia, Missouri ("City"), is a city of the third classification created pursuant to Chapter 77, RSMo, and is a political subdivision of the State of Missouri; and

WHEREAS, the City Council of the City adopted and approved the City's annual budget for Fiscal Year 2027 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 12414 on March 16, 2026, and

WHEREAS, Sections 67.030 and 67.040 authorize and provide a procedure for the City Council to amend the City's annual budget to increase expenditures in any fund; and

WHEREAS, expenses for City's operations for Fiscal Year 2027 have been higher than budgeted, but do not exceed revenues plus the City's unencumbered balance brought forward from previous years; and

WHEREAS, the City Council of the City desire to state the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2027 annual budget.

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

Section 1. Expenditures from the City's Sanitation Fund must be increased by a total of \$30,921.00 above the amount authorized in the adopted annual budget for Fiscal Year 2027. An amendment to increase said budget is necessary for the following facts and reasons:

A. Award of Region F Grant for power to the pulverizer.

Section 2. This Resolution shall take effect immediately upon its execution by the Mayor or otherwise as provided by law.

PASSED by the City Council of the City of Sedalia, Missouri, on August 3, 2026

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, MRCC, City Clerk

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2026-2027
REGARDING REGION F GRANT AWARD - PULVERIZER.**

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

Section 1. The 2026-2027 fiscal year budget beginning April 1, 2026 and ending March 31, 2027 is hereby amended to modify certain budgeted line items as they appear on the attached schedule and made a part hereof as Exhibit A as if fully set out herein.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Exhibit A
City of Sedalia
FY27 Budget Amendment 8/3/2026 Region F Grant - Pulverizer

Account / Description	Current Budget	Change	Amended Budget	Comments
Revenues / Source of Funds				
65-00-430-00 Recycling Grants	-	(26,282.85)	(26,282.85)	Region F Grant Award
Total Revenue Change		<u>(26,282.85)</u>		
Expenditures / Uses of Funds				
65-51-352-01 Land Improvements	-	30,921.00	30,921.00	Pulverizer Power
Total Expenditure Change		<u>30,921.00</u>		
		<u>(4,638.15)</u>		Net Increase (Decrease) in Projected Fund Balance

WEST CENTRAL SOLID WASTE MANAGEMENT DISTRICT F
FINANCIAL ASSISTANCE AGREEMENT

Source of Funding- SB - Solid Waste Management Fund 0570

This agreement is entered into under authority of and subject to pertinent legislation, regulations, and policies applicable to 260.200 through 260.335, RSMo

Grantee Name: City of Sedalia
Applicant Name: Matthew Wirt
Applicant Phone: 660.827.3000
Applicant Email: mwirt@sedalia.com

Project Number: F2027-006
Project Name: Phase 2
Chairperson Name: Susan Crooks
Chairperson Phone: 660.747.7823 x2014

Start Date: 08.01.2026

End Date: 12.31.2027

FUNDING INFORMATION

Amount Requested:	\$ 26,282.85
Board Amount Approved:	\$ 26,282.85
Matching or In-kind Funds:	\$ 4,638.15
Total Budget:	\$ 30,921.00

The recipient agrees to administer these funds in accordance with:

- a. All applicable federal and state laws and regulations including but not limited to RSMO 260.200 through 260.345.
- b. Project Title & Description, Requested Amount, Match/In-Kind Funds & Approved Amount, Special Terms & Conditions, & General Terms & Conditions outlined in grant application.
- c. Purchasing activities will be conducted according to state regulations per Chapter 34, RSMO. & Office of Administration Division of Purchasing & Materials Management.
- d. A "triple-signed" manifest is required on the disposal of any HHW collected.
- e. **Bi-Annual/Annual Status Reports are Mandatory and must be submitted on time according to the dates below unless otherwise discussed with the District Planner.**

Bi-Annual ~ January-June: Report Due By July 15th, July-December: Report Due By January 15th
Annual ~ Report Due By January 15th *needed if an item(s) is valued at 10k or more

Recipient acknowledges that 15% of funds must be retained until the project is completed. If a grantee is late in submitting quarterly or final reports, the board may through a formal written process suspend the grant and reduce the grant award by five percent for each incident. In the case of a grantee not submitting a grant report on time, district staff will notify MoDNR that the grant has been suspended and the grant award is being reduced for failure to comply with grant requirements.

The funding described herein is hereby offered and accepted effectively upon signature of authorized officials.

Recipient Name: Matthew Wirt

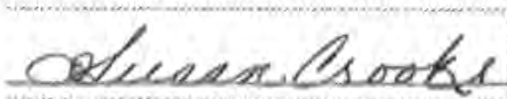
Signature:

Date:

Susan Crooks, Chair, Region F SWMD

Signature:

Date:







Let's Cross Paths

City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

To: Matthew Wirt, Interim City Administrator
Jessica Pyle, Finance Director
Through: Justin Bray, Operations Director
From: Elizabeth Nations, Chief Office Administrator
Date: July 28, 2026
Subject: Budget Amendment for West Central Missouri Solid Waste Management District F Grant
Match Funds for Phase II

The Public Works Operations Division submitted a grant application in May 2025 to the West Central Missouri Solid Waste Management District F to help revitalize the City's recycling efforts to fund the purchase and installation of a commercial grade glass pulverizer. The project cost was estimated to be \$474,140.00. With a limited amount of available grant funds, the District opted to fund the building of the concrete containment walls needed to hold the glass for the pulverizer machine.

In April 2026 the Public Works Operations Division requested authorization to submit a grant application to complete the next phase of the project which would be the installation of an electrical connection to power the pulverizer. The West Central Missouri Solid Waste Management District F received 9 grant applications totaling over \$407,422.29 with funding availability of \$350,000.00. The City's grant application was approved for \$30,921.00-\$26,282.85 grant funds with a \$4,638.15 match.

The Public Works Operations Division is requesting a budget amendment in line item 65-51-352-01 for \$4,638.15 for grant match funds as this was not accounted for in the FY27 budget.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN A RECEIPT AND RELEASE AGREEMENT.

WHEREAS, in 1968, Besse Wittenmeyer executed a Last Will and Testament and Codicil that set aside \$10,000 for the maintenance and care of the Wittenmeyer mausoleum, located in Crown Hill Cemetery, a cemetery of the City of Sedalia; and

WHEREAS, pursuant to 456.4-414. RSMo., the current Trustee has determined that the value of the trust property is insufficient to justify the cost of administration and, after termination of the trust, desires to distribute the remaining funds to the City for the purposes outlined in the Wittenmeyer Last Will and Testament and Codicil.

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 hereby approves and accepts the Release and Receipt Agreement by and between the City of Sedalia and Bank of America, Trustee, in substantially the same form and content as the agreement has been proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute the agreement in substantially the same form and content as the agreement has been proposed.

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

Section 4. 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 3rd day of August, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC City Clerk

WITTENMYER CEMETERY TRUST CREATED BY BESSE S. WITTENMYER

RECEIPT AND RELEASE AGREEMENT

This RECEIPT AND RELEASE (this "Receipt and Release") is made as of _____, 2026, by Crown Hill Cemetery (f.k.a. Mount Moriah Cemetery), through the City of Sedalia, a city of the third class (the "Recipient").

I. Background

A. Besse S. Wittenmyer (the "Settlor") executed that certain Last Will and Testament dated January 19, 1968, as modified by that certain First Codicil dated February 29, 1968 (as modified, the "Will"). A copy of the Will is attached as Exhibit A.

B. Pursuant to Article VI of the Will, certain assets were to be held in trust for the benefit of a mausoleum owned by the Settlor during her lifetime (the "Trust"). Bank of America, N.A. is the current trustee of the Trust (the "Trustee").

C. Pursuant to Article VI of the Will, the Trustee is directed to apply assets of the Trust for the care and maintenance of a mausoleum located in Crown Hill Cemetery, in Sedalia, Missouri (the "Mausoleum").

D. The Trust owns assets with a value equal to \$28,224.01, as of March 31, 2024.

E. The Trustee wishes to make a complete distribution of the remaining assets of the Trust in accordance with Missouri Revised Statute § 456.4-414 (the "Distribution") such that the Recipient may hold such assets for the purposes set forth in the Will, in accordance with Missouri Revised Statute § 214.140.

F. To the extent required by Missouri law, the Trustee has provided notice to any qualified beneficiaries and has determined that the value of the Trust is insufficient to justify the costs of continued administration and that termination of the Trust and distribution of the Trust assets pursuant to Missouri Revised Statute § 456.4-414 is consistent with the purposes of the Trust.

G. Upon the Distribution, the Trustee shall terminate the Trust.

II. Agreement

NOW, THEREFORE, in consideration of the foregoing, the Recipient agrees as follows:

1. Acknowledgement, Waiver, Receipt, and Release.

(a) The Recipient acknowledges that it has examined, or has been given an opportunity to examine and has declined to examine, the Will and a recent statement of the assets of the Trust (collectively, the "Trust Records") attached as Exhibit B, and acknowledges that its review of the Trust Records has been sufficient for the Recipient to enter into this Receipt and Release.

(b) The Recipient waives any further disclosure that might otherwise be required before entering into this Receipt and Release.

(c) The Recipient accepts the Trust Records as correct, waives the filing of any Trust accounting with a court of competent jurisdiction, approves the Trust Records as if such records had been stated in an account confirmed by a court of competent jurisdiction, and acknowledges that the Trust Records are sufficient for the Recipient to waive its right to a formal court review of the Trustee's account.

(d) The Recipient, to its knowledge, agrees that the Trustee has administered the Trust and has terminated the Trust pursuant to the terms of the Will, the Trust, and applicable law.

(e) In accordance with Missouri Revised Statutes §§ 214.140 and 456.4-414, the Recipient agrees to receive the Distribution for maintenance and care of the Mausoleum, as required by the Will.

(f) The Recipient approves and acknowledges delivery of the Distribution.

(g) The Recipient on behalf of itself and its current, former, and future agents, assigns, successors, representatives, administrators, insurers, attorneys, any person under its control, and any person whom it may bind under applicable law and as set forth in this Receipt and Release, to the extent permitted by law, hereby waives, releases, indemnifies, holds harmless, and forever discharges the Trustee, in its corporate and fiduciary capacities; its parents, subsidiaries, and affiliates (including, but not limited to, Bank of America Corporation); and each of its current, former, and future officers, directors, employees, parent companies, subsidiaries, affiliates, divisions, predecessors, successors, administrators, insurers, sureties, assigns, representatives, agents, attorneys, general and limited partners, and independent managers (together, the "Releasees"), from and against any and all claims, demands, losses, actions or causes of action, liabilities, debts, obligations (including taxes of every kind and character), expenses, accountants' fees, attorneys' fees, and all losses and damages of every kind and character whatsoever, whether statutory, legal, equitable, or contractual, which the Recipient had, now have, or claim to have based on any matter or event from the beginning of time through the Effective Date, arising from or relating to, directly or indirectly, the administration of the Trust, the Distribution, and this Receipt and Release (the "Claims").

(h) The parties agree that no party to this Receipt and Release will initiate against any Releasee any legal, equitable, or arbitration proceeding of any nature based on any Claims.

2. Representations.

(a) The terms of this Receipt and Release are fair and equitable and have been accepted voluntarily, and the parties know and understand their rights and the material facts related to this Receipt and Release. The Recipient has reviewed this Receipt and Release and has had full and ample opportunity to consult with counsel of its choosing or such other persons as it may have deemed appropriate, and has either consulted with an attorney or has affirmatively chosen to execute this Receipt and Release without consulting with an attorney.

3. This Receipt and Release shall constitute a release pursuant to Missouri Revised Statute §§ 456.10-1009 and 456.4-414. The requirements of such statute have been satisfied or waived.

4. Governing Law. The validity, construction, and effect of this Receipt and Release shall be determined in accordance with the laws of the State of Missouri.

Date: _____

CROWN HILL CEMETERY

By: _____

Name: _____

Title: _____

Date: _____

TRUSTEE

By: _____

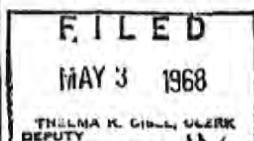
Name: _____

Title: _____

EXHIBIT A

(Will)

CODICIL TO LAST WILL AND TESTAMENT



OF

BESSE S. WITTENMYER

105971

KNOW ALL MEN BY THESE PRESENTS That I, Besse S. Wittenmyer, of the City of Kansas City, County of Jackson, State of Missouri, being of sound and disposing mind and memory, do make, publish and declare this to be my Codicil to my Last Will and Testament, of the 19th day of January, 1968, as follows:

ARTICLE I.

I give, devise and bequeath to the First Baptist Church of Sedalia, Missouri, the sum of One Thousand (\$1,000.00) Dollars.

ARTICLE II.

I give, devise and bequeath to Mr. William Severns the sum of One Thousand (\$1,000.00) Dollars.

ARTICLE III.

I give, devise and bequeath to my loyal and trusted friend, Betty L. Jones, the sum of Five Thousand (\$5,000.00) Dollars.

ARTICLE IV.

The gift contained in Item II of my Last Will and Testament to Adeline Winship of Ten Thousand (\$10,000.00) Dollars is hereby changed, and I give and bequeath to Adeline Winship the sum of Five Thousand (\$5,000.00) Dollars, this being in lieu of, and not in addition to, the provision of Item II of my Last Will and Testament.

ARTICLE V.

The gift contained in Item III of my Last Will and Testament to Frances Jenkins of Five Thousand (\$5,000.00) Dollars is hereby changed, and I give and bequeath to Frances Jenkins the sum of Three Thousand (\$3,000.00) Dollars, this being in lieu of, and not in addition to, the provision of Item III of my Last Will and Testament.

ARTICLE VI.

I further direct, and it is my last will, that the sum of Ten Thousand (\$10,000.00) Dollars, be set aside by the trustee appointed in my Last Will and Testament out of the trust fund therein established and placed as a separate trust fund, at interest by my said trustee, and the interest therefrom used as a permanent fund toward the care and maintenance of the mausoleum which I own in Mount Moriah Cemetery in Sedalia, Missouri. It is my direction and will that my said trustee shall provide for personnel to clean the markers and monuments when necessary, and to place fresh flowers in appropriate and proper style at the grave of my late husband, and at my grave.

I further specifically direct that my body be interred in our family mausoleum in Mount Moriah Cemetery in Sedalia, Missouri.

In all other respects, with the exception of the effect of this Codicil upon those items of my Last Will and Testament herein specifically changed, I wish expressly to ratify my former Last Will and Testament of the 19th of January, 1968.

IN TESTIMONY WHEREOF, I, Besse S. Wittenmyer, have hereunto subscribed my name to this Codicil, and I do declare this to be my Codicil to my Last Will and Testament, under my seal at Kansas City, Missouri, this 29th day of February, 1968.

Besse S. Wittenmyer

The foregoing Codicil was by Besse S. Wittenmyer signed, sealed, published and declared to be her Codicil to her Last Will and Testament, and we, at the same time and at her request and in her presence and in the presence of each other, have subscribed our names as attesting witnesses to said Codicil this 29th day of February, 1968.

Frank Graham

9122 Western Hills

K.C. Mo.

C. Doris Schmidt

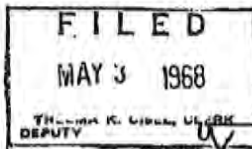
5325 Homestead

Shannon Mission Ks

Mary Rose Davies

5112 Tracy K.C. Mo.

Last Will and Testament



OF

BESSE S. WITTENMEYER

105971

I, Besse S. Wittenmeyer, a resident of Jackson County, Missouri, being of sound and disposing mind and memory, do make, publish and declare this to be my Last Will and Testament, and I hereby revoke all wills and codicils heretofore made by me at any time.

ITEM I.

I direct that all of my just debts, the expenses of my final illness, funeral and burial, be paid by my Executor as soon as practicable after my death, and without the intervention of the Probate Court having jurisdiction over my estate.

ITEM II.

I give and bequeath the sum of Ten Thousand (\$10,000.00) Dollars to my sister-in-law, Adeline Winship, of Casper, Wyoming.

ITEM III.

I give and bequeath the sum of Five Thousand (\$5,000.00) Dollars to my childhood friend, Frances Jenkins.

ITEM IV.

I give and bequeath the sum of Five Thousand (\$5,000.00) Dollars to my employee, Lynn Thompson, in appreciation for his long and loyal service.

ITEM V.

All of the rest, residue and remainder of my property, whether real, personal or mixed, of whatsoever kind and wheresoever situated, of which I may die seized or possessed, or of

which I shall be entitled to dispose at the time of my death (all of such property being hereinafter referred to as my residuary estate), I give, devise and bequeath to the trustee hereinafter named, IN TRUST NEVERTHELESS, for the benefit of my niece, Adele Taggart, of Las Vegas, Nevada, upon the terms and conditions hereinafter set forth:

(a) The trustee shall manage, invest and reinvest the principal of the trust estate, collect the income therefrom and pay over to my said niece, all of the net income of the said trust, not less than quarter-annually, during her life, and upon her death shall pay over and distribute the principal and undistributed income of her trust estate as then constituted, to such of my said niece's children then living in equal shares, either outright or in trust, the children of any deceased child of my said niece to take per stirpes.

If any of the said children of my niece shall not have reached their majority at the death of my said niece, the trust herein established shall continue for the benefit of the said minor children upon the same terms and conditions until the youngest child living at the time of my death shall have attained twenty-one years of age, at which time the trust or trusts herein created will terminate and the trustee shall distribute the principal and income free of the said trust to the said children in equal shares.

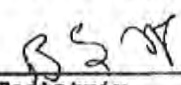
(b) If, upon the termination of the trust or trusts herein created, none of the persons to whom the principal and any undistributed net income of such trust is directed to be distributed is living, the trustee, in lieu of such distribution, shall pay over and distribute the same to the person or persons

to whom, and in the shares and proportions in which, my administrator would have been required to distribute the same had I died intestate, a resident of the State of Missouri and possessed thereof at such time.

(c) Irrespective of anything herein to the contrary,

(1) If, at the time any distribution of my residuary estate is to be made, the beneficiary or beneficiaries of any trust or trusts herein created, to which all or any part of such distribution is directed to be made, shall be entitled to receive from the trustee immediate distribution of the entire principal of such trust, then my executor, instead of making distribution to the trustee, shall distribute the part of my estate which is so distributable to the trust directly to the beneficiary or beneficiaries to whom, and in the same proportions as, the trustee would have been required to distribute the same upon receipt from the executor, and in such case, I hereby give, devise and bequeath such part of my residuary estate accordingly; (2) If, upon the termination of any separate trust created hereunder, any part of the principal thereof shall be distributable to a minor for whose sole benefit the trustee is then holding any part of another share in the trust hereunder, the principal so distributable shall be added to and disposed of as a part of such other trust, subject to all the terms and provisions thereafter pertaining thereto; (3) Whenever any part of the principal of any trust or trusts created hereunder shall become distributable to any children of my said niece during their minority, the trustee shall withhold distribution of such property and invest and reinvest the same, collect the income therefrom and, during the minority of such minor child, apply so much of the net income

Page Three of my Last Will and Testament


Testatrix.

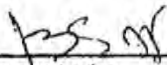
or principal to the care, support, maintenance or education of such minor as the trustee deems necessary or advisable, without the intervention of any guardian or curator, and accumulate, invest and reinvest the balance of such income, if any, until such minor attains the age of twenty-one (21) years, and thereupon pay over to him the unexpended principal and income so withheld. If such minor dies before attaining the age of twenty-one (21) years, all such principal and income shall be paid over to the estate of such minor. The authority conferred upon the trustee by this paragraph shall not operate to suspend or prevent the absolute vesting of any property in such minor. With respect to the administration of any such property, the trustee shall have all the powers, authority and discretion vested in it under the provisions of this will.

ITEM VI.

The provisions herein contained for the distribution of my residuary estate and of each trust or trusts herein created, and of each and every share or part thereof, shall be supplemented by and, when necessary, shall be subject to the following:

(a) If, at any time, in the sole judgment of the trustee, the aggregate of the income and principal payable hereunder and the funds available from all other sources, (1) To my said niece while a beneficiary, shall be insufficient to provide adequately against any emergency which may arise affecting such beneficiary occasioned by ill health, misfortune or otherwise, (2) To any child of my said niece, while a beneficiary, shall be insufficient to provide adequately for the care, support

Page Four of my Last Will and Testament



Testatrix

maintenance, education, comfort and welfare of such child, or for the care, support, maintenance, education, comfort and medical or other attention of any other person dependent upon him; the trustee may pay to or for the benefit of said beneficiary from the principal of any trust estate created or then held for her or his benefit, such amounts as the trustee, in its sole discretion shall deem advisable for such purpose. I intend that the power of invasion herein conferred shall be exercised liberally by the trustee; but the trustee's decision as to the propriety and amount of any payment shall be final and binding upon all beneficiaries hereunder.

(b) Whenever the beneficiary of any trust hereunder shall be under a legal disability, or, in the sole judgment of the trustee shall for any reason be unable to apply any payments which he is entitled to receive hereunder, to his or her own best advantage, the trustee - (1) may make such payment directly to such beneficiary, or to the guardian of his property, or to a person with whom such beneficiary resides at the time of such payment, or may itself apply the same for the benefit of such beneficiary and for the benefit of anyone dependent upon such beneficiary, in such manner as the trustee shall deem best, and the receipt of such guardian or person for any payments so made shall be a full and complete discharge to the trustee with respect to any such payment; and (2) may withhold part or all of such payment (other than principal required to be paid upon termination of any trust in whole or in part), as, in the sole judgment of the trustee, shall exceed the amount needed to provide for the suitable care, support and maintenance, education and welfare of such beneficiary, taking into consideration

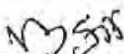
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the needs of anyone dependent upon such beneficiary, and all other funds available to him of which the trustee shall have knowledge; and any income so withheld shall be added to the principal of the trust estate from which it was derived. The decision of the trustee in any such case shall be final and binding upon all beneficiaries hereunder.

(c) To the extent permitted by law, none of the beneficiaries hereunder shall have any power to dispose of or to the charge by way of anticipation, or otherwise, any interest given to such beneficiary; and all sums payable to any beneficiary hereunder shall be free and clear of debts, contracts, alienations and anticipations of such beneficiary, and of all liabilities for levies and attachments and proceedings of any kind at law or in equity and, in the case of a married woman, free from the control of her husband.

(d) The income of the trusts herein created shall accrue from the date of my death and until the trusts are established, I authorize my executor, in his sole and absolute discretion, from time to time and at any time, to pay out of my estate to the respective income beneficiaries of such trust, as advance payments of income, such sum or sums as, in his judgment, are not in excess of the income which such income beneficiaries probably would have been entitled to receive from the said trusts had the same been established, any such sum paid from the principal of my estate, shall be regarded merely as temporary advance to be restored to principal by deducting the same from income otherwise payable to the beneficiary to whom such advance shall have been made, or to the beneficiary or

Page Six of my Last Will and Testament



Testatrix.

beneficiaries next succeeding in interest.

(e) Upon the death of any beneficiary, any accrued, accumulated or unpaid net income which would have been payable to such beneficiary, had such beneficiary lived, shall be paid as income to the beneficiary next succeeding in interest unless otherwise provided herein.

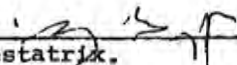
(f) Until the trustee shall have received written notice of any death or other event upon which the right to any payment may depend, the trustee shall incur no liability for any payment made or action taken by it in good faith.

(g) Any trust still in existence on the day twenty-one (21) years after the death of the last to die of all the beneficiaries herein named or described who are living at the date of my death, shall forthwith terminate. The trustee in his uncontrolled discretion may terminate at any time any trust created hereunder which shall have an aggregate principal value of Five Thousand (\$5,000.00) Dollars or less. Upon termination of any trust as herein provided, the trustee shall pay over the trust estate free and clear of any trust to the beneficiaries then entitled to or permitted to receive the income thereof per stirpes.

ITEM VII.

By way of illustration and not of limitation, and in addition to any inherent or implied or statutory powers they may now or hereafter have in either capacity, I hereby expressly authorize and empower the executor with respect to my estate and the trustee with respect to each of the trusts herein created,

Page Seven of my Last Will and Testament

Testatrix. 

in its sole and absolute discretion:

(a) To purchase or authorize acquire and to retain, whether originally a part of my estate or subsequently acquired, any and all stocks, bonds, notes or other securities or any variety of real or personal property, including or interest in investment trusts, and common trust funds, as it may deem advisable, whether such investments be of the character permissible for investment by fiduciaries or not, investments shall be diversified and may be made or retained with a view to a possible increase in value. The executor or trustee may at any time render liquid my estate or the trust estate in whole or in part, and hold cash or readily marketable securities of little or no yield for such period as it may deem advisable.

(b) To sell, lease, pledge, mortgage, transfer, exchange, convert or otherwise dispose of, or grant options with respect to any and all property at any time forming a part of my estate or of the trust estate, in such manner and at such time or times for such purposes, for such prices and upon such terms, credits and conditions as it may deem advisable. Any lease made by the executor or by the trustee may extend beyond the period fixed by law for leases made by fiduciaries and beyond the duration of the trust.

(c) To borrow money from others or from the Westport Bank of Kansas City, in its individual capacity, for any purpose connected with the protection, preservation or improvement of my estate or of the trust estate whenever in its judgment advisable, and as security to mortgage or pledge any real estate or personal property forming a part of the trust estate upon

Page Eight of my Last Will and Testament

Testatrix.

such terms and conditions as it may deem advisable.

(d) To vote in person or by general or limited proxy with respect to any shares of stock or other securities held by it; to consent directly or through a committee or other agent to the reorganization, consolidation, merger, dissolution or liquidation of any corporation in which my estate or the trust estate may have any interest, or to the sale, lease, pledge or mortgage of any property by or to any such corporation, and to make any payments and to take any steps which it may deem necessary or proper to enable it to obtain the benefit of any such transaction.

(e) To exercise all options, rights and privileges to convert stocks, bonds, notes, mortgages or other property into other stocks, bonds, notes, mortgages or other property, to subscribe for additional or other stocks, bonds, notes, mortgages or other property; to make such conversions and subscriptions and to make payments therefor; and to hold such stocks, bonds, notes, mortgages or other property so acquired as investments of the estate or trust.

(f) To complete, extend, modify or renew any loans, notes, bonds, mortgages, contracts, leases or any other obligations which I may own or to which I may be a party, or which may be liens or charges against any of my property, or against my estate, although I may not be liable thereon, in such manner as it may deem advisable; to pay, compromise, compound, adjust, submit to arbitration, sell or release any claims or demands of my estate or the trust against others, or of others against

Page Nine of my Last Will and Testament


Testatrix.

my estate, or the trust estate as it may deem advisable, including the acceptance of deeds of real property in satisfaction of bonds and mortgages, and to make any payments in connection therewith which it may deem advisable.

(g) To hold and retain the principal of my trusts undivided until actual division shall become necessary in order to make distribution; to hold, manage, invest and account for the shares or parts thereof by appropriate entries on the trustee's books of account; and to allocate to each share or part of share its proportionate part of all receipts and expenses; but the carrying of several trusts as one estate shall not defer the vesting in title or in possession of any share or part of share of my estate.

(h) To make any division or distribution of my estate or of the principal of the trust estate in cash or in kind or partly in both, upon the basis of fair market values and to cause any share to be composed of cash, property or undivided fractional shares in property, different and kind from any other share, and for such purpose to determine the market value of any asset of my estate or of the trust estate on the basis of such quotations, evidence, data, or information, as it may deem pertinent or reliable without any limitation whatsoever. Any such decision shall be binding and conclusive upon all persons whomsoever.

(i) To employ agents, attorneys and any other persons whose services may reasonably be required in connection with the administration of the trust from time to time, and to pay reasonable compensation therefor. In addition, the trustee may

refer any legal question to counsel designated herein, and the trustee shall be fully protected for anything done, suffered or omitted to be done in reliance on advice of such counsel.

(j) To pay any and all expenses, costs, fees, taxes, penalties or other charges, and to charge the same against principal or income or partly against principal and partly against income of the whole or any part of my estate or of any trust.

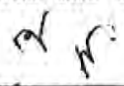
(k) To determine what is principal and what is income of my estate and of any trust, and in its sole and uncontrolled discretion, to allocate or apportion gains and losses realized from the sale or other disposition of any assets as between principal and income except that: (1) In the case of securities purchased at a discount, the entire subsequent sale price or maturity value shall be credited to principal; (2) In the case of securities purchased at a premium, the premium shall be charged against principal without amortizing the same.

(l) To execute and deliver any and all instruments in writing which it may deem advisable to carry out any of the foregoing powers, no person dealing with the executor or trustee shall be obliged to inquire into the validity of any action taken by such executor or trustee or be bound to see to the application of any money or other property paid or delivered to the executor or trustee.

ITEM VIII.

All estate, inheritance, legacy, succession or transfer taxes (including any interest and penalties thereon) imposed by any state or federal law with respect to all

Page Eleven of my Last Will and Testament


Testatrix.

property taxable under such laws, by reason of my death, whether or not such property passes under this my Will, and whether such taxes be payable by my estate or by the recipient of any such property, shall be paid by my executor out of my estate as part of the expense of the administration thereof with no right of reimbursement from any recipient of any such property.

ITEM IX.

In addition to all other powers conferred upon him herein, my executor is expressly authorized and empowered to claim expenses as either income or estate tax deductions when an election is permitted by law, and to make such adjustment of tax between income and principal as it shall deem proper. The decision of the executor shall be binding and conclusive upon all persons.

ITEM X.

If any legatee, devisee or beneficiary shall die simultaneously with me, or under such circumstances as to render it difficult or impossible to determine who predeceased the other, I hereby declare that I shall be deemed to have survived such legatee, devisee or beneficiary and that the provisions of my will shall be construed upon that assumption.

ITEM XI.

I nominate, constitute and appoint William E. Severns executor of this, my Last Will and Testament. Should the said William E. Severns be unwilling or unable or fail to qualify as such executor, I then nominate, constitute and appoint Betty L. Jones as a substitute executrix for this, my Last Will and

Page Twelve of my Last Will and Testament

B E W
Testatrix.

Testament. I nominate, constitute and appoint William E. Severns as trustee of the trusts herein created, but should the said William E. Severns be unable or unwilling to serve, I nominate, constitute and appoint the Westport Bank of Kansas City, Missouri, its successor or successors, by any merger, conversion or consolidation, as trustee of the trusts herein created. I direct that no executor or trustee shall be required to give any bond in any jurisdiction, and that if, notwithstanding this direction, any bond is required by any law, statute or rule of Court, no surety be required thereon.

ITEM XII.

The trustee shall render an account at least once each twelve months to each of the adult or otherwise legally competent beneficiaries, and to the natural or legal guardian, if any, of each minor or otherwise legally incompetent beneficiary then receiving or entitled to receive income from the trust hereunder. The account shall show the receipts, disbursements and distributions of principal and income since the last accounting, and the invested and uninvested principal and the undistributed income on hand at the time of the accounting. If no objection has been made to any accounts so rendered within ninety (90) days after a copy thereof has been deposited in the mail addressed to each person entitled thereto, as herein above provided, each such beneficiary shall be conclusively presumed to have approved or assented to all actions reflected in the account so rendered.

ITEM XIII.

Should it be necessary for a representative of my

Page Thirteen of my Last Will and Testament

B S W

Testatrix.

estate or a trustee of any part thereof to qualify in any jurisdiction, wherein the executor or the corporate trustee named herein cannot or may not desire to qualify as such, then my attorney, hereinafter named, may designate the person or corporation to serve as executor or trustee or both in such other jurisdiction, if at any time any assets shall come into the hands of such substituted executor or trustee or both which legally may be transferred to my said corporate trustee or executor in its or his capacity as such, such assets shall immediately be transferred by such substituted executor or trustee or both. Subject to the above limitations, such substituted executor or trustee or both shall, without giving any security, have all of the rights, powers, privileges and duties, discretionary or otherwise, conferred or imposed upon my executor or trustee, or both, by the provisions of this, my Will.

ITEM XIV.

I hereby certify that prior to the execution hereof, I have requested and received advice and counsel in relation to this, my Last Will and Testament, from my attorney, Thad E. Nugent, who is not under salary from any executor and trustee named herein; and I hereby request and direct that he be retained as attorney to represent my estate in all matters requiring such representation if he survives me.

IN WITNESS WHEREOF, I have subscribed my name to this, my Last Will and Testament, consisting of fifteen typewritten pages, and have placed my initials at the bottom of each page thereof for purposes of identifications this 19th

Page Fourteen of my Last Will and Testament

B S. V.
Testatrix

day of January, 1968.

Besse S. Wittenmeyer
Testatrix.

The foregoing instrument, consisting of fifteen (15) pages, each being initialled in the bottom thereof, signed published and declared by Besse S. Wittenmeyer as and to be her Last Will and Testament, in the presence of us, the undersigned, who, at her instance and request, and in her sight and presence, and in the sight and presence of each other, have hereunder subscribed our names as witnesses thereof.

NAME OF WITNESS

ADDRESS OF WITNESS

Miss Judy Dougherty

6111 40th St. W. W.
Kansas City, Missouri

Harvey L. Farnham

9401 Knox Dr.

Mary M. Shramek

Overland Park, Kansas
9104 Buena Vista
Raice Village Kansas

EXHIBIT B

(Trust Asset Information)

Settlement Date

Trust Operations
PO Box 830269
Dallas, TX 75283

ART
ATTN: TOM CARROLL
[REDACTED]
333 S HOPE ST
LOS ANGELES CA 90071-1406

Account Name: BANK OF AMERICA, N.A.
TRUSTEE
BESSE S WITTENMYER FBO FAMILY
MAUSLEUM, MT MORIAH CEMETERY, NOW
CROWN HILL CEMETERY SEDALIA MO.

Account Number: [REDACTED]

Investment Policy Statement Objective: Balanced

Philanthropic Service Officer: Maria I. Botelho 401.278.6039
Write: Trust Operations
PO Box 830269
Dallas, TX 75283

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04/02 02 525

BANK OF AMERICA 

PRIVATE BANK

Account Statement

This Statement Covers
Jan. 01, 2024 through Mar. 31, 2024

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Messages

Register for Paperless Statements Today! It's convenient, faster and environmentally friendly.
If you already view your statements online, you may also register for paperless statements at www.bankofamerica.com/privatebank.
After login, go to the Statements tab and click Change delivery preferences. Then simply select the eligible statement cycles you wish to suppress from paper delivery.
If you would like to enroll in online access and choose paperless statements, please contact your advisor or call 1.800.878.7878.

Settlement Date



Investment Objectives Descriptions

Your statement lists the current investment Policy Statement ("IPS") portfolio's investment objective of record. The IPS may govern more than one account and each individual account may have different investments that combine to address the overall objective. Investment objectives range from those that are more conservative and have potentially less investment risk and more inflation risk, to those that are more aggressive and have potentially more investment risk and less inflation risk. The investment objective may be listed as shown below. If no IPS objective is listed then this statement may include accounts from more than one IPS or may include accounts that are not being managed together. Please consult with your Portfolio Manager if you have any questions.

Conservative

All Fixed Income. This objective emphasizes current income generation. Due to its focus on fixed income securities, and other appropriate asset classes, general stability of principal value should be obtained, but is not guaranteed.

Current Income. This objective focuses on current income generation with a modest potential for capital appreciation. Investments are primarily in fixed income securities, with a modest allocation to equities and, where appropriate, other asset classes.

Moderate

Balanced Income. This objective focuses on current income generation with a secondary focus on capital appreciation through a higher allocation to fixed income than equities and, where appropriate, other asset classes.

Balanced. This objective offers the potential for both current income and capital appreciation, with corresponding allocations to fixed income and equities, and where appropriate, other asset classes.

Balanced Return. This objective focuses on capital appreciation with a secondary focus on current income through a higher allocation to equities than fixed income, and where appropriate, other asset classes.

Balanced Appreciation. This objective focuses on capital appreciation with a potential for current income through a higher allocation to equities than fixed income and, where appropriate, other asset classes.

Aggressive

Appreciation. This objective emphasizes capital appreciation with a modest potential for current income generation. Investments are primarily in equities with a modest allocation to fixed income securities, and where appropriate, other asset classes.

All Equity. This objective emphasizes long term growth and capital appreciation. Due to its focus on equities and other appropriate asset classes, this objective is an aggressive strategy and short term performance may be volatile.

Asset class ranges for each portfolio objective are reviewed regularly and may change over time. If you would like to see the detailed asset allocation targets for your investment objective, or discuss any changes to the objective for this account, please contact any member of the client team listed on page 1 on this statement. From time to time, tactical decisions may result in your actual asset holdings differing from your long term investment objective. For qualified investors, in addition to utilizing cash and equivalents, equities and fixed income investments, other asset classes such as hedge funds, private equity funds, real estate and tangible investments may also be utilized.

In addition to the above objectives, individual client circumstances may dictate a custom investment objective. In such circumstances, the objective may be listed as **Account Considerations**. In addition, other circumstances may result in a specialty objective being used, including **Principal Preservation**, **All Real Estate** or **All Oil and Gas**.

Our goal is to ensure that your accounts are managed according to your current goals and investment objectives. To that end, we invite you to contact your client team if there have been any changes in your financial situation or investment objectives, or if you desire to impose or modify any reasonable restrictions on the management of your accounts.

Settlement Date



PRIVATE BANK

Account Summary

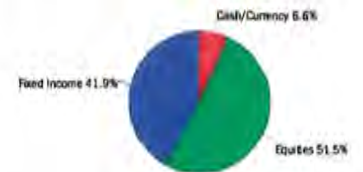
Jan. 01, 2024 through Mar. 31, 2024

Account 5 [REDACTED] TOW WITTENMYER CEMETERY TRUST

Market Value \$28,203.54

Account Activity			Realized Gain/Loss Summary			Income Summary		
Description	Current Period	YTD Since 01/02/24	Description	Current Period	Fiscal YTD	Description	Current Period	YTD since 01/02/24
Beginning Market Value	\$27,296.51	\$27,296.51	Short-term	\$0.00	\$0.00	Dividends - Taxable	\$120.72	\$120.72
Income	143.17	143.17	Long-term	-153.05	-153.05	Interest - Taxable	22.45	22.45
Bank Fees	-82.16	-82.16	Net Total	-\$153.05	-\$153.05	Total Income	\$143.17	\$143.17
Change in Market Value	846.02	846.02						
Ending Market Value	\$28,203.54	\$28,203.54						
Change in Account Value	907.03	907.03						
Accrued Income	20.47	20.47						
Ending Value + Accrued Income	\$28,224.01	\$28,224.01						

Portfolio Allocation						
Description	Market Value	Tax Cost	Unrealized Gain/Loss	Accrued Income	Estimated Annual Income	Current Yield
Cash/Currency	\$1,852.63	\$1,852.63	\$0.00	\$8.11	\$97.06	5.23%
Equities	14,545.99	12,341.96	2,204.03	0.00	236.43	1.62
Fixed Income	11,804.92	12,952.93	-1,148.01	12.36	473.50	4.01
Total Assets	\$28,203.54	\$27,147.52	\$1,056.02	\$20.47	\$806.99	2.86%
Total	\$28,203.54	\$27,147.52	\$1,056.02	\$20.47	\$806.99	



The amounts shown throughout this statement should not be used in the preparation of tax documents. Detail specifying taxable nature of income will be provided with year-end tax documentation. Please consult your tax advisor.

04/02 02 525

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Account Summary

Jan. 01, 2024 through Mar. 31, 2024

Account: [REDACTED] TUW WITTENMYER CEMETERY TRUST

Cash Summary

	<i>Current Period</i>		<i>YTD Since 01/02/24</i>	
	<i>Income Cash</i>	<i>Principal Cash</i>	<i>Income Cash</i>	<i>Principal Cash</i>
Beginning Value	\$0.00	\$0.00	\$0.00	\$0.00
Income	143.17	0.00	143.17	0.00
Bank Fees	-41.08	-41.08	-41.08	-41.08
Purchases	0.00	-1,394.61	0.00	-1,394.61
Sales and Maturities	0.00	1,514.14	0.00	1,514.14
Net Automated Money Market Transactions	-102.09	-78.45	-102.09	-78.45
Ending Value	\$0.00	\$0.00	\$0.00	\$0.00

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Portfolio Analysis

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Portfolio Summary by Asset Class

Description	Market Value	% of Account	% of Sector	Tax Cost	Estimated Annual Income	Current Yield
Cash/Currency						
Cash Equivalents	\$1,852.63	6.6%	100.0%	\$1,852.63	\$97.06	5.23%
Total Cash/Currency	\$1,852.63	6.6%	100.0%	\$1,852.63	\$97.06	5.23%
Equities						
U.S. Large Cap	\$6,261.90	22.2%	43.0%	\$4,411.32	\$62.28	0.99%
U.S. Mid Cap	3,248.18	11.5	22.3	3,011.52	48.73	1.50
U.S. Small Cap	1,878.84	6.7	12.9	1,807.60	24.13	1.28
International Developed	1,842.00	6.5	12.7	1,700.55	58.50	3.17
Emerging Markets	1,315.07	4.7	9.0	1,410.97	42.79	3.25
Total Equities	\$14,545.99	51.6%	100.0%	\$12,341.96	\$236.43	1.62%
Fixed Income						
Investment Grade Taxable	\$8,410.81	29.8%	71.2%	\$9,305.12	\$318.15	3.78%
International Developed Bonds	3,394.11	12.0	28.8	3,647.81	155.35	4.57
Total Fixed Income	\$11,804.92	41.9%	100.0%	\$12,952.93	\$473.50	4.01%
Total Assets	\$28,203.54	100.0%		\$27,147.52	\$806.99	2.86%
Total	\$28,203.54			\$27,147.52	\$806.99	

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Portfolio Analysis

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Equities - Summary by Business Sector

<i>Sector</i>	<i>Market Value</i>	<i>% of Equities</i>	<i>% of S&P 500</i>
Consumer Discretionary	\$0.00	0.0%	10.3%
Consumer Staples	0.00	0.0	6.0
Energy	0.00	0.0	3.9
Financials	0.00	0.0	13.2
Health Care	0.00	0.0	12.4
Industrials	0.00	0.0	8.8
Information Technology	0.00	0.0	29.6
Materials	0.00	0.0	2.3
Real Estate	0.00	0.0	2.3
Telecommunications Services	0.00	0.0	9.0
Utilities	0.00	0.0	2.2
Other Equities	14,545.99	100.0	0.0
Total Equities	\$14,545.99	100.0%	100.0%

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Portfolio Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Units	Description	CUSIP Sector (2)	Market Value/ Market Price	% of Total	Tax Cost/ Average Unit Cost	Unrealized Gain/Loss	Accrued Income	Estimated Annual Income	Cur Yld/ YTM
Cash/Currency									
Cash Equivalents									
1,450.450	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT (home investment)	994458719	\$1,450.45 1.000	5.1%	\$1,450.45 1.000	\$0.00	\$6.30	\$75.99	5.23%
402.180	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT	994458719	402.18 1.000	1.4	402.18 1.000	0.00	1.81	21.07	5.23
Total Cash Equivalents			\$1,852.63	6.6%	\$1,852.63	\$0.00	\$8.11	\$97.06	5.23%
Total Cash/Currency			\$1,852.63	6.6%	\$1,852.63	\$0.00	\$8.11	\$97.06	5.23%

Equities

(2) Industry Sector Codes CND = Consumer Discretionary FIN = Financials IFT = Information Technology RE = Real Estate
 CNS = Consumer Staples HEA = Health Care MAT = Materials TEL = Telecommunication Services
 ENR = Energy IND = Industrials OEQ = Other Equities UTL = Utilities

U.S. Large Cap

96.155	J.P. MORGAN U.S. LARGE CAP CORE PLUS FUND CL R6 Ticker: JUPXX	481290803 OEQ	\$1,935.80 20.130	6.9%	\$2,081.66 21.648	-\$146.06	\$0.00	\$4.57	0.23%
9.000	VANGUARD 500 INDEX FUND SIS ETF Ticker: VOO	922908363 OEQ	4,326.30 480.700	15.3	2,329.66 258.851	1,996.64	0.00	57.71	1.33
Total U.S. Large Cap			\$6,261.90	22.2%	\$4,411.32	\$1,850.58	\$0.00	\$62.28	0.99%

U.S. Mid Cap

13.000	VANGUARD MID-CAP ETF Ticker: VO	922908629 OEQ	\$3,248.18 249.860	11.5%	\$3,011.52 231.655	\$236.66	\$0.00	\$48.73	1.50%
Total U.S. Mid Cap			\$3,248.18	11.5%	\$3,011.52	\$236.66	\$0.00	\$48.73	1.50%

Settlement Date

BANK OF AMERICA

PRIVATE BANK

Portfolio Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: TUW WITTENMYER CEMETERY TRUST

Units	Description	CUSIP Sector (2)	Market Value/ Market Price	% of Total	Tax Cost/ Average Unit Cost	Unrealized Gain/Loss	Accrued Income	Estimated Annual Income	Cur Yld/ YTM
Equities (cont)									
U.S. Small Cap									
17,000	ISHARES CORE S&P SMALL CAP ETF Ticker: IIR	464287804 OEQ	\$1,878.84 110.520	6.7%	\$1,807.60 106.329	\$71.24	\$0.00	\$24.13	1.28%
Total U.S. Small Cap			\$1,878.84	6.7%	\$1,807.60	\$71.24	\$0.00	\$24.13	1.28%
International Developed									
9,000	ISHARES EDGE MSCJ MIN VOL EAFE ETF Ticker: EFAV	464298689 OEQ	\$637.92 70.880	2.3%	\$514.75 57.194	\$123.17	\$0.00	\$19.19	3.00%
24,000	VANGUARD FTSE DEVELOPED MARKETS ETF Ticker: VEA	921943858 OEQ	1,204.08 50.170	4.3	1,185.80 49.408	1828	0.00	39.31	3.26
Total International Developed			\$1,842.00	6.5%	\$1,700.55	\$141.45	\$0.00	\$58.50	3.17%
Emerging Markets									
7,000	ISHARES EDGE MSCJ MIN VOL EMERGING MARKETS ETF Ticker: EEMV	464286533 OEQ	\$396.13 56.590	1.4%	\$356.69 50.956	\$39.44	\$0.00	\$10.72	2.70%
22,000	VANGUARD FTSE EMERGING MARKETS ETF Ticker: VWO	922042858 OEQ	918.94 41.770	3.3	1,054.28 47.922	-135.34	0.00	32.07	3.49
Total Emerging Markets			\$1,315.07	4.7%	\$1,410.97	-\$95.90	\$0.00	\$42.79	3.25%
Total Equities			\$14,546.99	51.6%	\$12,341.96	\$2,204.03	\$0.00	\$236.43	1.62%
Fixed Income									
Investment Grade Taxable									
47,000	ISHARES CORE U.S. AGGREGATE BOND ETF Moodys: NR S&P: NR	464287226	\$4,603.18 97.940	16.3%	\$4,831.36 102.795	\$228.18	\$0.00	\$152.58	3.31%

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Portfolio Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Units	Description	CUSIP Sector (2)	Market Value/ Market Price	% of Total	Tax Cost/ Average Unit Cost	Unrealized Gain/Loss	Accrued Income	Estimated Annual Income	Cur Yld/ YTM
Fixed Income (cont)									
Investment Grade Taxable (cont)									
450.075	METROPOLITAN WEST TOTAL RETURN BOND FD CLP	592905764	3,807.63 8.460	13.5	4,473.76 9.940	-666.13	12.36	165.57	4.34
Total Investment Grade Taxable			\$8,410.81	29.8%	\$9,305.12	-\$894.31	\$12.36	\$318.15	3.78%
International Developed Bonds									
69.000	VANGUARD TOTAL INTERNATL BOND ETF Moody's: NR S&P: NR	922034407	\$3,394.11 49.190	12.0%	\$3,647.81 52.867	-\$253.70	\$0.00	\$155.35	4.57%
Total International Developed Bonds			\$3,394.11	12.0%	\$3,647.81	-\$253.70	\$0.00	\$155.35	4.57%
Total Fixed Income			\$11,804.92	41.9%	\$12,952.93	-\$1,148.01	\$12.36	\$473.50	4.01%
Total Portfolio			\$28,203.54	100%	\$27,147.52	\$1,056.02	\$20.47	\$806.99	2.86%

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Activity Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Date	Description	Income Cash	Principal Cash	Tax Cost	Short-term Realized Gain/Loss	Long-term Realized Gain/Loss
Income						
Dividends - Taxable						
01/02/24	METROPOLITAN WEST TOTAL RETURN BOND FD CL P INCOME FOR MONTH ENDED 12/31/23	\$14.03				
02/01/24	METROPOLITAN WEST TOTAL RETURN BOND FD CL P INCOME FOR MONTH ENDED 01/31/24	13.91				
02/06/24	VANGUARD TOTAL INTERNATL BOND ETF DIV .0859 A SHARE ON 68.000	5.84				
02/07/24	ISHARES CORE U.S. AGGREGATE BOND ETF DIV .2932 A SHARE ON 53.000	15.54				
03/04/24	METROPOLITAN WEST TOTAL RETURN BOND FD CL P INCOME FOR MONTH ENDED 02/29/24	12.25				
03/06/24	VANGUARD TOTAL INTERNATL BOND ETF DIV .0851 A SHARE ON 69.000	5.87				
03/07/24	ISHARES CORE U.S. AGGREGATE BOND ETF DIV .2862 A SHARE ON 47.000	13.45				
03/20/24	VANGUARD FTSE DEVELOPED MARKETS ETF DIV .2865 A SHARE ON 24.000	6.88				
03/20/24	VANGUARD FTSE EMERGING MARKETS ETF DIV .0385 A SHARE ON 22.000	0.85				
03/26/24	VANGUARD MID-CAP ETF DIV .9735 A SHARE ON 13.000	12.66				

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Activity Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Date	Description	Income Cash	Principal Cash	Tax Cost	Short-term Realized Gain/Loss	Long-term Realized Gain/Loss
Income (cont)						
Dividends - Taxable (cont)						
03/27/24	ISHARES CORE S&P SMALL CAP ETF DIV .3262 A SHARE ON 17.000	5.55				
03/27/24	VANGUARD 500 INDEX FUND SHS ETF DIV 1.5429 A SHARE ON 9.000	13.89				
Total Dividends - Taxable		\$120.72	\$0.00	\$0.00	\$0.00	\$0.00
Interest - Taxable						
01/02/24	BANK OF AMERICA TEMPORARY OVERNIGHT DEPOSIT INCOME FOR MONTH ENDED 12/31/23	\$0.08				
01/02/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT INCOME FOR MONTH ENDED 12/31/23	5.36				
01/02/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT INCOME FOR MONTH ENDED 12/31/23	1.01				
02/01/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT INCOME FOR MONTH ENDED 01/31/24	6.05				
02/01/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT INCOME FOR MONTH ENDED 01/31/24	1.95				
03/01/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT INCOME FOR MONTH ENDED 02/29/24	5.75				

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Activity Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Date	Description	Income Cash	Principal Cash	Tax Cost	Short-term Realized Gain/Loss	Long-term Realized Gain/Loss
Income (cont)						
Interest - Taxable (cont)						
03/01/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT INCOME FOR MONTH ENDED 02/29/24	2.25				
	Total Interest - Taxable	\$22.45	\$0.00	\$0.00	\$0.00	\$0.00
	Total Income	\$143.17	\$0.00	\$0.00	\$0.00	\$0.00
Bank Fees						
03/29/24	FEES PROCESSED THROUGH 03/29/24	-\$41.08				
03/29/24	FEES PROCESSED THROUGH 03/29/24		-\$41.08			
	Total Bank Fees	-\$41.08	-\$41.08	\$0.00	\$0.00	\$0.00
Purchases						
01/12/24	JP MORGAN U.S. LARGE CAP CORE PLUS FUND CL R6 MUTUAL FUND AGENT PURCHASE 6.962 UNITS @ 17.7894		-\$123.85	\$123.85		
01/12/24	METROPOLITAN WEST TOTAL RETURN BOND FD CL P MUTUAL FUND AGENT PURCHASE 8.169 UNITS @ 8.5702		-\$70.01	70.01		
01/16/24	ISHARES CORE U.S. AGGREGATE BOND ETF J.P. MORGAN SECURITIES INC. 01/11 PURC 1.00 SHR @ 98.5300000 MISC .00 COMM .00		-\$98.53	98.53		

Settlement Date

BANK OF AMERICA 
PRIVATE BANK

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

Activity Detail
Jan. 01, 2024 through Mar. 31, 2024

<i>Date</i>	<i>Description</i>	<i>Income Cash</i>	<i>Principal Cash</i>	<i>Tax Cost</i>	<i>Short-term Realized Gain/Loss</i>	<i>Long-term Realized Gain/Loss</i>
Purchases (cont)						
01/16/24	VANGUARD TOTAL INTERNATL BOND ETF J.P. MORGAN SECURITIES INC. 01/11 PURC 4.00 SHR @ 49.0100000 MISC .00 COMM .00		-196.04	196.04		
02/21/24	METROPOLITAN WEST TOTAL RETURN BOND FD CL P MUTUAL FUND AGENT PURCHASE 13.138 UNITS @ 8.4000		-110.36	110.36		
02/22/24	ISHARES CORE S&P SMALL CAP ETF UBS SECURITIES LLC 02/20 PURC 7.00 SHR @ 106.715000 MISC .00 COMM .00		-747.01	747.01		
02/22/24	VANGUARD TOTAL INTERNATL BOND ETF UBS SECURITIES LLC 02/20 PURC 1.00 SHR @ 48.8116000 MISC .00 COMM .00		-48.81	48.81		
Total Purchases		\$0.00	-\$1,394.61	\$1,394.61	\$0.00	\$0.00
Sales And Maturities						
01/16/24	ISHARES CORE S&P SMALL CAP ETF J.P. MORGAN SECURITIES INC. 01/11 SALE 1.00 SHR @ 104.770000 MISC .00 COMM .00		\$104.77	-\$108.98		-\$4.21

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Activity Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: [REDACTED] TUW WITTENMYER CEMETERY TRUST

Date	Description	Income Cash	Principal Cash	Tax Cost	Short-term Realized Gain/Loss	Long-term Realized Gain/Loss
Sales And Maturities (cont)						
01/16/24	VANGUARD 500 INDEX FUND SHS ETF UBS SECURITIES LLC 01/11 SALE 1.00 SHR @ 438.940000 MISC .00 COMM .00		438.94	-404.44		34.50
01/16/24	VANGUARD MID-CAP ETF J.P. MORGAN SECURITIES INC. 01/11 SALE 1.00 SHR @ 230.260000 MISC .00 COMM .00		230.26	-241.10		-10.84
02/21/24	JP MORGAN U.S. LARGE CAP CORE PLUS FUND CL R6 MUTUAL FUND AGENT PROCEEDS REDEMPTION 5.741 UNITS @ 18.8085		107.98	-161.60		-53.62
02/22/24	ISHARES CORE U.S. AGGREGATE BOND ETF UBS SECURITIES LLC 02/20 SALE 6.00 SHR @ 97.3250000 MISC .00 COMM .00		583.95	-699.48		-115.53
02/22/24	VANGUARD FTSE DEVELOPED MARKETS ETF JEFFERIES & COMPANY 02/20 SALE 1.00 SHR @ 48.2450000 MISC .00 COMM .00		48.24	-51.59		-3.35
Total Sales And Maturities		\$0.00	\$1,514.14	-\$1,667.19	\$0.00	-\$153.05
Net Automated Money Market Transactions						
01/31/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT MONEY MARKET PURCHASE	-\$6.83		\$6.83		

Settlement Date

BANK OF AMERICA 

PRIVATE BANK

Activity Detail

Jan. 01, 2024 through Mar. 31, 2024

Account: XXXXXXXXXX TUW WITTENMYER CEMETERY TRUST

<i>Date</i>	<i>Description</i>	<i>Income Cash</i>	<i>Principal Cash</i>	<i>Tax Cost</i>	<i>Short-term Realized Gain/Loss</i>	<i>Long-term Realized Gain/Loss</i>
Net Automated Money Market Transactions (cont)						
01/31/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT MONEY MARKET PURCHASE		-271.89	271.89		
02/29/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT MONEY MARKET PURCHASE	-29.68		29.68		
02/29/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT MONEY MARKET SALE		179.62	-179.62		
03/29/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT MONEY MARKET PURCHASE	-65.58		65.58		
03/29/24	BANK OF AMERICA MONEY MARKET SAVINGS ACCOUNT MONEY MARKET SALE		13.82	-13.82		
Total Net Automated Money Market Transactions		-\$102.09	-\$78.45	\$180.54	\$0.00	\$0.00

Settlement Date

BANK OF AMERICA 
PRIVATE BANK

Important Disclosures
Jan. 01, 2024 through Mar. 31, 2024

Account  TUW WITTENMYER CEMETERY TRUST

Be sure to read these important disclosures. They may impact your understanding of this account statement and your rights with respect to the account.

Statement Content Disclosure

This statement was prepared to provide you with a detailed record of information for the period covered by this report. The gain/loss and income figures presented are preliminary and approximate and should not be used for tax preparation. Estimated annual income may differ from actual income received and should not be used for tax preparation. If you have any questions regarding this statement or your account, please call your client team.

Assets for which the Bank has Limited or No Responsibility

This statement may include assets that are not held and not managed by Bank of America. Assets that are not held and not managed by Bank of America are listed solely for the convenience of the client. Bank of America has no responsibility to manage, maintain, safekeep, monitor or value such assets.

This statement may also include other assets for which Bank of America has limited or no management responsibility and/or no valuation responsibility pursuant to the terms of the governing document, or client agreements or directions.

Real Property, Closely Held Businesses and Oil, Gas and Mineral Interest

Market Values for any Real Property and Closely Held Business Investments are approximations based on periodic appraisals, assessments or common practices for these types of assets. Such values are updated at intervals set in accordance with our procedures and may differ from a value derived today by the same method. Market values for any Oil, Gas and Mineral Interests are calculated from the most recent 12 months' net income from producing interests and include a nominal value for non producing properties. These market values should not be used or relied on for transactional, tax or any purposes other than general information.

Auction Rate Securities Notice

To holders of Auction Rate Securities: Due to continuing unprecedented conditions in the Auction Rate Securities market, the pricing of Auction Rate Securities as reflected on your statement may not be indicative of readily available pricing if you desired to and could liquidate these holdings. Additionally, some Auction Rate Securities may not be priced and will reflect a valuation of unavailable or zero. Thus, these securities will not be included in the account's market valuation total.

Common Trust Funds and Collective Investment Fund Disclosure

If you are a participant in a Bank of America Common Trust Fund or Collective Investment Fund, a full copy of the most recent audited annual report is available upon request without charge. Unaudited interim reports of Bank of America Common Trust Fund or Collective Investment Fund asset holdings are also available periodically without charge upon reasonable request. Please contact your client team for a copy.

Compliance with Applicable Laws

You may not use your account or relationship to the firm to process transactions that are prohibited by law, including, but not limited to, restricted transactions prohibited by the Unlawful Internet Gambling Enforcement Act of 2006.

NYSE Specialist Disclosure

Bank of America, N.A. is associated with a NYSE Specialist, which may make a market in a security referenced herein. The Specialist may have a "long" or "short" inventory position and, as a result of being a market maker, may be on the opposite side of transactions on the Floor of the NYSE in such security.

Disclosures continue on the following page

Page 16 of 18

Settlement Date

BANK OF AMERICA 
PRIVATE BANK

Account: [REDACTED] TUW WITTENMYER CEMETERY TRUST

Important Disclosures
Jan. 01, 2024 through Mar. 31, 2024

Affiliate Disclosures

Affiliates of Bank of America may provide services relating to certain investments in your account. These services may, where appropriate, include underwriting or participating in the syndication of securities purchased for your account and executing brokerage transactions for your account. Bank of America will, where appropriate, invest your account in mutual funds for which affiliates provide investment advice and other services, or in Bank depository vehicles for which the Bank receives a financial benefit. Affiliates are compensated for these services and transactions in accordance with applicable law.

The overall investment activities of Bank of America and its affiliates may limit the investment opportunities for accounts under their management (collectively, the "Accounts") in certain markets in which limitations are imposed by regulators upon the amount of investment by affiliated investors, in the aggregate or in individual issuers. From time to time, the Account's activities also may be restricted because of regulatory restrictions applicable to Bank of America and its affiliates, and/or their internal policies.

Electronic Fund Transfers that are subject to Regulation E under the Electronic Fund Transfer Act:

In case of errors or questions about your electronic fund transfers, contact your Trust Officer, whose name and phone number can be found on the header page of this statement, or telephone us at 1.800.878.7878 or write us at the address below as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared.

Trust Wires

TX1-492-08-30

P.O. Box 830269

Dallas, TX 75283-0269

1. Tell us your name and account number.

2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.

3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Prices and Valuations

While we believe our pricing information to be reliable, we cannot guarantee its accuracy. Pricing information provided for certain thinly traded securities may be stale.

Values on your statement generally are based on estimates obtained from various sources, including third parties, Bank of America or one of its affiliates. In certain cases, third parties may provide prices obtained from Bank of America or one of its affiliates.

Bank of America Temporary Overnight Deposit

If Bank of America Temporary Overnight Deposit is reflected in the Cash Equivalent section of your statement, cash posted to your account after the trading deadline for your selected cash equivalent asset on a business day during the statement period. These balances are automatically swept into a Bank of America deposit account overnight and then are automatically transferred into your selected cash equivalent asset the following business day. If a market value is associated with the Bank of America Temporary Overnight Deposit, this activity occurred on the last business day during the statement period, otherwise market value will be zero.

Disclosures continue on the following page

Page 17 of 18

Settlement Date

BANK OF AMERICA 
PRIVATE BANK

Account: [REDACTED] TUW WITTENMYER CEMETERY TRUST

Important Disclosures
Jan. 01, 2024 through Mar. 31, 2024

Trust Owned Life Insurance Policies

The value shown for Trust Owned life insurance policies is provided for informational purposes only. It is based on the most recent policy statements and/or other relevant documentation received from the issuing companies and has not been updated or independently verified. The value shown is the gross value and does not reflect any potential liabilities, such as surrender charges, loans, or split-dollar liabilities. Copies of the policy statements, which may provide additional information on liabilities, will be mailed to you separately. This disclosure does not apply to Institutional Retirement accounts.

Acceptance of Financial Benefits

Bank of America, N.A. and U.S. Trust of Delaware have financial relationships and offer funds and other investment solutions from third-party investment managers that may pay or reimburse these entities or their affiliates for various costs arising from employee training and educational conferences.

London Interbank Offered Rate (LIBOR)

If you own London Interbank Offered Rate (LIBOR) linked financial products, the cessation of LIBOR and the transition from LIBOR to alternative reference rates such as SOFR or BSBY, may have significant impacts to those financial products, including impacts to their liquidity, value and potential performance. Additional information is available at:

<https://www.privatebank.bankofamerica.com/banking/mark-interest-rate-reflow.html>

Limitation Notice for Trust Accounts

For trusts governed by Missouri law, you have one year from the mailing of this accounting report or other written report to commence a proceeding against the trustee for a claim of breach of trust with respect to any matter disclosed within the report.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AGREEMENTS FOR ON-CALL PUMP MAINTENANCE AND REPAIR SERVICES FOR THE UTILITIES DIVISION.

WHEREAS, The City of Sedalia, Missouri, received agreements from JCI Industries, LLC and FTC Equipment, LLC, for On-Call Pump Maintenance and Repair Services for the Utilities Division; and

WHEREAS, under the attached agreements, the City of Sedalia, Missouri, shall pay various sum and amounts to JCI Industries, LLC and FTC Equipment, LLC, for said services as more fully described in the agreements attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the agreements by and between the City of Sedalia, Missouri, and JCI Industries, LLC and FTC Equipment, LLC, in substantively the same form and content as they have 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 agreements in substantively the same form and content as they have been proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

ATTEST:

Traves Williams, Mayor

Jason S. Myers, MRCC
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: William Bracken- Utilities Director

Date: July 29th, 2026

Subject: On call pump Maintenance and Replacement

The City recently solicited formal bids for on-call pump maintenance and repair services. Bid packets were received from JCI Industries, LLC of Lee's Summit, Missouri, and FTC Equipment, LLC of Kansas City, Missouri. Both firms submitted qualified proposals, have a strong reputation within the industry, and offered comparable pricing.

Staff recommend awarding contracts to both companies. Each firm represents and provides warranty service for different pump manufacturers and equipment brands. Maintaining agreements with both vendors ensures the City has access to authorized warranty service and specialized expertise across a broader range of pump systems. This dual-vendor approach will improve service flexibility, reduce potential downtime, and better support the City's ongoing maintenance and repair needs.

I recommend for Council to approve contracts with JCI Industries, LLC and FTC Equipment, LLC for on-call pump maintenance and repair services.

Thank you for your consideration.

TABULATION OF BIDS

Utilities Division On-Call Pump/Maint/Repair Contract Bid

May 8, 2026 2:00 p.m.

Council Chambers

	FTC Equipment, LLC Attn: Braden Vogt 5238 Winner Road Kansas City, MO 64127	JCI Industries, LLC Attn: Tony Carollo 1161 SE Hamblen Road Lee's Summit, MO 64081
	Price	Price
Shop Labor Rate	\$130.00	\$127.00
Shop Overtime Labor Rate	\$195.00	\$177.00
Shop Emergency Labor Rate	\$195.00	\$228.00
Field Labor Rate	\$130.00	\$177.00
Field Overtime Labor Rate	\$195.00	\$228.00
Field Emergency Labor Rate	\$195.00	\$278.00
Markup Percentage on Replacements	30%	25%
Annual Inflation Adjustment Increase	2%	4%
Bid Bond	Yes	Yes

Request for Bid

The undersigned agrees to furnish all labor, tools, plant equipment, material, and necessary supervision required to construct, remove, install, and complete the work as stipulated in the attached request for price quotes, for a unit cost of:

Shop Labor Rate: \$130.00
Shop Overtime Labor Rate: \$195.00
Shop Emergency Labor Rate: \$195.00
Field Labor Rate: \$130.00
Field Overtime Labor Rate: \$195.00
Field Emergency Labor Rate: \$195.00
Markup Percentage on Replacements: 30%
Annual Inflation Adjustment Increase: 2%
Inventory (Attach)
Equipment Capabilities (Attach)
Company has been in business for 22 years.
U.L. Listed shop?
 Yes
 x No

References: Must provide a minimum of five (5) references of current or previous contracts held with customer name, point of contact, telephone number, email address, and number of years company has retained contract.

The above-mentioned cost pricing shall include all the costs of all labor, overhead, profit, travel to Sedalia Missouri, and all other incidentals required to fulfill the attached requirements.

<u>FTC Equipment, LLC</u>	<u>816-833-7200</u>
Company Name <u>Braden Vogt</u>	Phone Number
Company Representative <u>5238 Winner Rd</u>	
Address <u>Kansas City, MO 64127</u>	
City, State, Zip <u>bradenv@ftcequipment.com</u>	
E-mail	

Request for Bid

The undersigned agrees to furnish all labor, tools, plant equipment, material, and necessary supervision required to construct, remove, install, and complete the work as stipulated in the attached request for price quotes, for a unit cost of:

Shop Labor Rate: \$127.00
Shop Overtime Labor Rate: \$177.00
Shop Emergency Labor Rate: \$228.00
Field Labor Rate: \$177.00
Field Overtime Labor Rate: \$228.00
Field Emergency Labor Rate: \$278.00
Markup Percentage on Replacements: 25%
Annual Inflation Adjustment Increase: 4%
Inventory (Attach)
Equipment Capabilities (Attach)
Company has been in business for 50 years.
U.L. Listed shop?
X Yes
 No

References: Must provide a minimum of five (5) references of current or previous contracts held with customer name, point of contact, telephone number, email address, and number of years company has retained contract.

The above-mentioned cost pricing shall include all the costs of all labor, overhead, profit, travel to Sedalia Missouri, and all other incidentals required to fulfill the attached requirements.

<u>JCI Industries, LLC</u>	<u>816-525-3320</u>
Company Name	Phone Number
<u>Tony Carollo</u>	
Company Representative	
<u>1161 SE Hamblen Road</u>	
Address	
<u>Lee's Summit, MO 64081</u>	
City, State, Zip	
<u>Tony.Carollo@otcindustrial.com</u>	
E-mail	

If awarded the bid, JCI Industries will negotiate in good faith modifications to the City's Terms and Conditions as proposed in the enclosed clarifications/supplemental page.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER ONE FOR STORM DRAINAGE IMPROVEMENTS PROJECT AREA #30.

WHEREAS, the City has received Change Order Number One from S & A Equipment and Builders, LLC for Storm Drainage Improvements Project Area #30 for additional storm drainage box, reduction of proposed storm sewer pipe while raising elevation of new storm pipe and lowering porting of existing sanitary sewer services to provide necessary separation between utilities; and

WHEREAS, under the change order, the City of Sedalia shall pay the sum and amount of Nineteen Thousand One Hundred Thirty-seven Dollars and Eighteen Cents (\$19,137.18) to S & A Equipment and Builders, LLC as more fully described in the proposed change order Number One attached 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 S & A Equipment and Builders, 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 change order Number One 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 Number One after it has been executed by the parties or their duly authorized representatives.

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

Read One 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 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

ATTEST:

Traves Williams, Mayor

Jason S. Myers, MRCC
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
Through: William Bracken, Utilities Director
From: Jeremy Stone, Public Works Project Manager
Date: July 29, 2026
Subject: 2021-181F Storm Drainage Improvements Project Area 30-Change Order #1

Background

The Public Works Department requests approval of Change Order No. 1 for Project No. 2021-181F, Storm Drainage Improvements – Project Area 30.

During construction, the contractor encountered an existing sanitary sewer main and associated service lines that were significantly shallower than indicated in the design information. This unforeseen field condition created a conflict with the proposed storm drainage improvements and required modifications to the project to avoid utility conflicts while maintaining the functionality of both systems.

After consultation with the project design engineer, the recommended solution included:

- Installation of one additional storm drainage junction box;
- Reduction of the proposed storm sewer pipe size from 30-inch and 24-inch pipe to 18-inch pipe where appropriate while raising elevation of new storm pipe; and
- Lowering a portion of the existing sanitary sewer services to provide the necessary separation between utilities.

Financial Impact

The total cost of Change Order No. 1 is \$19,137.18, increasing the construction contract from \$499,560.34 to \$518,697.52.

Of the total change order amount, \$12,852.00 is attributable to lowering the existing sanitary sewer and will be funded from the Water Pollution Control (WPC) budget. The remaining change order costs are associated with the modifications to the storm drainage system and will be funded through the project's existing storm drainage budget.

Recommendation

The Public Works Department recommends approval of Change Order No. 1 for Project No. 2021-181F, Storm Drainage Improvements – Project Area 30, in the amount of \$19,137.18, resulting in a revised contract amount of \$518,697.52. Approval of this change order will allow the project to proceed while addressing the unforeseen utility conflict and maintaining the integrity and functionality of both the storm drainage and sanitary sewer systems.

Thank you for your consideration.

CHANGE ORDER

SHEET NO. (1) OF 1

SEQUENCE NO.: Change Order # 001

TO S&A EQUIPMENT & BUILDERS LLC CONTRACTOR

PROJECT NO: 2021-181F

YOU ARE HEREBY DIRECTED TO MAKE THE FOLLOWING CHANGES FROM THE CONTRACT

1. DESCRIPTION AND REASON FOR CHANGE: (ATTACH SUPPLEMENTAL SHEETS IF REQUIRED)

2. ESTIMATE OF COST OF WORK AFFECTED BY THIS CHANGE ORDER.

(A) EST LINE NO.	(B) ITEM NO.	(C) ITEM DESCRIPTION	(D) UNITS PREVIOUSLY PROVIDED FOR	(E) UNITS TO BE CONSTRUCTED	(F) UNITS OVERRUN, UNDERRUN, CONTINGENT	(G) CONTRACT OR AGREED UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT
(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
N/A	N/A	4X4 JUNCTION BOX	Ø	1	1	N/A	\$4,650-	4,650-
N/A	N/A	18" POLYPROPYLENE	Ø	987'	987'	N/A	\$65,457.84	65,457.84
17	17	24" POLYPROPYLENE	733'	Ø	-733'	68.32	-50,041.91	-50,041.91
18	18	30" POLYPROPYLENE	254'	Ø	-254'	74.60	-18,948.40	-18,948.40
N/A	N/A	24" RETURN RESTOCK	Ø	Ø	Ø	Ø	5,167.65	5,167.65
N/A	N/A	RELOCATION OF SANITARY SEWER	Ø	4	4	Ø	12,852-	12,852-
							19,137.18	

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

1. CONTRACT AMOUNT	499,560.34	4. COMMENTS:
2. OVERRUN THIS ORDER (H-I)	19,137.18	COR SUBMITTED PER EMAIL JEREMY DATED 07.24.2026
3. OVERRUN PREVIOUS (LINES 4 ON PREV. ORDERS)	Ø	
4. TOTAL OVERRUN TO DATE (2 + 3)	19,137.18	
5. TOTAL (1 + 4)	518,697.52	

THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO.

OWNER'S SIGNATURE

DATE

M. Laram
CONTRACTOR'S SIGNATURE

7-24-2026

DATE

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE PURCHASE OF AN ANIMAL BOX FOR THE SEDALIA ANIMAL SHELTER.

WHEREAS, The City of Sedalia, Missouri, received a bid from Jackson Creek Manufacturing, Inc., for the purchase of one 2026 Stainless Steel Animal Box compatible with Ford F250 8 Ft. Bed for the Sedalia Animal Shelter; and

WHEREAS, under the attached bid, the City of Sedalia, Missouri, shall pay the following sum and amount of Forty-eight Thousand One Hundred Eighty-five Dollars (\$48,185.00) to Jackson Creek Manufacturing, Inc., for said Animal Box as more fully described in the bid attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the bid by and between the City of Sedalia, Missouri, and Jackson Creek Manufacturing, 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 bid 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 bid after it has been executed by the parties or their duly authorized representatives.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 3rd day of August 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of August 2026.

ATTEST:

Traves Williams, Mayor

Jason S. Myers, MRCC
City Clerk

Tabulation of Bids
Animal Box Purchase
June 5, 2026 2:00 p.m.
City Clerk's Office

	Jackson Creek Mfg., INC P.O. Box 37, Denton, NC 27239
Total Proposed Cost	\$48,185.00
Cost - Delivery	\$2,350.00
Make & Model	JCM Model SSCMD17
Delivery	120-150 Days ARO
<u>Manufacturer Warranty</u>	3 year/36,000 miles
Extended Warranty	None listed
Meet Specs	Yes, except platform running boards and front wheel well liner
Additional Charges	Yes; Fuel surcharge on delivery if National Diesel Average more than \$4.50/gallon

BID FORM
1-2026 Stainless Steel Animal Box compatible with Ford F250 8 ft bed

DUE DATE: June 5, 2026 at 2:00 p.m. CST.

This bid covers a package consisting of one (1) Ford F250 series truck with Factory 8ft bed delete for The City of Sedalia Animal Services Department as specified:

TOTAL PROPOSED COST OF BID	<u>\$48,185.00</u>
COST FOR DELIVERY TO SEDALIA, MO	<u>\$2350.00</u>
MAKE & MODEL OF PROPOSED ANIMAL BOX	<u>JCM Model SSCMD17</u>
PROPOSED DELIVERY OF THE VEHICLE	<u>120-150 Days ARO</u>
MANUFACTURER WARRANTY ON BOX	<u>3 year/36,000 miles</u>

IS EXTENDED WARRANTY AVAILABLE, IF YES, DESCRIBE BELOW THE WARRANTY AVAILABLE, COST AND LIMITATIONS:

DOES YOUR BID MEET ALL THE SPECIFICATIONS LISTED EXCEPT THOSE YOU HAVE NOTED IN THE ATTACHED BID CHECKLIST? X YES NO

ARE THERE ADDITIONAL CHARGES NOT LISTED IN YOUR BID? (IF THE ANSWER IS YES, PLEASE SPECIFY BELOW).

Fuel Surcharge on Delivery if National Diesel Average is more than \$4.50/gallon

LIST ANY ATTACHED INFORMATION SUCH AS: PICTURES/BROCHURES OF THE PROPOSED SYSTEM, TYPES OF SPECIAL FEATURES NOT CONSIDERED, AND OTHER INFORMATION ON THIS PROPOSAL. Included (same unit as previously purchased from us in 2022)

Bidding Company: Jackson Creek Mfg., Inc.

Bidding Agent: Warren Brown

Address: P.O. Box 37, Denton, NC 27239

Date: 05/26/26 Phone: 336-859-4561

Agent's Signature:  Date: 05/26/26

The front of the envelope must clearly be marked: 2026 Animal Box Purchase Animal Services Animal Services

Mail To: City of Sedalia,
Office of the City Clerk
200 S. Osage Avenue
Sedalia, MO 65301

Jackson Creek Manufacturing Inc.

P.O. Box 37
318 Klopman Mill Rd.
Denton, NC 27239-7795

Quote

Date	Quote #
6/5/2026	14593

Name / Address
Sedalia Animal Control 2420 S. New York Ave. Sedalia, MO 65301

Ship To

Terms	Rep	Project
Net 30	WB	

Item	Description	Qty	Cost	Total
SSCMD17	Stainless Steel Chassis Mount Deluxe Animal Control Truck Body; All aluminum framework prevents rusting and reduces weight; Insulation on roof, floor, end wall and divider walls; stainless steel interior and exterior; Side compartment lift allows large animals to be ground loaded reducing the need for physical lifting; Exterior doors have heavy duty locking stainless steel slam latches keyed alike with gas struts to hold door open and operable louver panels; Interior safety door with catch-pole slot; 12-volt high output exhaust fan; AC/Heat (ties in to truck system, requires R134A system) with controls in cab of truck; Storage compartment on each side at rear of unit (includes carpeted shelves); Rear Lift Gate with large storage area; All compartments have floor drains, all animal compartments have removable heavy rubber floor mats; rear bumper built into unit; side skirts to bottom of body line with clear lights; stainless steel hinges and latches; All lights are LED lights; lighting includes interior lights in all animal compartments, all DOT required lighting, rear scene lights, rear directional arrow bar light, top rear strobe light; roof rack; interior temperature monitor with digital read-out in truck cab ***Requires Factory Rear Camera to meet Federal Standards****	1	42,735.00	42,735.00T
Install CM	Mounting on 2026 Ford F250 with factory 8' bed	1	1,300.00	1,300.00T
Misc. Stainless Sa...	Installation of SSCMD unit Removal of factory bed (JCM retains); rework rear camera, fuel filler neck, wiring, etc.	1	1,800.00	1,800.00T
Shipping	Delivery of completed Truck/Body to Sedalia, MO (subject to fuel surcharge if National Diesel Average is above \$4.50/gallon)	1	2,350.00	2,350.00T
			Total	

Jackson Creek Manufacturing Inc.

P.O. Box 37

318 Klopman Mill Rd.

Denton, NC 27239-7795

Quote

Date	Quote #
6/5/2026	14593

Name / Address
Sedalia Animal Control 2420 S. New York Ave. Sedalia, MO 65301

Ship To

Terms	Rep	Project
Net 30	WB	

Item	Description	Qty	Cost	Total
	Quote is Valid for 30 (Thirty) Days ***Estimated Completion 120 - 150 (One Hundred Twenty- One Hundred Fifty) Days ARO*** ***If truck is not received within 60 days of completion of body, payment of one half will be required, remainder due when truck is completed and delivered*** Jackson Creek Mfg., Inc. P.O. Box 37 Denton, NC 27239 PH# 888.221.7823 Contact: Warren Brown, wbrown@jacksoncreekmfg.com *****Jackson Creek Mfg., Inc. is a NATM certified trailer manufacturer***** *****All Truck Body Installations Meet FMVSS 111 Requirements***** Out-of-state sale, exempt from sales tax		0.00%	0.00
Total				\$48,185.00



City of Sedalia - Community Development Mid-Year Construction Reveiw

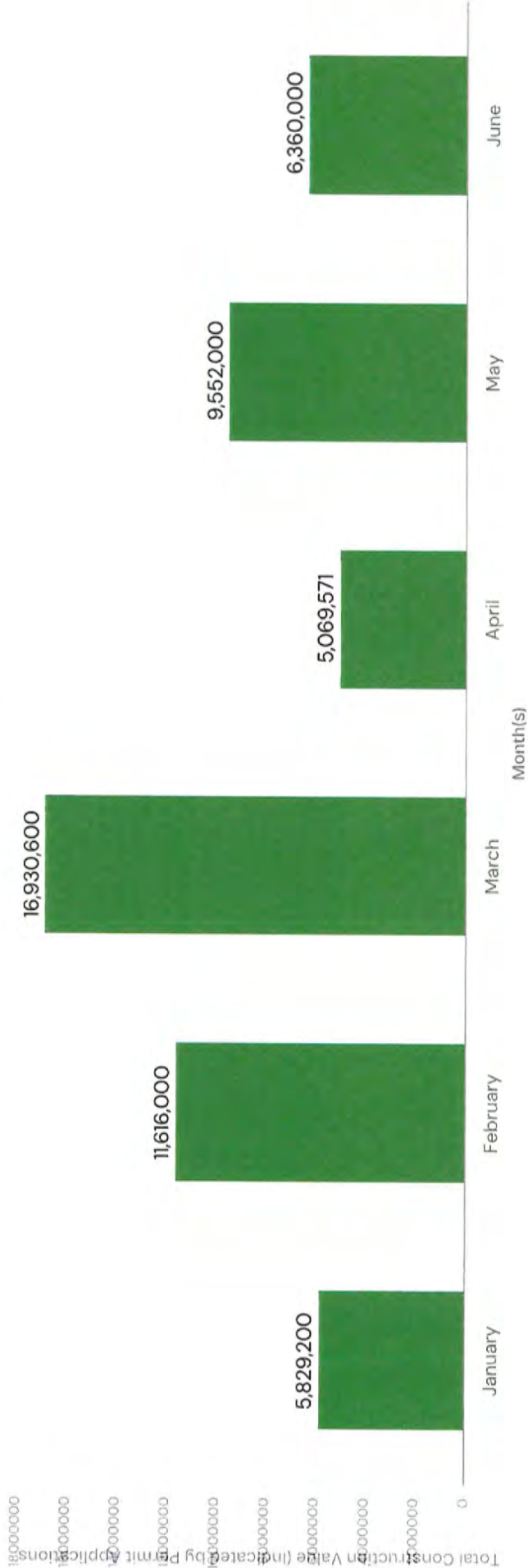
A comprehensive review of building department permits, construction value, and active development in the pipeline.

Dimitrius Maduros
Chief Building Official

Construction Value - \$55M from January to June.

Tracking the steady rise in total permits and the resulting \$55M in community construction value.

Total Construction Costs YTD of 2026



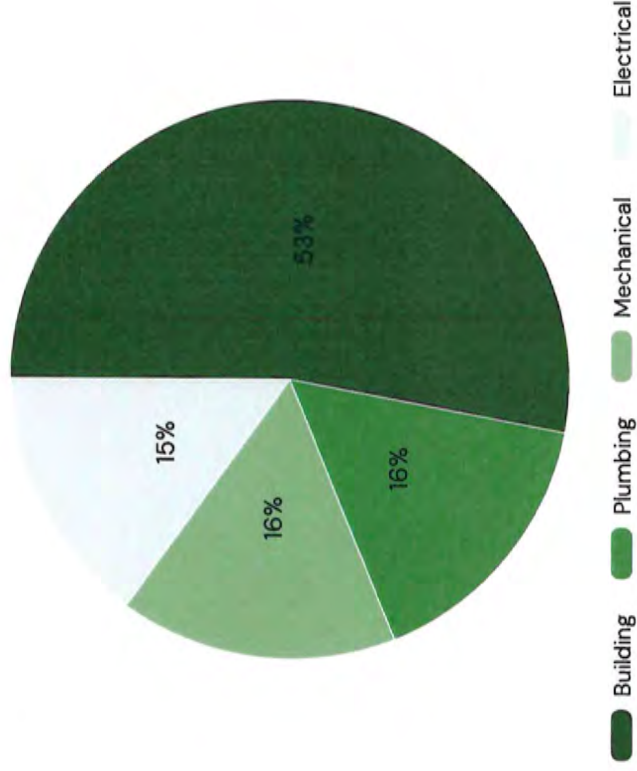
Building permits account for 53% of department activity

Breakdown between technical trades and building structural development.

Development Highlights

- Commercial additions and repairs alone, drove a \$6.9M impact in February.
- Electrical permits make up 15% of all permits issued and represent \$5.7M in Construction value.
- Mechanical & Plumbing permits make up a combined 32% of all permits issued and represent \$3.5M in Construction value.
- High-volume residential Repairs, Alterations and Remodels: 65 in April, 51 in May and 65 in June.
- 34 sign permits in Q1 & Q2 - Consistent with growth and care of new / existing businesses.

Permits by Trade (YTD)



Active Pipeline: 60+ Residential & Commercial Projects

Key construction milestones defining Sedalia's commercial and residential landscape midway through 2026.

Sector	Notable Active Projects	Key Developers
--------	-------------------------	----------------

Commercial	Chick-Fil-A, Quik-Trip, 7-Brew	Zernco Inc., Quik-Trip Corp., Kinetic Design & Development
Municipal	SFD Fire Station, SFD Fire Training Center, Sedalia Bowling Alley	City of Sedalia, Nabholz Construction
Residential	44+ Active New Single Family Homes/Duplexes	Expert Construction, Genesis Build Co, Premium Homes
Institutional	Boys & Girls Club, SFCC Concession	State Fair Community College, Preferred Construction

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI, ACCEPTING AND SUPPORTING THE ROOF REPAIR PROJECT AND USE OF SEDALIA REDEVELOPMENT CORPORATION FUNDS FOR THE LINCOLN HUBBARD BUILDING.

WHEREAS, the Sedalia Redevelopment Corporation received a request from MACO Management Co., Inc. dba Sedalia Housing Associates, LP for the use of Chapter 353 funds in the amount of \$59,700.00 for repairs to the flat roof of the Historic Lincoln Hubbard Building; and

WHEREAS, the Sedalia Redevelopment Corporation met Monday, July 27, 2026, to review said request; said Sedalia Redevelopment Corporation recommended increasing the amount of funds for the project to \$65,000.00 with any unused portion of funds being reimbursed to the Sedalia Redevelopment Corporation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sedalia, Missouri:

Section 1. that the Council hereby accepts and supports the use of Sedalia Redevelopment Corporation funds for the roof repair project at the Historic Lincoln Hubbard Building more fully described in the proposed request attached hereto and incorporated herein.

Section 2. that the funds shall be utilized only after MACO Management Co., Inc. and the City enter into an agreement regarding the use of such funds.

PASSED by the Council of the City of Sedalia, Missouri, this 3rd day of August, 2026.

Presiding Officer of the Council

ATTEST:

Jason S. Myers, MRCC
City Clerk



MACO Management Co., Inc.

SEDALIA HOUSING ASSOCIATES, LP

LINCOLN HUBBARD

711 N. Osage

Sedalia, MO 65301

July 14, 2026

RE: 353 Redevelopment Fund

To Whom it May Concern,

I serve as the General Manager for Maco Management, located in Malden, Missouri. Maco specializes in the development and professional management of affordable housing communities.

In 2007, Maco Development purchased the historic Lincoln Hubbard building in Sedalia from the Lincoln Hubbard Alumni Association and undertook its complete renovation. The restored property now provides 39 affordable Senior apartments, along with an office, exercise room, library, and a community gathering space in the old school gymnasium. The building also preserves an important part of Sedalia's history through the restoration of the original piano and scoreboard, as well as a museum that displays memorabilia from the school's legacy. For your reference I have enclosed several articles documenting the redevelopment of this historic property.

To ensure these apartments remain affordable for seniors, this property operates on a very limited budget and narrow cash flow. While this allows us to keep rents as low as possible, it also leaves little capacity to fund significant capital improvements when they become necessary. At this time, the building requires repairs to its flat roof at an estimated cost of \$59,700. Unfortunately, the property's operating funds are insufficient to cover the cost of these essential repairs.

We respectfully request that the City consider providing financial assistance through its 353 Redevelopment Fund to help complete this project. This support would preserve a historic landmark while ensuring that affordable housing remains available to the seniors of Sedalia who depend on it.

Thank you for your time and thoughtful consideration of this request. We appreciate your commitment to preserving affordable housing and the historic character of our community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sheila Calvert", is written over a horizontal line.

Sheila Calvert, HCCP, TCS

General Manager, MACO Management Company, Inc.

MACO Management Co., Inc.
1708 N. Douglass Street
Malden, Missouri 63863

Phone: (573) 448-3000
Fax: (573) 234-4354

"This institution is an equal opportunity provider and employer."





LINCOLN HUBBARD APARTMENT ROOF

APR 29, 2026

William@TrustYourRoof.com
(816) 806-3294

MACO

711 N Osage
Sedalia, MO
65301
breanna.hallock@macocompanies.com



INTRODUCTION

Dear Breanna Hallock,

Thank you for considering Trusted Roofing for your commercial roofing and exterior needs.

We understand that your commercial property is a significant asset, crucial to the operations and success of your business. That's why we are committed to providing you with the highest quality service and materials to ensure the longevity and durability of your roof.

At Trusted Roofing, we pride ourselves on our reputation for excellence and customer satisfaction. With over 40 combined years of experience in the commercial roofing and construction industry, our team of skilled professionals is dedicated to delivering superior craftsmanship and attention to detail on every project. We use only the best materials from top manufacturers, ensuring that your roof will withstand the elements and contribute to the overall value and appeal of your property.

Enclosed, you will find a detailed estimate for your project. We have tailored this proposal to meet the specific needs and requirements of your commercial property, and we are confident that you will find our pricing competitive and our service exceptional. Transparent communication is one of our core values, and we are here to answer any questions you may have about the estimate or the roofing process. Please feel free to reach out to us at (816) 806-3294 or William@TrustYourRoof.com at your convenience. We would also be happy to schedule a meeting to discuss the estimate in detail and address any particular needs or concerns you might have.

Thank you once again for considering Trusted Roofing. We look forward to the opportunity to work with you and provide a roofing solution that meets your needs and exceeds your expectations.

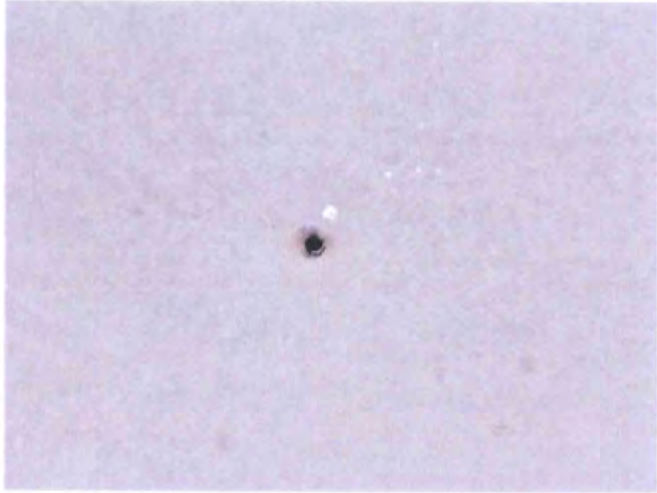
Warm regards,

William Coe
Trusted Roofing
TrustYourRoof.com

After the storm, it's the Trusted service that counts.



INSPECTION & ARCHITECTURAL REVIEW





ESTIMATE

Description	Line total
Roof	
Roof Replacement	\$29,700.00
Remove entire section of roof that is holding water by the gym windows. Install tapered ISO and EPDM to provide slope away from the building and into the drain that goes to the other roof. (Price increase from last estimate due to material increases on June 1st)	
Coping Metal	\$20,200.00
Remove all coping metal around the perimeter of the building. The coping metal that is currently on the roof is extremely thin, is allowing water to penetrate the roof in certain areas, and is too small on the sides. This is the cause of a couple of the leaks as well as the problems with the EPDM on many of the walls. (Price increase from last estimate due to material increases on June 1st)	
Repairs	\$9,800.00
Fix EPDM on walls that is no longer attached to the wall. After EPDM is pulled back, any framing members found to be damaged, deteriorated, disintegrated, or otherwise unsuitable for reuse will be removed and replaced with new materials of like kind and quality to restore the structural integrity of the parapet wall. Change out the flashings that are not designed for flat roof applications.	
Estimate subtotal	\$59,700.00
Total	\$59,700.00

Estimate to replace framing is only for the areas where the EPDM is currently coming off of the wall. If more areas are found when replacing the coping metal, change orders will be needed.

AUTHORIZATION PAGE

Estimate

\$59,700.00

Name: Breanna Hallock

Address: 711 N Osage, Sedalia, MO

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

Customer Comments / Notes

Breanna Hallock:

Date:

TERMS & CONDITIONS - RETAIL

ADDITIONAL TERMS AND CONDITIONS

1. Agreed Price. The fullest of all monies as specified by the agreed price does not include any extras such as carpentry repairs or any other repairs not specified in this agreement or not covered by the agreed price that are necessary to complete the repair or replacement process as required by local building codes unless explicitly agreed upon in writing by both parties.

2. Materials. All materials provided by the company will be standard stock materials unless otherwise specified and will match existing materials within reasonable tolerances as to color, texture, design, ect. Notwithstanding the foregoing, other products and materials may be substituted for equivalent products due to availability, with prior written consent of the homeowner. Customer acknowledges and accepts a minimum of a 2-day charge for all drying water extraction and dehumidification equipment provided by Trusted Roofing LLC. All excess materials remain the property of the company.

3. Access to the property. The prices and terms of the company's estimate and this agreement are based upon completion of the work during normal work hours and customer agrees to provide company access to customer's property as required for completion of the work. Customers will be responsible if any interruption of company's work results from customers' failure to provide reasonable access to the acts of negligence of others not under the company's direction. Company shall not be responsible for damage arising from delay due to inclement weather, fire, delay in shipments, or delivery of materials or any causes beyond the company's control. Customer agrees that customer's electricity and water will be available to company's personnel during the course of the work. Customers will also furnish at its expense single phase 220 volt 50 amp electrical service in certain situations. Company shall not be responsible for protection of customer's property, except to provide that protection which is specifically called for under the specifications provided by this agreement, or cases of negligence or misconduct on part of the company. Customer also agrees to remove, store and or protect property during the company's work. Customers will manage and be responsible for protection of all vehicles and property that could be damaged due to the company's work.

4. Job completion. Job completion shall be the date on which Company's work is substantially finished as distinguished from the date of customer acceptance therefore or the date of Company's last item of work at the property, whichever is earliest. Customer's failure to make prompt payment shall entitle the company on forty-eight (48) hours written notice to stop work. The agreed price shall be increased by the company's reasonable costs to stop the project and or resume work. In the event a customer chooses not to pay for work, an individual line item or a trade, customer releases the company of its obligation for performance of that component with regard to the integrity of the building system as a whole.

5. Limited Warranty. A written limited warranty may be offered on workmanship and materials provided pursuant to this agreement on the terms and conditions reflected in any written limited warranty materials provided at the time of the sale. If the company is not paid in full in accordance with this agreement all such warranties are null and voided.

6. Past Due Amounts. Customers agree to pay a service charge of 8% per annum on all balances 30 days or more past due. Customer also agrees to pay for all collection costs including employee time and expense and all attorney's fees

I acknowledge that I have read and understand this page. Initials: _____

and cost the company incurs in either collection of and or protection of its interest in customer's past due account or performance of this agreement.

7. Liability. Company is not responsible for damage or loss caused in whole or in part by: the acts or omissions of other parties, trades or contractors, lighting, gale force winds (+50mph), hailstorm, ice damage, ice dams (caused by thawing and freezing of ice, water or snow), hurricanes, tornados, earthquakes or other unusual phenomena of the element, structural conditions of parapet walls, copings, chimneys, skylights, vents, supports or parts of the building, vapor condensation beneath the roof, penetrations for pitch boxes, erosion, cracking and porosity of mortar and brick, dry rot, stoppage of roof drains and gutters, penetrations of the roof beneath by rising fasteners of any type, inadequate drainage, slope or other conditions beyond the control of company which causes ponding or standing water, termites or other insects, rodents or other animals, fire, or harmful chemicals oils acids and the like that come into contact with customer's roof and causes a leak or otherwise damage customer's roof. If the customer's roof fails to maintain a watertight condition because of damage by reason of any of the foregoing any applicable written limited warranty shall immediately become null and void for the balance of its term. Notwithstanding the foregoing Company shall not be responsible for damages to any area of the property upon which company responsible for minor scratching or denting of gutters, oil droplets in driveways, hairline fractures in concrete, damage to flowers or landscaping or minor broken branches on trees, plants, or shrubbery. In no event shall the company be responsible for any type of damage resulting from vibrations, including but not limited to interior drywall damage, nail pops or disconnection of chimney flues, air ducts, ventilation shafts, exhaust vents, furnace vents or sewer vents. With regards to the foregoing customer agreeing to hold company harmless in connection with work described, the customer understands and agrees that the company shall have no responsibilities for damage of any kind to persons or personal property occurring after job completion. Company shall not be responsible for rework required as a result of the acts or errors of third parties not affiliated with the company.

8. Indemnification: The homeowner agrees to indemnify and hold the contractor harmless from any claims, damages, or liabilities arising out of the homeowner's breach of the agreement or negligence.

9. Change Orders: Any changes to the scope of work shall be documented in a written change order, signed by both parties, and may result in additional costs and/or time extensions, as determined by the Contractor, to cover the additional work or materials required.

10. Dispute Resolution: Any disputes arising out of or related to this agreement shall first be attempted to be resolved through mediation. If mediation is unsuccessful, the dispute shall be resolved through binding arbitration in the state where the property is located. The jurisdiction and venue for any legal actions shall be in the state and county where the property is located, and the agreement shall be governed by and construed in accordance with the laws of that state.

11. Insurance Requirements: Contractor and any subcontractors shall maintain general liability insurance and workers' compensation insurance. Contractor shall provide proof of such insurance for both Contractor and any subcontractors to the homeowner upon request.

12. Permits and Compliance: Contractor shall obtain all necessary permits related to their work, unless otherwise agreed upon in writing by both parties and ensure that all work performed by Contractor complies with local building codes and regulations.

13. Termination Clause: Either party may terminate this agreement for cause upon giving written notice to the other party of a material breach of this agreement, provided the breaching party does not cure such breach within ten (10) days of receipt of such notice. Either party may terminate this agreement for convenience upon giving thirty (30) days written notice to the other party. In the event of termination for convenience, the homeowner shall pay the contractor for all work performed, any materials ordered or work scheduled in anticipation of the project up to the date of

I acknowledge that I have read and understand this page. Initials:

termination, and any additional costs incurred by the contractor as a result of the termination.

14. Force Majeure: Neither party shall be liable for any delays or failure in performance due to events beyond their reasonable control, unless such delay or failure could have been prevented by reasonable precautions or alternative sourcing, including but not limited to acts of God, natural disasters, war, terrorism, labor disputes, or supply chain disruptions.

15. Safety and Clean-Up: Contractor shall maintain a safe work environment and shall make reasonable efforts to clean up and dispose of all debris in their work area at the end of each workday and upon completion of the work, leaving their work area in a neat and safe condition.

16. Confidentiality: Both parties agree to keep confidential any sensitive information exchanged between them during the project and for a period of five years following the completion of the project, except as required by law or court order.

17. Liens. Should default be made in payment of this agreement, specifically if the customer fails to make payment within 30 days of receiving the invoice, a lien will be placed on the property and charges will be added from the date of substantial completion at the lesser of 1.5% per month or the maximum rate allowed by law. If placed in the hands of an attorney for collection, customers will pay attorney and legal fees allowed by applicable law.

NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, R.S.M.O. (MISSOURI) OR CHAPTER 60, K.S.A. (KANSAS). TO AVOID THIS RESULT YOU MUST ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIAL TWICE.

18. Social Media and Website Content Provision: The Homeowner(s) hereby grant Trusted Roofing LLC, its agents, and employees, the irrevocable and unrestricted right to capture, use, publish, and distribute photographs or video images of the Homeowner(s)' property, including the exterior and interior portions involved in the contracted work, for editorial, trade, advertising, social media, website content, or any other purpose and in any manner or medium; and to alter the same without restriction. The Homeowner(s) hereby release Trusted Roofing LLC and its legal representatives from all claims and liability relating to said photographs or video images. Trusted Roofing LLC has the right to use before-and-after photographs for marketing purposes, with the homeowner's prior written consent, provided that such use does not disclose any sensitive or private information about the homeowner or the property.

19. Entire agreement. The agreement constitutes the entire agreement and understanding of company and customer relating to all of the subject matter hereof and supersedes all prior agreements arrangements and understandings written or oral between the parties concerning such subject matter. ANY REPRESENTATIONS, STATEMENTS, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS AGREEMENT, OR MADE IN WRITING PURSUANT THERETO, ARE AGREED TO BE INVALID AND NOT RELIED UPON BY EITHER PARTY UNLESS EXPRESSLY INCLUDED IN A WRITTEN AMENDMENT TO THIS AGREEMENT SIGNED BY BOTH PARTIES.

20. Notice of Cancellation. The customer may cancel this agreement within three (3) business days after the date on the agreement. After this period, this agreement can only be canceled with the written mutual agreement of both parties, and the customer will compensate Trusted Roofing LLC for any work performed or materials ordered up to the date of cancellation.

THE TERMS ON THIS AGREEMENT HEREOF ARE SPECIFICALLY AGREED TO AND INCORPORATED HEREIN

I acknowledge that I have read and understand this page. Initials: _____

*****KANSAS ONLY*****

KANSAS NOTICE OF CANCELLATION

(date of transaction)

(Property Address)

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE

IF YOU CANCEL, ANY PROPERTY TRADED IN ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE REFUNDED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITIONS AS WHEN RECEIVED, ANY PROPERTY DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH TO COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE PROPERTY AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE PROPERTY AVAILABLE TO THE SELLER, AND IF THE SELLER DOES NOT PICK SUCH PROPERTY UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE PROPERTY WITHOUT ANY FURTHER OBLIGATION.

IF YOU FAIL TO MAKE THE PROPERTY AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE PROPERTY TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM.

TO: TRUSTED ROOFING LLC

AT: 115 SE GREEN STREET, LEES SUMMIT, MO 64063

NOT LATER THAN MIDNIGHT OF _____ (INSERT THIRD BUSINESS DAY FOLLOWING DATE OF TRANSACTION)

I HEREBY CANCEL THIS TRANSACTION.

(BUYER'S SIGNATURE)

(DATE)

(BUYER'S PRINTED NAME)

I acknowledge that I have read and understand this page. Initials: _____

Lincoln Hubbard complex ready for renters

Sarah Nail
June 5, 2009 - 11:38PM

Jean Carter will soon live in the school she attended as a youngster.

Renovations to the high school built in 1928 at 721 N. Osage Ave. are completed and the Lincoln Hubbard Apartments are open.

"It looks like a fancy hotel," said manager Celina Flores.

Carter, 66, is excited about making her alma mater her home. Carter, who lives in Boonville, attended school at Lincoln School and Hubbard High School — named in honor of the principal for 41 years, C.C. Hubbard — until integration.

[CLICK HERE](#) for a slideshow of the Lincoln Hubbard Apartments

"I never thought I'd be this excited to move home to Sedalia," she said.

Carter had told her sister she wanted to see the apartments when they were completed because she might think about moving back to Sedalia.

"Then, once I saw them — oh, God, they're beautiful," she said.

Memories of school days flooded Carter's mind as she toured the apartments. Carter tried to remember which classrooms occupied the existing apartments. She will rent apartment 101, which used to be the library and principal's office.

Carter liked how the gym and stage were turned into a common room, but still have elements from the old days, such as the scoreboard used at basketball games. Framed black-and-white photos of students and staff are used as decorations throughout the building, a museum of trophies and other artifacts is being assembled in the apartment building and the school floor was refinished.

"Being African-American, it (the school) was part of our heritage, and a lot of people didn't want to see it torn down," Carter said. "I'm glad it was able to go this way."

Flores thinks one of the most impressive features is the community room that occupies the former gym and the stage, which has been walled up but has the existing frame. The plan is to hang curtains on each side and install a projector to show movies on the stage wall. A piano from the school will also find a home in the common room, where sitting areas and tables and chairs are provided for visiting. Also, board games are provided in the community room and in other sitting areas throughout the apartment building. Two

Lincoln Hubbard complex ready for renters

computers in a small room are available for residents' use, as well as a large community kitchen for special occasions.

"It's not just your house or your apartment; you have community if you want, too," Flores said. "If not, you can go back to your room. It's whatever you want."

The school's balcony remains and overlooks the community room. An exercise room with treadmills and stationary bicycles and a library share the balcony space. A courtyard with a gazebo are available for residents' outdoor enjoyment.

MACO Development Co. purchased the property from the Lincoln-Hubbard Alumni Association and began renovating the building in November 2007.

Hubbard High School was connected to Lincoln School, built in 1911. Lincoln School was demolished in 1988. An addition to the apartments was built atop the ground where Lincoln School stood. The two apartment buildings are connected by a glass-covered walkway.

Each apartment has a washer and dryer, refrigerator, dish washer and stove. There are 13 apartments in the school building and 26 in the addition.

Rent for apartments is \$350 a month for one bedroom and \$400 a month for two bedrooms. There are nine one-bedroom units and 30 two-bedroom apartments. Residents must be older than 55 and have an annual income of less than \$21,000 for a single person or \$24,000 for a two-income household.

Seven apartments are spoken for, but Flores has seen increased interest in rental applications.

"A lot of people are still thinking we're still under construction," she said.

Several people have wandered in to take a look at the renovations. Flores said many are former students of the school who use cell phones to take photos of the improvements to send friends.

"They cannot believe it," Flores said.

Lincoln-Hubbard conversion on display this weekend

By Susan Noel

2009-08-03 17:12:39

Former students of the Lincoln-Hubbard School will see the conversion of their alma mater into senior apartments as part of their reunion activities.

The Lincoln-Hubbard Senior Community is hosting an open house from noon to 2 p.m. Friday at the apartments, 711 N. Osage Ave. The event, which is open to the public, includes door prizes, a performance by a quartet and food.

Belva Morney, vice president of the Lincoln-Hubbard reunion committee, is a resident of the apartments.

"I think they are going to be really excited to see Lincoln-Hubbard preserved as apartments," Morney said of the reaction of her former classmates upon seeing the renovations. Seeing the apartments could prompt interest from other former students in becoming residents, Morney said.

"Some people may be getting ready to retire and come back home," she said.

The open house will kick off the festivities for the reunion of all Hubbard School students. A reunion is hosted every three years. The 2006 reunion saw a turnout of about 250 people.

Other activities throughout the three-day reunion include a dance on Friday night, scholarship and memorial breakfast on Saturday morning and a banquet, class pictures and dance on Saturday night. On Sunday, the reunion will conclude with a picnic in Hubbard Park.

Former Lincoln-Hubbard students view renovated schoolhouse for the first time

Sedalia Democrat

2009-08-07 22:44:21

The past met the present as former students of Lincoln-Hubbard School saw the renovations of their alma mater for the first time.

"It's beautiful," was repeated by the former students who toured the Lincoln Hubbard Apartments during an open house Friday afternoon.

The event coincided with the all-school reunion, which occurs every three years.

"I never thought I'd see this," said Ray Parks, 76, of St. Louis. "I didn't think it would be rebuilt."

The high school, built in 1928 at 721 N. Osage Ave., was in a dilapidated state before it was purchased by MACO Development Co., which renovated the building into apartments for residents older than 55.

About 200 people attended the open house. Jeff McCormick, general manager of MACO, said the company wanted to coordinate the event with the reunion to give alumni a chance to see how the old school was renovated.

"I think the turnout today shows the support the community has given this project," he said.

Hubbard High School was connected to Lincoln School, built in 1911. Lincoln School was demolished in 1988. An addition to the apartments was built atop the ground where Lincoln School stood. The two apartment buildings are connected by a glass-covered walkway.

The gym and stage were turned into a common room, but still have elements from the old days, such as the scoreboard used at basketball games. Framed black-and-white photos of students and staff are used as decorations throughout the building and a museum displays trophies, photographs and other memorabilia. The existing school floor was refinished.

"I love it," said Debbie Johnson Newbill, who was a member of the final class to graduate from Hubbard in 1967. "I love the whole transition. I love the memories. I'm glad I could get my children to come see it."

Newbill could point to markings on the floor in a hallway where lockers were placed and where the principal's office and English and math classrooms were located.

Newbill's daughter, Caroline, 27, was enjoying the open house as well.

"It's cool," Caroline said. "I love watching my parents and seeing it through their eyes, and my aunts and uncles seeing it too. It's amazing. The only thing I wish was that my grandparents were here to see it."

Class of 1961 graduate Barbara Bell walked with friends through the hallways trying to remember the old building. She used a cloth to blot the tears from her eyes.

"I warms my heart," Bell said of the renovations.

Former students pointed out their younger selves in old class photographs in the museum. Don Bell, Barbara's husband, pointed out that the museum used to be the site of a men's restroom.

"It's outstanding," Don Bell, of Bossier City, La., said of the renovations. "'It's just hard to believe this was the old Hubbard School."

A large portrait of C.C. Hubbard, a principal who served for 41 years, was included in the museum. Former students remembered Hubbard as a strict principal who took education seriously. Hubbard's portrait hung at the entrance of the original school and student thought his eyes followed them down the halls from the painting.

The renovations brought back memories for 1933 graduate Marjorie White Turner, 92, of Cleveland.

"I think of the beautiful things people taught us," she said.

Lincoln - Hubbard Apartments, Sedalia, Missouri





HOW IT USED TO BE

BY SARAH MAIL
THE SEDALIA DEMOCRAT

The wide hallways of C.C. Hubbard High School probably look the same, but behind doorways, classrooms have converted to bedrooms.

The gymnasium is in the midst of becoming a common room with a big-screen television, comfy couches, and tables and chairs ready for a card game. A balcony overlooking the gym will soon be turned into an exercise room and library.

Renovations of the high school built in 1928 at 721 N. Osage Ave. — named in honor of the principal for 41 years, C.C. Hubbard — are under way to convert the vacant building into apartments for seniors. The project is expected to be completed April 1.

To pay homage to the school, a restored piano and scoreboard (which will always display the Hubbard Tigers as the winning team) will be placed in the common room.

Elnie Ray, a 1962 graduate of Hubbard High School and chairwoman of the reunion committee, continues to remember the building in terms of the classrooms once occupied inside. One downstairs apartment used to be a math and English classroom, and another across the hall was once the school office and library. Ray, 64, took an informal tour of the renovation progress and said she thought the transformation was "amazing" and a "great idea."

"We just didn't have the funds to renovate it like it should have been, so we are very excited and happy that it is going to finally be renovated," she said.

Other alumni are looking forward to seeing the finished product, Ray said.

"I think all the alumni are happy to see that it's going to be put to use, and it's not going to be torn down," she said.

The floor plans for the apartments in the former high school vary because they were designed based on the existing building. Natural light pours through the 7-foot-tall windows in some of the apartments, which are equipped with appliances including stackable washer and dryers.

Altogether, the project includes 26 two-bedroom and 13 single-bedroom units. Of those 39 apartments, 24 will be in a new building.

The high school was connected to Lincoln School, built in 1911. Lincoln School was demolished in 1988. The addition to the apartments was built atop the ground where Lincoln School stood, and it will have three or four floor plans.

Dan Sanders, with MACO Development Co., said the addition had to be distinctly separate from the historic building to follow historic preservation guidelines. "It has to look separate and be separate," Sanders said. A second-story bridge, encased in glass, will connect the two buildings.

Historic preservation guidelines also applied to windows, which had to be reproduced similarly to the school. Sanders said the goal is to create an "overall feel" that maintains the integrity



HAL SMITH/DEMOCRAT

After over 30 years of neglect the old Hubbard High School will soon be coming back to life as housing for senior citizens.



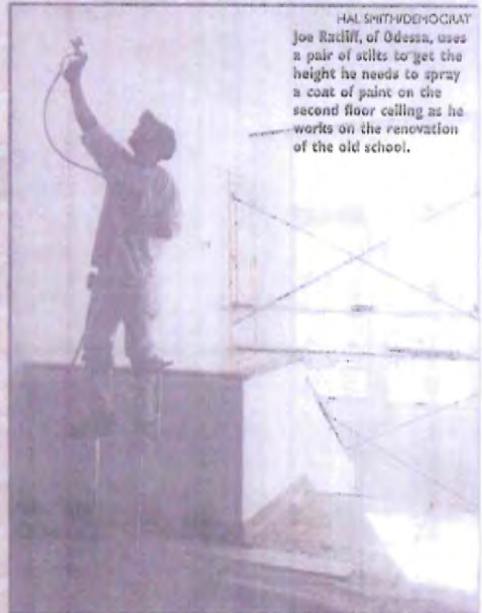
DEMOCRAT FILE PHOTO

This Lincoln school sixth-grade photo is dated May 2, 1923. The school was eventually named after Professor C.C. Hubbard, right.



HAL SMITH/DEMOCRAT

Workers move through the first floor hall clearing trash, sweeping floors and applying plaster to the walls of the Hubbard High School building.



HAL SMITH/DEMOCRAT

Joe Ratliff, of Odessa, uses a pair of sciss to get the height he needs to spray a coat of paint on the second floor ceiling as he works on the renovation of the old school.

of the historic building.

The company, which has received state and federal historic preservation tax credits, hired a Sedalia firm, Wallace Architects, and a historian to assist in maintaining the integrity.

MACO Development Co. bought the property from the Lincoln-Hubbard Alumni Association after the group failed to raise enough money to restore the building itself. Sanders said the hope is that "elderly citizens of the area will be able to stay in their neighborhood."

"A lot of them (residents) may have went to school here," he said.

The Lincoln-Hubbard schools educated Sedalia's black children until desegregation in 1962.

LEASE, see Page B4



HAL SMITH/DEMOCRAT

Workers stop and talk as light pours through the windows into the gymnasium of the old Hubbard High School. The gymnasium will become a commons area for the apartment residents once the renovation is completed.

to come together on one day to celebrate the life, love and light of those children gone much too soon — to have that light blown again into flame by an encounter with another human being.

hearts of many.

To post a memorial service event or to find an event locally, your readers may visit our website at www.compass.

*Neddy McNeill and
Marcy Sugar are
advice columnists*

also on Dec. 14 from our Web site will be a Remembrance Book for family members to share their feelings and post a memorial

paying tribute to loved ones. We hope our readers will look at your Web site and participate in this event, whether as part of a group or in the privacy of their own homes, and remember

tant. — Trying To Cut the Cord
DEAR TRYING: It is in your children's best interest for you to maintain a reasonably friendly relationship with their father, who obvi-

longtime editors of the A Landers column. Please mail your questions to anniesmailbox@comcast.net, or write to: Annie Mailbox, P.O. Box 11819, Chicago, IL 60611.

SEDLINE

We're doing something this year we hope will catch on and interest other landowners. We have lowered the rent on our rental property by half just for a couple of months to help folks out during the holiday.

Somebody's been looking for a place to get rid of old computers. They tell me Bill Griffith has been doing this for a long time. He'll even come and pick them up if he's not too busy or you are not in too big of a hurry to get rid of them. ... He also rebuilds lawnmowers for disabled people that can't afford to take it to somewhere else or if you have got one you want to get rid of instead of hauling it to the junk yard. He will take it and recycle it. Get ahold of Bill at 827-0562.

I am calling in response to the person who says 6-, 7-, 8-year-olds using guns to kill deer is being responsible. ... That reminds me of a week ago a father taught his son to use a rifle to be responsible. That 8-year-old boy killed his father and his father's friend. So, it's best to leave the guns out of kids' hands.

Why is it that the communist liberal Democrats always get mad about The Democrat having pictures of kids that hunt deer and kill deer? Somebody has had to educate these kids and show them how to shoot and show them how to handle a rifle and pistols correctly. That's a real good thing to teach them how to do it right.

Salt and sand trucks should be out putting down this mixture on our roads before work or school, especially our schools. This Monday morning drive was not safe conditions.

Concerning the article on the little kids sitting by the animals they have shot and killed, I happen to personally know the parents and grandparents of these children, and I can assure you they are being raised in Christian homes with explanation on the purpose of hunting and the proper use of firearms. If the parents and grandparents of these children are making the effort to teach these children to be responsible in the use of firearms now, we can be assured they will one day grow up to be productive, responsible and, most importantly, God-fearing adults.

A note to the employers here, please give everyone regardless of ethnicity, race, age, sex and disability an equal opportunity to work if they are qualified for the job and have the experience for it. It's been my experience with some newer places here in town, fast food and restaurants, that some hire only those that have youth or a perhaps pretty face or a smaller figure to please the rest of others. ... The same ones messed up my order before. Please be fair and obey the law. Thank you.

A nice article about German immigrants was in Tuesday's paper. It told

of the prejudice. And remember when the Irish came, they suffered. When the Mexicans first came to Sedalia 80 years ago, waitresses wouldn't even wait on them. We have come a long way. So someday all of the United States will get along. Thank heavens. Always have hope. Pray for one another. Do like the Bible tells you.

SEDLINE

Got a great idea, a suggestion to make life better, or a humorous take on the events of the day? Call Sedline, 826-1000, ext. 228, or (800) 892-7856. Sedline is a Sunday feature of The Sedalia Democrat.

ODDS&ends

DOG FROZEN TO SIDEWALK

SHEBOYGAN, Wis. (AP) — A dog weighing more than 120 pounds survived being frozen to a sidewalk overnight, probably because he was insulated by layers of fat, authorities said. The Sheboygan County Humane Society says the "morbidly obese" dog, an aging border collie mix

named Jiffy, froze to the sidewalk when he was let out overnight Wednesday. Shelter manager Carey Payne says few dogs could survive the single-digit temperatures, and it was probably the fat that made the difference.

Jiffy's 59-year-old owner was arrested Thursday morning on suspicion of mal neglect, Sheboygan Police Lt. Tim Eirich said



The historic Lincoln Hubbard School, 721 N. Osage Ave., as it stood before start of the renovation project.

LEASE

Continued from Page B1

Lincoln elementary school continued to serve as a neighborhood school, and later as a special education center until the school closed in 1973.

As the school sat vacant for about 34 years, pigeons and vagrants found a home there. Broken windows and leaks in the roof also took its toll on the building. Workers began demolition in November 2007. The demo work took nearly four months, and the old roof was removed and replaced.

The independent living apartments are available to those older than 55 who are at 60 percent of the national non-metro median income, which would be less than \$23,640 for a family of two living in Pettis County or less than \$20,700 for a single person.

"It's basically for people



Appliances, doors and trim sit waiting to be installed into one of the new apartments that are being built from the old classrooms of the Hubbard High School.

who are on Social Security or a small pension," Sanders said. "It's for fixed income seniors."

Rent is expected to be

about \$350 a month for a one-bedroom apartment and \$400 a month for a two-bedroom unit. Rent includes water, sewer and trash.

For more information, call Jane Tucker at 573-747-0040.

Ray said the alumni are "anxiously anticipating" the opening of the apartments.

and she hopes to have a as part of the reunion planned for August.

"Every two or three days or once a week, I drive around and see the progress," Ray said. "I see other alumni drive by at least once a week too and see what it looks like."

smail@sedaliamdemocrat.com

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FORMATION & EXPERIENCE

MACO Management Company, Inc., was established in 1977 for the sole purpose of professionally operating affordable housing. This need was recognized by MACO Management's sister company MACO Construction, Inc., as it was actively engaged to the development and construction of multifamily apartments and need to contract for the services of professional management after the complexes were constructed.

As the number of complexes that came under contract and the staffing requirements increased, MACO Management Co., Inc., became active in the acquisition of other affordable housing complexes primarily in order to better utilize the tools already in place as well as its employees and other equipment. MACO Management now manages over 12,000 housing units scattered throughout ten states.

COMPANY GROWTH

MACO Management Company, Inc., throughout its early years of the 1980's was engaged in natural growth. Basically, as MACO Management's sister company MACO Construction developed and constructed multifamily units; it was the responsibility of MACO Management Company, Inc., to place these properties into service. The developments coming on line during this period were primarily those complexes financed by what was then the Farmers Home Administration which later became USDA - Rural Development. These developments were funded utilizing the Section 515 loan program in the rural areas of Missouri, Arkansas and Tennessee at the rate of approximately two to three hundred units per year. MACO Management occasionally acquired complexes during this period, however, the focus of the company primarily stayed with the starting up the management for the properties that were constructed by MACO Construction.

During the late 1990's MACO Management became heavily engaged in the acquisition of rural housing complexes. Starting in 1997, the company began acquiring complexes in able to better justify the tools already in place. Several of those complexes were developed by individuals in the early 1980's and in many cases; such developers had reached retirement age. This trend continued through the late years of the 1990's and into the 2000's.

DIVERSITY

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PROP #	Borrower Name	Complex Name	Street Address	City	St.	Zip
1	Ridgely Properties, L.P.	Blue Ridge	210 S. Main St. (1775 Vaughn Dr)	Ridgely	TN	38080
2	Tiptonville Elderly Housing	Lake Point	1775 Vaughn Dr	Tiptonville	TN	38079
3	Lake Ridge Apts, LP	Lake Ridge	900 Vaughn Dr	Tiptonville	TN	38079
4	Ridgely Senior Housing, L.P.	Sun Valley	498 Riley Road	Ridgely	TN	38080
5	South Fulton Housing Assoc. LP	Eaglewood Estates	305 Connell Dr	South Fulton	TN	38257
6	Union City Associates, L.P.	Union City	2810 Lynn St.	Union City	TN	38261
7	Harper Associates, LTD IV	Eaglewood IV	300 Eaglewood Drive	Kenton	TN	38233
8	Rachell Square	Rachell Sgaure	115 Edd's Drive	Rutherford	TN	38369
9	PARSONS HOUSING ASSOCIATES	Kensington Place	92 Kensington Place	Parsons	TN	38363
10	Harper Associates	Eaglewood III	195 Bethesda Rd	Selmer	TN	38375

PROP #	Borrower Name	Complex Name	Street Address	City	St.	Zip
1	Sikeston Properties II, L.P.	Wendell Apts.	101 Cresap	Sikeston	MO	63801
2	Sikeston Associates II, L.P.	Sikeston Apts. II	225 Welter	Sikeston	MO	63801
3	Eagles Landing Properties	Eagles Landing Apts.	4.5 Conn	East Prairie	MO	63845
4	East Prairie Associates	Eastview Apts.	92 Conn	East Prairie	MO	63845
5	Blue Jay Acres Deve. Co.	Blue Jay Acres	South Ninth St.	Charleston	MO	63834
6	Advance Properties	Oak Park Village	804 W. Masters	Advance	MO	63730
7	Bell City Properties	Bell City Apartments	362 Harper Lane	Bell City	MO	63735
8	Dexter Housing Assoc.	Peach Court	North Locust	Dexter	MO	63841
9	Dexter Properties I	Hickory Villa I	1000 Hickory Dr.	Dexter	MO	63841
10	Dexter Properties II	Hickory Plaza	Scott/South Ave.	Dexter	MO	63841
11	Dexter Properties III	Apple Court	9A Apple Court	Dexter	MO	63841
12	East Gate Properties	East Gate Apartments	1801 East Standard	Dexter	MO	63841
13	Housing Assoc. of Dexter	Hickory Villa II	1000 Hickory Dr.	Dexter	MO	63841

PROP #	Borrower Name	Complex Name	Street Address	City	St.	Zip
1	Huskey South By Pass	Bradley Apartments	2011 Bradley St. - P O Box 215	Kennett	MO	63857
2	Kennett Housing Associates IV	Kennett Apartments	1033 Astrachin Street	Kennett	MO	63857
3	Kennett Housing Associates V	Northtown Villa	1148 Floyd Street	Kennett	MO	63857
4	New Cardwell Associates	Pecan Grove	210 E Mulberry St #16	Cardwell	MO	63829
5	Senath Housing Associates	Senath Apartments	100 Highfall Street - P O Box 760	Senath	MO	63876
6	Senath Properties	Rosewood	721 S Canear - P O Box 7	Senath	MO	63876
7	Kennett Housing Associates	Autumn View I	913 Floyd St. - P O Box 123	Kennett	MO	63857
8	Kennett Housing Associates II	Autumn View II	913 Floyd St. - P O Box 123	Kennett	MO	63857
9	Kennett Housing Associates III	Cottonboll Commons	515 First Street	Kennett	MO	63857
10	Hornersville Properties, LP	Hornersville Estates	301 Palenski St/P O Box 128	Hornersville	MO	63855

PROP #	Borrower Name	Complex Name	Street Address	City	St.	Zip
1	Portageville Housing Assoc., LP	Lakeview Apartments	1200 Barnes St/ PO Box 377	Portageville	MO	63873
2	Portageville Properties, LP	Northside Manor	610 Huffman	Portageville	MO	63873
3	Portageville Properties II, LP	Cottonwood Pointe	518 W St. Hwy 162	Portageville	MO	63873
4	Portageville Properties III, LP	Magnolia	518 W St. Hwy 162	Portageville	MO	63873
5	Hayti Properties, LP	Gettings Lane	101 Gettings Lane/ PO Box 109	Hayti	MO	63851
6	Hayti Properties III, LP	Driftwood Estates	800 Driftwood/ PO Box 109	Hayti	MO	63851
7	Hayti Properties IV, LP	Cleveland Apartments I	800 N Oates/ PO Box 503	Hayti	MO	63851
8	Hayti Properties V, LP	Cleveland Apartments II	800 N Oates/ PO Box 503	Hayti	MO	63851
9	Hayti Properties VI, LP	Cleveland Apartments III	800 N Oates/ PO Box 503	Hayti	MO	63851
10	Puxico Properties	Puxico Manor	650 E. Richardson	Puxico	MO	63960
11	Howardville Associates, LP	Howardville I Apts	102 W Laura/ PO Box 185	Howardville	MO	63869
12	Howardville Associates II, LP	Howardville II Apts	102 W Laura/ PO Box 185	Howardville	MO	63869

PROP #	Borrower Name	Complex Name	Street Address	City	St.	Zip
1	Ripley Senior Housing, L.P.	Spring Forest	223 Keller Ave	Ripley	TN	38063
2	Dogwood Place Apts LTD	Dogwood Place	253 Dogwood Cove #3	Middleton	TN	38052
3	Arlington Housing Assoc. I LP	Arlington Manor	11216 Marquis Ct	Arlington	TN	38002
4	Creekwood Manor, LTD	Creekwood Manor	1045 Tammell /P O Box 284	Brownsville	TN	38012
5	Gibson House Apartments	Gibson House	2220 HWY 45 Bypass S	Trenton	TN	38382
6	Brownsville Associates, LTD	Brownsville Apartments	1045 Tammell /P O Box 284	Brownsville	TN	38012
7	Caruthersville Properties, LP	Caruthersville	906 Marlar/ PO Box 32	Caruthersville	MO	63830
8	Caruthersville Senior Citizen	Riverview	601 West 3rd Street/ PO Box 32	Caruthersville	MO	63830
9	Caruthersville Family Housing	Charles J Lunderman	P O Box 32	Caruthersville	MO	63830
10	Steele First Street Properties, LP	First Street Apartments	515 First Street/P O Box 7	Steele	MO	63877
11	Steele Housing Associates, LP	Noble Estates	115 Wlanut Street/P O Box 7	Steele	MO	63877

Office of the Mayor

TO: Members of City Council
FROM: Mayor Traves Williams
DATE: July 30, 2026
RE: New Appointments & Reappointments

I would like to make the following recommendations:

New Appointments:

BOARD/COMMITTEE	MEMBER	TERM
Bothwell Regional Health Center Board of Trustees		
	Carla Young	Completing Cassie Brown's Term Expiring 6/2029
Sedalia Main Streets Board of Directors		
	Kim Boggs	Replacing Garry Holstein One Year Term Expiring 1/2027
	Matthew Mergen	Replacing Bryan Jenkins Three Year Term Expiring 1/2029

Reappointments:

BOARD/COMMITTEE	MEMBER	TERM
Sedalia Main Streets Board of Directors		
	Ebby Norman	Three Year Term Expiring 1/2029
	Sonny Broyles	Three Year Term Expiring 1/2029