



City Council Meeting Agenda Monday, September 21, 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. PUBLIC HEARING** – Annexation Petition – 21916 Main Street Road
- E. PRESENTATION** – Southeast Wastewater Treatment Plant Rehabilitation (Ben Maness and Brittany Wilbanks, Presenters)
- F. PUBLIC HEARING** – Sewer and Water Rates
- G. SERVICE AWARDS**
 - 1. Keaton Schnell – Police – Police Officer – 10 Years of Service
- H. SPECIAL AWARDS/RETIREMENT 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.

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**
 - COMMUNITY DEVELOPMENT** – Chairwoman Cheryl Ames; Vice Chairman David Covington
 - 1. Veto by Mayor Williams of Bill No. 2026-108, Ordinance No. 12494** – Ordinance Authorizing a Redevelopment Agreement for Roof Repair Project for Lincoln Hubbard Building.
(See Attached Documentation for further explanation)
- III. APPROVAL OF PREVIOUS SESSION MINUTES**
 - A. Council Meeting** – September 8, 2026
- IV. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**
 - 1. Acceptance of Citizen’s Traffic Advisory Commission minutes** dated July 15, 2026

V. ROLL CALL OF STANDING COMMITTEES

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

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

2. Amending the City's Fee Schedule relating to Fire Alarm Systems and Fire Sprinkler Systems

Council Discussion led by Chairwoman Boggess

BILL NO. 2026-110 Call for Ordinance amending the fee schedule of the Code of Ordinances of the City of Sedalia, Missouri relating to Fire Alarm Systems and Fire Sprinkler systems
– Mayor Williams

3. Amendments – ERP Contract – Tyler Technologies

Council Discussion led by Chairwoman Boggess

BILL NO. 2026-111 Call for Ordinance Authorizing Amendments to the ERP System Agreement
– Mayor Williams

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

1. 2026 Missouri Regional Bridge Program – William Parkhurst Bridge

Council Discussion led by Chairwoman Franklin

R 2179 Call for Resolution Authorizing the Public Works Department to act as an agent for the City of Sedalia in the application process for the 2026 Missouri Regional Bridge Program
– Mayor Williams

2. Ordinance 12428 Repeal – Crosswalk & Signs in front of Sacred Heart School

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-112 Call for Ordinance repealing Ordinance Number 12428 regarding relocation of a crosswalk and signs in front of Sacred Heart School – Mayor Williams

3. Establish signalized crosswalks – East & West ends of Liberty Park-Katy Depot Connect

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-113 Call for Ordinance establishing signalized crosswalks at the East and West ends of the Liberty Park-Katy Depot Connect Sedalia Project funded by the TAP Grant – Mayor Williams

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

1. Grant Application – Local Violent Crime Prevention Grant – Sedalia Police Department
–\$25,000.00

Council Discussion led by Chairman Robinson

R 2180 Call for Resolution Authorizing the Sedalia Police Department to Act as an agent for the City of Sedalia in the application process for the FY 2027 Local Violent Crime Prevention grant – Mayor Williams

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

1. Final Plat – Cretus Acres

Council Discussion led by Chairwoman Ames

BILL NO. 2026-114 Call for Ordinance approving final plat for Cretus Acres, an addition to the City of Sedalia, Pettis County, Missouri – Mayor Williams

2. Moratorium – Transitional Housing

Council Discussion led by Chairwoman Ames

R 2181 Call for Resolution declaring a one hundred and twenty (120) day moratorium on the processing of applications and issuance of City permits authorized by Ordinance No. 11784, services related to homelessness – Mayor Williams

VI. OTHER BUSINESS

A. APPOINTMENTS – None

B. LIQUOR LICENSES

New

*Lisa Volk dba The End Zone, 3129 West Broadway, Special Event: Ducks Unlimited Event, AG Building, 1 State Fair Blvd, October 24, 2026, 7:00 p.m. – 10:00 p.m. – \$15.00

*Paige Shearer dba The Local Tap, 700 South Ohio, Special Event: Sedalia Cigar Festival, 111 West 5th, October 3, 2026, 5:00 p.m. – 9:00 p.m. – \$15.00

*Leslie Welpman dba Welpman Springs Brewing Company, LLC, 517 Hatchery Road, Special Event: Girls Night Out, 4104 West Main Street, October 2, 2026, 6:30 p.m. – 10:00 p.m. – \$15.00

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 meeting

Join: <https://teams.microsoft.com/meet/229573462868947?p=BaixrKEhrlqnuYJ9zg>

Meeting ID: 229 573 462 868 947

Passcode: FJ23WJ6c

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 347-618-4825,,142571807#](#) United States, New York City

[Find a local number](#)

Phone conference ID: 142 571 807#

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

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

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

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 SEPTEMBER 18, 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 Bogges & City Council Members
From: Matthew Wirt, City Administrator
Re: Agenda items for City Council meeting on Monday, September 21st 6:30 p.m.

Public Hearing:

The City has received a voluntary annexation petition for property located at 21916 Main Street Road. This public hearing is required before Council may consider an ordinance to annex the property into the City of Sedalia. The hearing provides interested parties an opportunity to comment on the proposed annexation.

Presentation:

The Southeast Plant is essential infrastructure. Much of its equipment is beyond its intended service life, repairs are becoming more frequent and costly, and replacement parts can involve substantial lead times. More importantly, the City must maintain reliable treatment operations and remain in compliance with applicable Missouri Department of Natural Resources requirements and its wastewater discharge permit. The presentation will identify the facility's most significant needs, prioritize improvements, and outline a practical path forward. The plan is intended to sequence rehabilitation work in a manner that protects compliance, reduces the risk of unplanned failures, supports reliable sewer service, and gives the City a defensible basis for future budgeting, financing, and project delivery decisions.

Public Hearing:

There will be a public hearing on water and sewer rate proposed increases. The proposed increase is 5% percent for water usage and 7.5% for wastewater usage. **There is not a proposed increase in sanitation rates.**

Community Development Unfinished Business:

1. Mayor Williams has chosen to veto Bill No. 2026-108 authorizing a redevelopment agreement for roof repair project at Lincoln Hubbard Building. Please see memo from the Mayor.

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.

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

1. Finance Director Jessica Pyle will provide an update on revenue collection trends.
2. This ordinance clarifies that the City's existing construction-permit fee schedule applies to fire alarm and fire sprinkler permits. Fire alarm work will be administered with electrical permits, and fire sprinkler work with plumbing permits, using the current valuation-based fee calculation: \$50 for the first \$1,000 of project value, plus \$6 per additional \$1,000.
3. This ordinance authorizes amendments to the City's existing agreement with Tyler Technologies to add Postal Xpress and update Tyler Payments services as part of the ERP implementation. Postal Xpress will integrate mailing functions with the City's Tyler system, improving the preparation, processing, and tracking of City correspondence. Tyler Payments will expand payment-processing capabilities across general billing, utility billing, business licensing, code enforcement, permitting, and planning. These additions will help the City use the ERP system more fully, improve service to residents and businesses, and create more consistent, efficient administrative processes.

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

1. This item authorizes staff to submit an application to the 2026 Missouri Regional Bridge Program for the William Parkhurst Bridge. The bridge has been identified by MoDOT as in need of repair and eligible for the program based on FHWA condition and structural-component guidance. The MoDOT-administered program provides federal funding assistance for eligible local bridge projects, including engineering, right-of-way, utility relocation, construction inspection, and bridge construction.

Submitting the application positions the City to pursue outside funding for needed repairs to the William Parkhurst Bridge. Any award amount and required local match will be determined through the program's selection process. The application and required supporting documents must be submitted to MoDOT by September 30, 2026.

- 2 & 3. Two ordinances are presented: one repeals the prior ordinance that relocated the crosswalk, and the second reestablishes the crosswalk at the recommended mid-block location in front of Sacred Heart School. Council had authorized relocating the crosswalk; however, as the TAP sidewalk project advanced, the project team identified a better design option that returns the crossing to its original mid-block location directly in front of the school.

The engineers have recommended retaining the crosswalk at that location because it is incorporated into the TAP grant design and provides the most appropriate crossing configuration for the project. Sacred Heart School supports the revised location. The Traffic Advisory Commission's July 15 request likewise recommends moving the crosswalk from South Vermont Avenue back to the mid-block location in front of the school.

Approval will align the City's ordinance with the final engineered project design and allow the TAP sidewalk improvements to proceed with the recommended crossing location.

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

1. This item authorizes the Sedalia Police Department to apply for the FY2027 Local Violent Crime Prevention Grant. The grant supports local efforts to prevent violent crime, strengthen data-driven policing, and improve public safety. If awarded, the Department will purchase three complete i-PRO in-car video systems for patrol vehicles. The total project cost is \$26,171. The City is requesting \$25,000 in grant funding, with the Police Department responsible for the remaining \$1,171.

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

1. This ordinance approves the final plat for Cretus Acres, a 12-acre addition to the City of Sedalia near Broadway Boulevard and Harding Avenue. The property was previously platted but was never developed. At the owner's request, the new final plat will eliminate the prior platting and establish the property under the Cretus Acres plat. Approval confirms that the final plat and required subdivision documents have been received and reviewed in accordance with Section 52-37 of the City Code.
2. This resolution establishes a 120-day moratorium on the acceptance, processing, and issuance of new zoning, use, building, business-license, variance, special-use, conditional-use, and temporary-use approvals for services regulated under Ordinance 11784, which addresses services related to reducing homelessness. The moratorium does not repeal or amend Ordinance 11784. It gives Council time to review the City Code, applicable state and federal requirements, and potential zoning, land-use, building, and development regulations before considering any future changes. Importantly, the resolution does not affect services or facilities currently operating in compliance with City Code, nor does it affect uses already permitted under the property's zoning designation. Applications already received by the City and already in the formal review process may continue.

NOTICE OF PUBLIC HEARING

~ Annexation Petition ~

The City of Sedalia will hold a public hearing at 6:30 p.m. on Monday, September 21, 2026, in the Council Chambers at the Municipal Building, 200 South Osage Avenue, to consider an annexation petition filed with the City on August 31, 2026.

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

Legal Description for the property owned by Charles Christasen states the following:

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

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN IN PETTIS COUNTY MISSOURI, BEING ALL THAT PART OF TRACT 2 OF THE WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2022-2300 LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 50 (PREVIOUSLY DESIGNATED AS STATE ROUTE 50) AS DESCRIBED BY THE DEED RECORDED IN BOOK 25, PAGE 441 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 46 NORTH, RANGE 22 WEST; THENCE WITH THE SOUTH LINE OF SAID SECTION 36, TOWNSHIP 46 NORTH, RANGE 22 WEST, N86°44'42"W, 1323.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID SOUTH LINE, N86°44'42"W, 275.06 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH A LINE 275 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN AND DESCRIBED BY THE SURVEY RECORDED IN BOOK 8, PAGE 96 AND SURVEY #5207 BY JOHN EPPENAUER (LS-929), DATED 1-15-1979, N2°47'49"E, 542.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50 (PREVIOUSLY DESIGNATED AS STATE ROUTE 50) AS DESCRIBED BY THE DEED RECORDED IN BOOK 25, PAGE 441; THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, S64°51'47"E, 15.51 FEET, THENCE S25°08'15"W, 15.00 FEET; THENCE S63°52'30"E, 290.12 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AS SHOWN AND DESCRIBED ON SURVEY #1207 BY KEITH EKSTROM (LS-195), DATED 4-23-1976; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND WITH THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN ON SURVEY #1207 BY KEITH EKSTROM (LS-195), DATED 4-23-1976, S2°47'49"W, 409.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.96 ACRES, MORE OR LESS

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

Matthew Wirt, City Administrator
City of Sedalia

Run 1x
9-11-2026

Southeast Wastewater Treatment Plant

***Condition
Assessment Report
and Upgrades
Needed***

SEDALIA

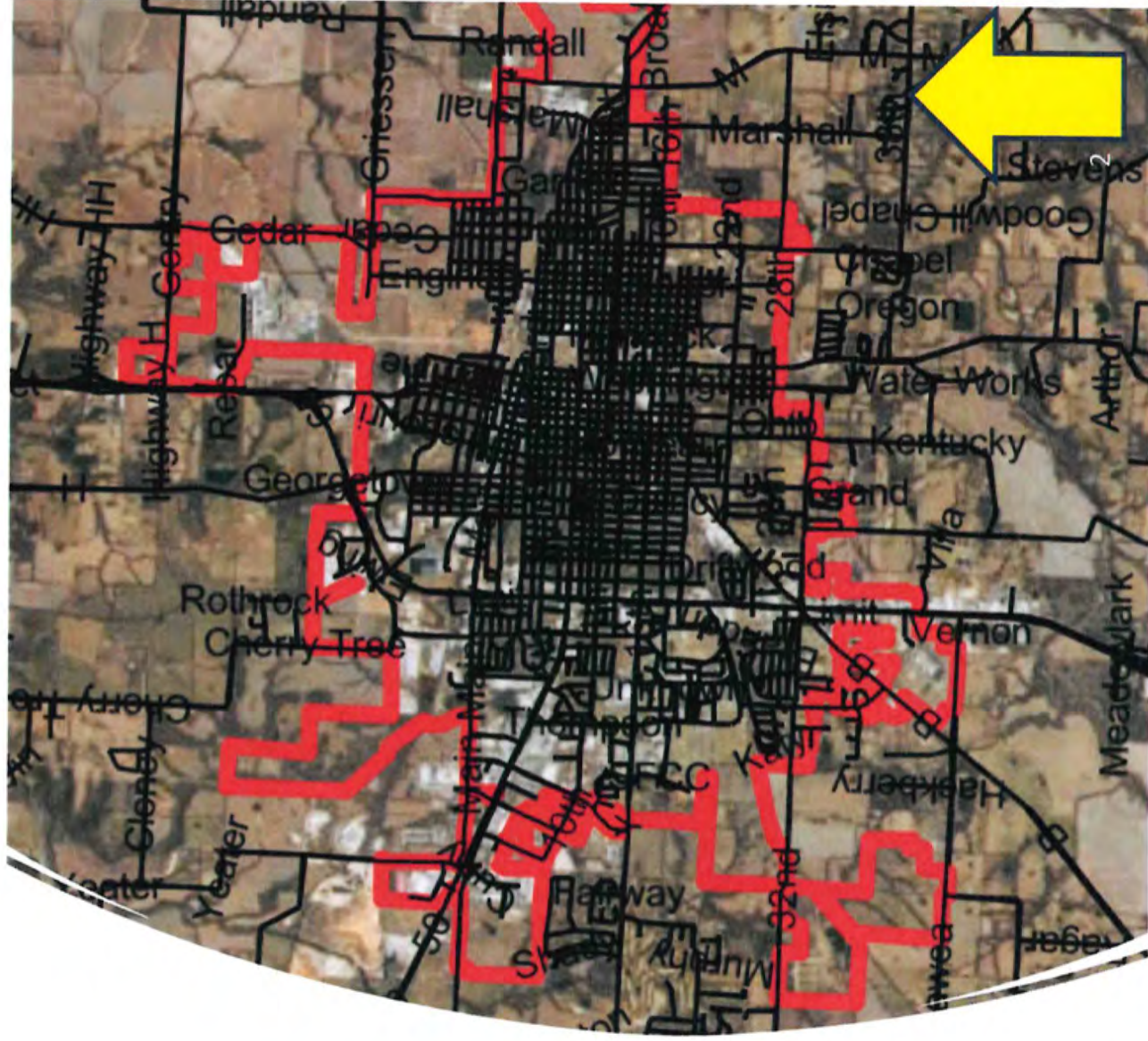
Let's Cross Paths

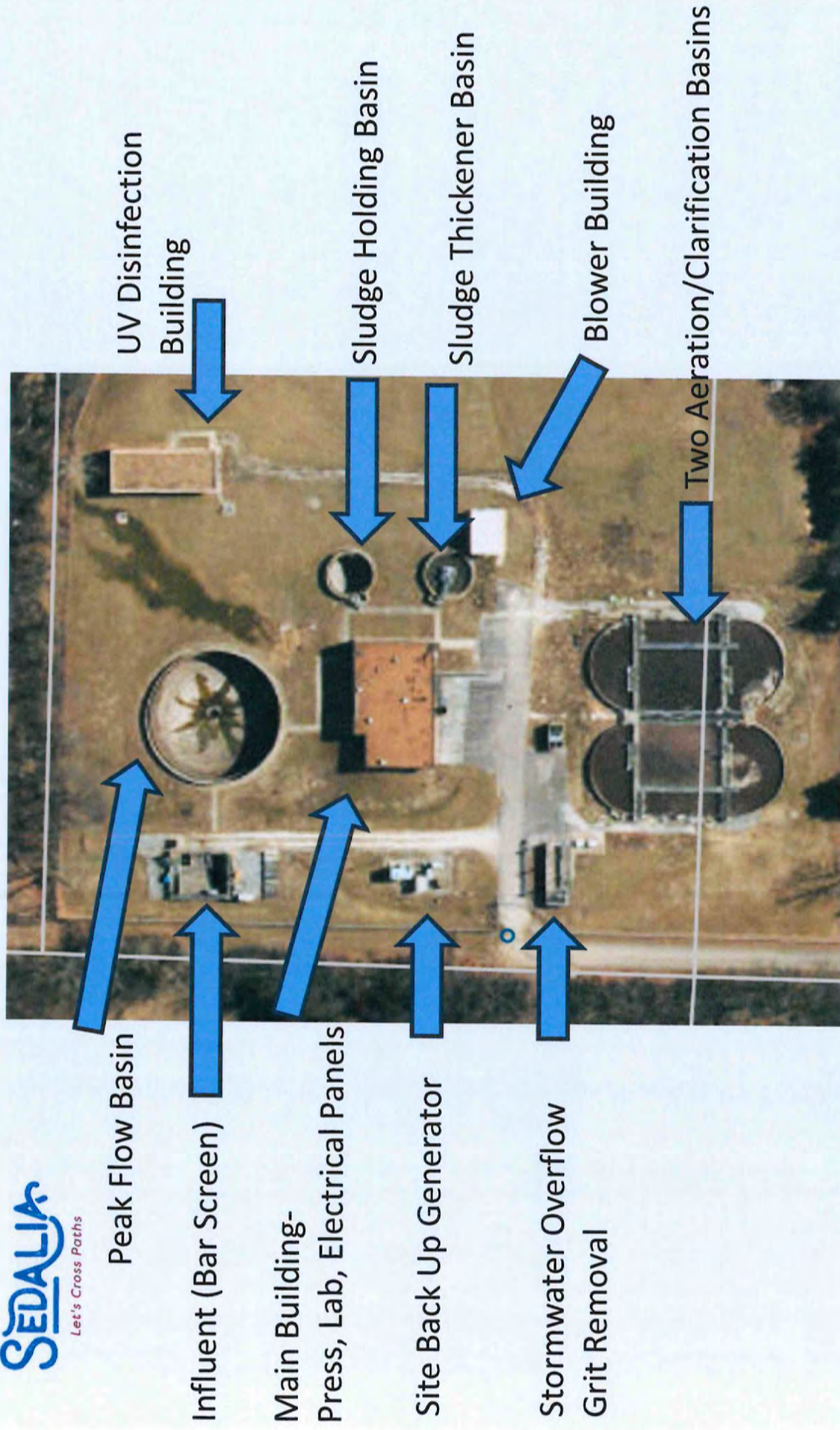
Southeast Wastewater Treatment Plant

Aerial view of City with
location of SE WWTP

26999 Goodwill Chapel Rd

Sedalia, MO 65301





History of SE WWTP

Built in 1985

Major Projects Up To FY26

- Installed Two New Blowers
- Repaired Two Mixers
- Replaced Two Mixers
- Upgraded UV System PLC and Parts

Capacity of SE WWTP

Design Flow-
2.6 Million Gallons Per
Day

Actual Flow-
1.78 Million Gallons Per
Day

Flow to SE Plant is
primarily domestic
(household) flow



Major Costs Over Last 5 Years

Blower
Replacement

Pump
Replacement
and Repairs

Electrical
Repairs

Mixer Repairs
and
Replacement

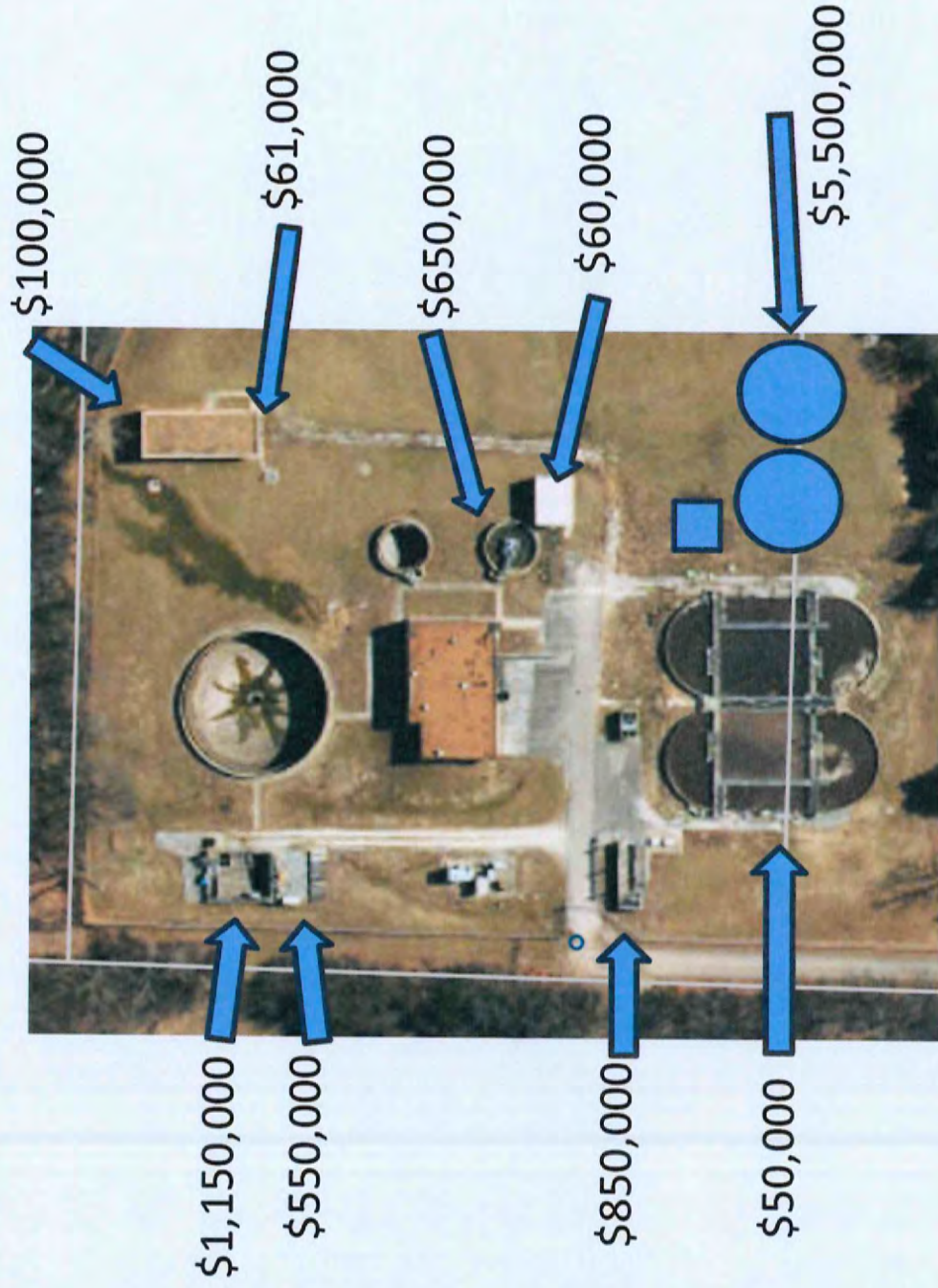
SCADA
Upgrade

UV PLC and
Parts

Conditional Assessment Results



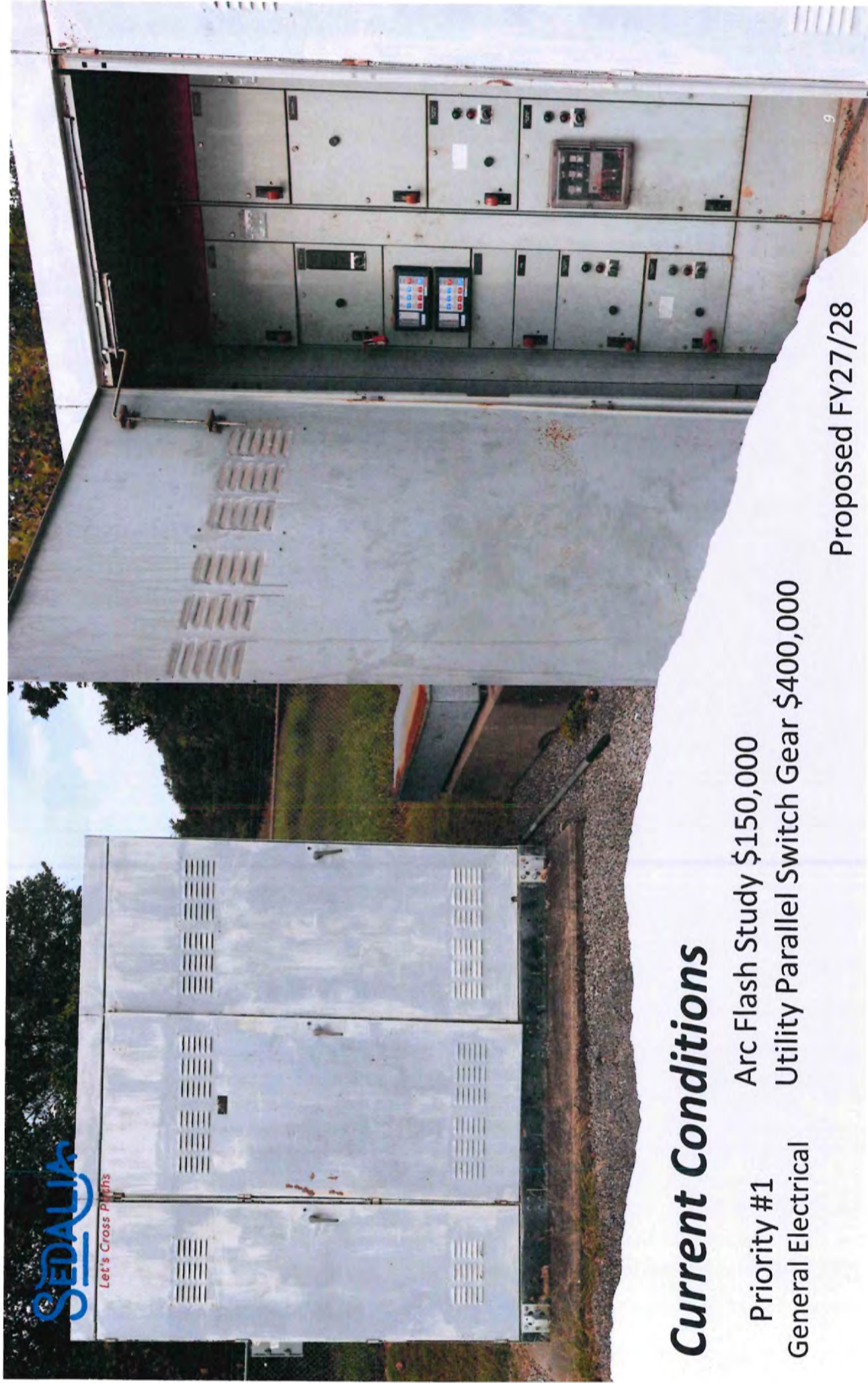
Council Approved a Contract With Crawford, Murphy and Tilly to complete a condition assessment of the Southeast WWTP in 2025.



Proposed Budget for Improvements

FY27/28

Priority 1	General Electrical-Arc Flash and Utility Parallel Switch Gear	\$550,000
Priority 2	Extended Aeration and Clarification Basins-Option 1*	\$50,000
Priority 5	UV Disinfection- All Improvements	\$61,000
Priority 7	Blowers- Enclose Building	\$60,000
Total		\$721,000



SEDALIA
Let's Cross Paths

Current Conditions

Arc Flash Study \$150,000

Utility Parallel Switch Gear \$400,000

Priority #1

General Electrical

Proposed FY27/28



SEDALIA

Current Conditions

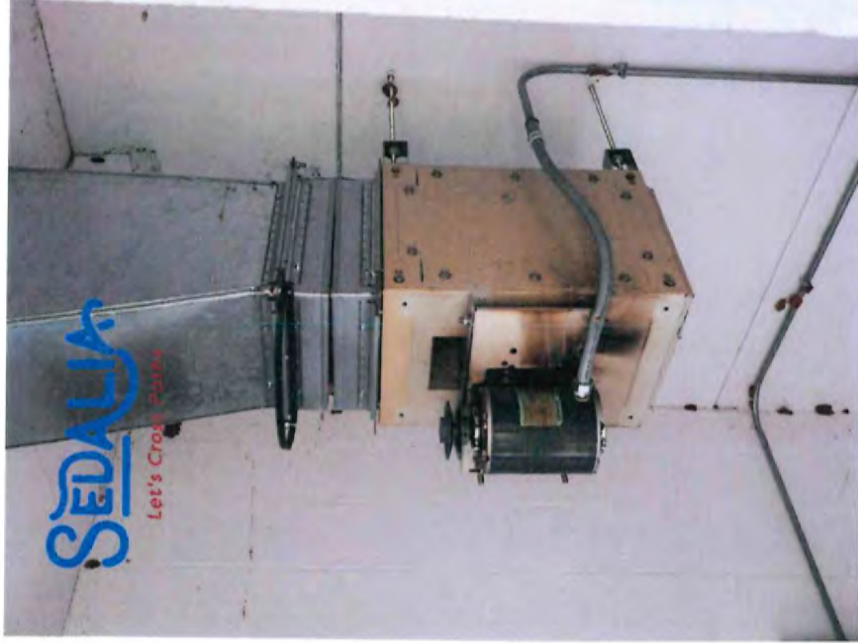
Extended Aeration and Clarification Basins

**Priority #2 - Replacing Equipment in Existing Basin
(Skimmer Mechanisms and Scum Pumps)**

Proposed FY27/28

Estimated \$50,000





Current Conditions

Priority #5-

Replacement of exhaust fan and heater

Replacement of bypass gate

Repair doors and downspouts

UV Disinfection

Proposed FY27/28

\$61,000



Current Conditions

Blower Building

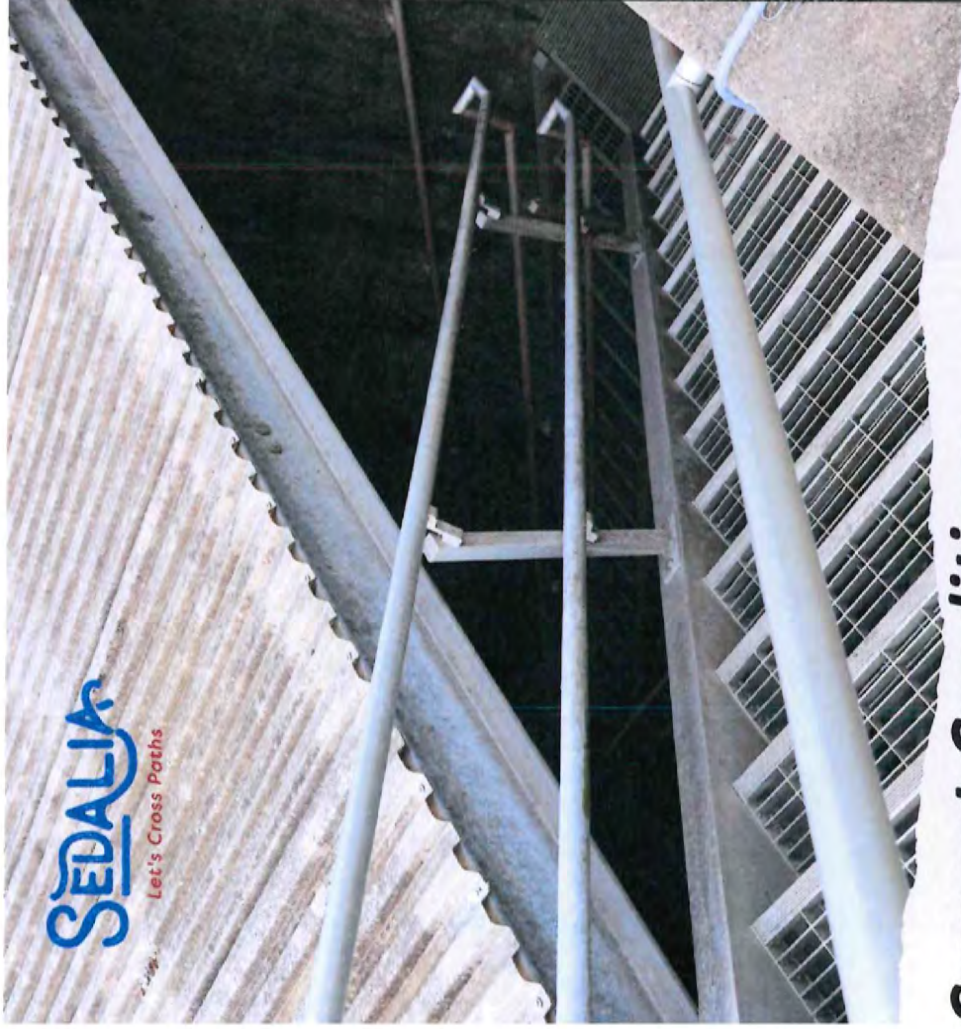
Priority #7- Enclose Building

In Progress By City Staff for FY27

Estimated \$60,000

Proposed Budget for Improvements

FY28/29		
Priority 3	Influent Structure	\$1,150,000
	Total	\$1,150,000
FY29/30		
Priority 4	Grit Chamber-Option 2*	\$850,000
Priority 6	Install Effluent Flow Monitoring- Equipment Only, Staff to Install	\$100,000
Priority 8	Sludge Thickening Tank	\$650,000
	Total	\$1,600,000



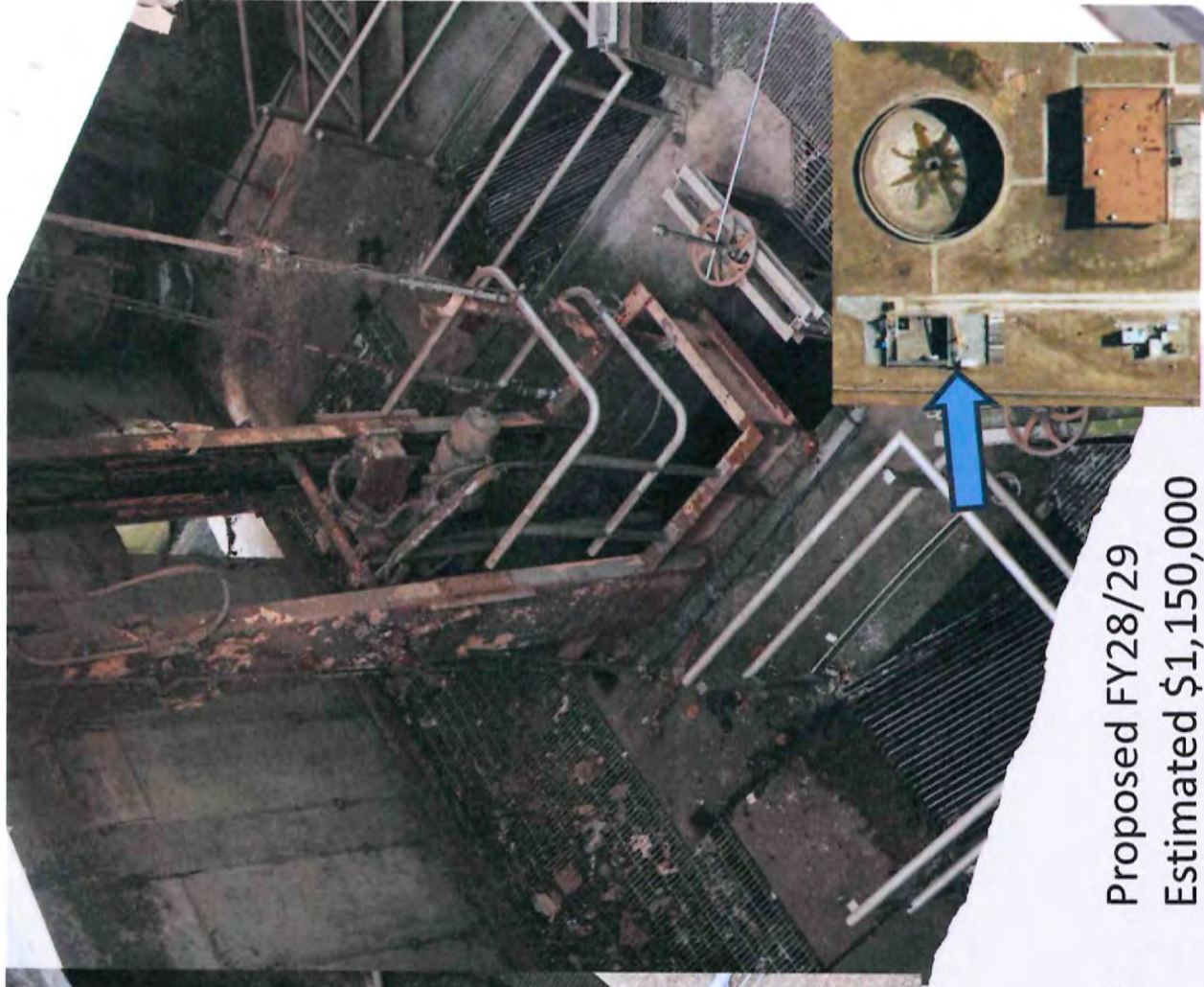
SEDALIA
Let's Cross Paths

Current Conditions

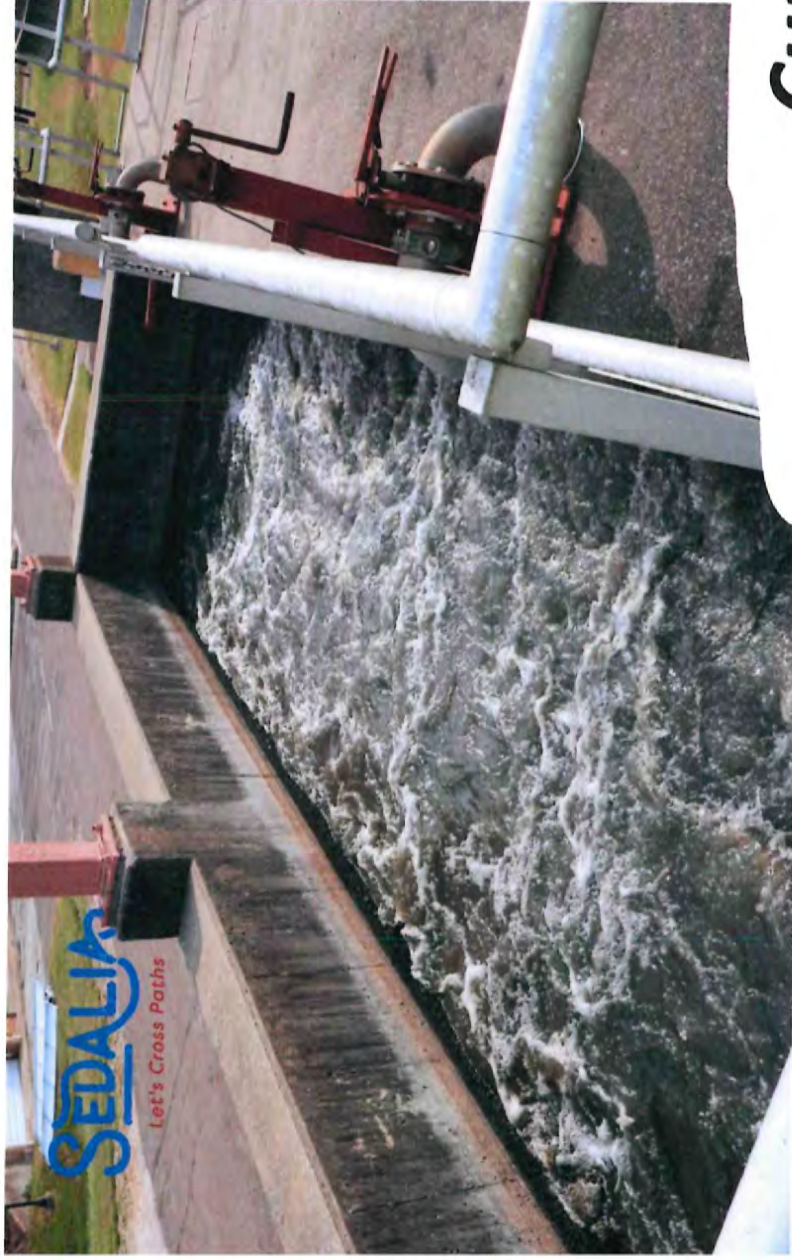
Influent Structure

Priority #3-

Replace existing structure with new headworks building, ventilation, and bar screens.



Proposed FY28/29
Estimated \$1,150,000



SEDALIA
Let's Cross Paths



Current Conditions

Grit Chamber

Priority #4-

Replace existing grit chamber with new grit structure.

Estimated \$ 850,000

Proposed FY29/30





Current Conditions

Effluent Flow Monitoring

- Priority #6- Install Effluent Flow Monitoring

Estimated \$100,000

Proposed FY29/30

To Be Completed By City Staff

****Currently SE doesn't have effluent monitoring.**



Current Conditions

Priority #8-

New mechanical mechanism in sludge thickening tank.

Estimated \$650,000

Proposed FY29/30

What is an AOC?

An Abatement of Consent (AOC) is essentially an agreement between the City and DNR that acknowledges there are compliance issues that need to be corrected and establishes an agreed-upon plan and timeline for correcting them. Instead of simply continuing to receive violations without a defined path forward, the AOC gives the City specific steps and deadlines to work toward returning to compliance.

How This Benefits The City-

- Creates a clear path forward
- Provides realistic timelines to make improvements
- Allows the City to plan financially
- Demonstrates cooperation with DNR
- Creates accountability
- Provides a defined compliance framework..

Why is an AOC needed?

The AOC does not excuse the City from complying with its permit. It recognizes that certain issues cannot necessarily be corrected overnight and establishes an enforceable plan for getting us where we need to be.

The AOC will need to be signed by the Mayor and City Council once it is received from MODNR.

STATE OF MISSOURI

DEPARTMENT OF NATURAL RESOURCES

MISSOURI CLEAN WATER COMMISSION



MISSOURI STATE OPERATING PERMIT

Next Steps

Signing of the AOC

Approval of Budget(s) which includes FY27 proposed improvements and estimated costs.

Upgrades begin, based off approved budget for each fiscal year up to 2030.

After FY2030 further improvements will be made by converting existing clarifiers to aeration basins and adding new clarifiers with a new pumping station for sludge.



Questions



NOTICE OF PUBLIC HEARINGS

~Sewer Rates~and

~Water Rates~

The City of Sedalia will hold public hearings to consider increasing the City's utility rates for sewer charged to residential, commercial and industrial customers; and water services for residential and commercial customers. These rate increases directly reflect the costs of providing such utility services including operating costs, repairs and rehabilitation of our existing infrastructure and continued improvements to the City of Sedalia's sewer and water systems. The hearings will begin with sewer rates at 6:30 p.m. on Monday, September 21st, 2026, with the water rate hearing following thereafter. The hearings will be held in the Council Chambers at the Municipal Building, 200 South Osage Avenue.

Sewer

Due to significant increases in material and freight charges, natural gas and electric services, labor and contract labor, and costs related to regulatory compliance, a seven and one-half percent (7.5%) increase from the current rates is proposed for the Monthly Wastewater Base Service Rate and the Monthly Volume Rate per thousand gallons. The proposed inside city limit residential sewer rate increase will result in the average sewer customer who uses 4,000 gallons per month seeing a \$3.68 per month or \$44.16 per year increase in their sewer charges. The outside city limit residential sewer rate increase will result in the average sewer customer who uses 4,000 gallons per month seeing a \$5.34 per month or \$64.08 per year increase in their sewer charges.

The Monthly Sewer Base Service and Volume Rates, currently and as proposed, are:

Description of Service	Current Monthly Base Rate	Proposed Monthly Base Rate	Current Monthly Volume Rate per 1,000 Gallons	Proposed Monthly Volume Rate per 1,000 Gallons
Residential, Inside City Limits	\$15.46	\$16.62	\$8.28	\$8.90
Residential, Outside City Limits	\$38.08	\$40.94	\$8.28	\$8.90
Commercial Inside City Limits	\$63.22	\$67.96	\$8.28	\$8.90
Commercial Outside City Limits	\$146.26	\$157.23	\$8.28	\$8.90
Industrial Inside City Limits	\$131.81	\$141.70	\$8.28	\$8.90
Industrial Outside City Limits	\$285.69	\$307.12	\$8.28	\$8.90

Water

Due to increased costs for material, freight, natural gas and electric services, labor and contract labor, a five percent (5%) increase from the current rates is proposed for the Monthly Water Base Service Rates and the Monthly Water Volume charges per thousand gallons. Additionally, rates proposed for installation of new water service and replacement lines have increased as a result of increased material costs (i.e., brass fittings, pipe, pumps and freight charges) and increased contracting costs experienced over the last twelve months and continuing into calendar year 2026. The rates proposed reflect those actual cost increases and the percentage increase varies based on the costs of materials.

The Monthly Base Service and Volume Rates for Water, currently and as proposed, are:

<i>Description of Customer</i>	<i>Meter Size</i>	<i>Current Monthly Base Rate</i>	<i>Proposed Monthly Base Rate</i>	<i>Current Monthly Volume Rate per 1,000 Gallons ⁽¹⁾</i>	<i>Proposed Monthly Volume Rate per 1,000 Gallons (Note: First 10,000 Gallons ⁽²⁾)</i>
Residential, Inside City Limits	5/8"	\$10.59	\$11.12	\$3.96	\$4.16
Residential, Inside City Limits	3/4"	\$15.89	\$16.68	\$3.96	\$4.16
Residential, Inside City Limits	1"	\$17.99	\$18.89	\$3.96	\$4.16
Residential, Outside City Limits	5/8"	\$26.48	\$27.80	\$3.96	\$4.16
Residential, Outside City Limits	3/4"	\$39.73	\$41.72	\$3.96	\$4.16
Residential, Outside City Limits	1"	\$44.96	\$47.21	\$3.96	\$4.16
Commercial Inside City Limits	5/8"	\$10.59	\$11.12	\$3.96	\$4.16
Commercial Inside City Limits	3/4"	\$15.89	\$16.68	\$3.96	\$4.16
Commercial Inside City Limits	1"	\$26.48	\$27.80	\$3.96	\$4.16
Commercial Inside City Limits	1 1/2"	\$52.96	\$55.61	\$3.96	\$4.16
Commercial Inside City Limits	2"	\$84.75	\$88.99	\$3.96	\$4.16
Commercial Inside City Limits	3"	\$169.49	\$177.96	\$3.96	\$4.16
Commercial Inside City Limits	4"	\$264.83	\$278.07	\$3.96	\$4.16
Commercial Inside City Limits	6"	\$529.66	\$556.14	\$3.96	\$4.16
Commercial Inside City Limits	8"	\$847.46	\$889.83	\$3.96	\$4.16
Commercial Inside City Limits	10"	\$1,356.21	\$1,424.02	\$3.96	\$4.16
Commercial Outside City Limits	5/8"	\$26.48	\$27.80	\$3.96	\$4.16
Commercial Outside City Limits	3/4"	\$39.73	\$41.72	\$3.96	\$4.16

Commercial Outside City Limits	1"	\$66.21	\$69.52	\$3.96	\$4.16
Commercial Outside City Limits	1 1/2"	\$132.43	\$139.05	\$3.96	\$4.16
Commercial Outside City Limits	2"	\$211.87	\$222.46	\$3.96	\$4.16
Commercial Outside City Limits	3"	\$423.74	\$444.93	\$3.96	\$4.16
Commercial Outside City Limits	4"	\$662.09	\$695.19	\$3.96	\$4.16
Commercial Outside City Limits	6"	\$1,324.16	\$1,390.37	\$3.96	\$4.16
Commercial Outside City Limits	8"	\$2,118.65	\$2,224.58	\$3.96	\$4.16
Commercial Outside City Limits	10"	\$3,390.52	\$3,560.05	\$3.96	\$4.16

Note: (1) The Monthly Volume Charge is the same for Inside City Limits and Outside City Limits.

(2) As detailed in the below Table 1, the Volume Charge is a "Decreasing Block Rate" based on 5 units and a municipal metered rate.

Description	Gallons per Month Used	Current Monthly Volume Rate per 1,000 Gallons	Current Maximum Charge per Volume Unit ^(a)	Proposed Monthly Volume Rate per 1,000 Gallons	Proposed Maximum Charge per Volume Unit ^(a)
First 10,000 gallons per month	< or = 10,000	\$3.96	\$39.60	\$4.16	\$41.60
Next 40,000 gallons per month	> 10,000 but no more than 50,000	\$3.50	\$140.00	\$3.68	\$147.20
Next 50,000 gallons per month	> 50,000 but no more than 100,000	\$3.20	\$160.00	\$3.53	\$160.00
Next 100,000 gallons per month	> 100,000 but no more than 200,000	\$2.92	\$292.00	\$3.07	\$307.00
All over 200,000 gallons per month	> 200,000	\$2.60	All remaining 1,000 gallons	\$2.73	All remaining 1,000 gallons
Municipal metered		\$2.39	All 1,000 gallons	\$2.51	All 1,000 gallons

The One Time Charge for Installation of New Water Service Lines, currently and as proposed, are:

Description of Installation	Current One Time Charge	Proposed One Time Charge	Proposed Increase Percentage (%)
3/4" Service	\$816.90	\$857.74	5%
1" Service	\$1,008.00	\$1,058.40	5%
1 1/2" Service	\$3,507.00	\$3,682.35	5%
2" or 3" Service	\$4,706.10	\$4,941.41	5%
4" or 6" Service	\$5,232.15	\$5,493.76	5%
Street cut cost (if needed, in addition to service)	-	\$600	

Note: Full replacement of an existing service line will be at the above costs in addition to street cut cost, if needed. Less than full replacement of an existing service line will be based on actual time and material costs. If additional materials are necessary for a specific installation, such as stainless steel tapping sleeves, these job specific materials will be charged back to the customer at actual cost.

Available Discount: A 10% senior discount is available for qualifying senior residential water and sewer customers.

Unmetered Fire Service Annual Rates, currently and as proposed, are:

Description of Service	Current Annual Charge	Proposed Annual Charge
<i>Private Fire Hydrants</i>	\$308.54	\$323.97
<i>Automatic Sprinkler Systems:</i>		
Minimum Bill (100 Sprinkler Heads) Per Year	\$159.69	\$167.67
Additional Sprinkler Heads-Each	\$0.33	\$0.35
<i>Fire Hose Risers:</i>		
1 st 2" Riser in Building not more than 3 Stories in Height Above Basement, with not more than 1 Riser Connection in Basement	\$88.15	\$92.56
Each Additional 2" Riser, as stated above	\$66.17	\$69.48
Each Additional 4" Riser in Building not more than 3 Stories in Height Above Basement, with not more than 1 Hose Connection on each floor and an Extra Connection in Basement	\$132.24	\$138.85

Sprinkler Service-New and Fire Hydrant Installation Charges, currently and as proposed, are:

Description of Installation	Current Standard Charge	Proposed Standard Charge
2" Sprinkler Service	\$1,527.75	\$1,604.13
4" Sprinkler Service	\$3,270.75	\$3,434.29
6" Sprinkler Service	\$3,356.85	\$3,524.69
8" Sprinkler Service	\$3,702.30	\$3,887.42
10" Sprinkler Service	\$4,364.85	\$4,583.09
Fire Hydrant (Installation including hydrant)	\$4,591.65	\$4,821.23

Miscellaneous fees to cover services:

Description of Installation	Current Standard Charge	Proposed Standard Charge
Water lab testing for e-coli and total coliform bacteria	\$20.00	\$35.00
Right of way permit for street excavation (per hole)	\$275	\$375/yard*
Boring excavation in street (per hole)	\$-	\$125
Curb replacement (base charge+ cost per foot)	\$-	\$650+\$125/ft

*A \$500 deposit will be due with application of permit. Remainder will be due after final quantity is determined.

If approved, the new rates will become effective for the first billing after November 1st, 2026.

Any person with any questions about the proposed ordinances may contact the City Administrator at 660-827-3000, extension 1104.

Handicapped citizens needing accommodation in order to attend these public hearings should contact the City Administrator's Office at 660-827-3000, extension 1104, no later than 48 hours prior to the scheduled hearing.

Matthew Wirt
City Administrator
City of Sedalia

My reason for the Veto

1; Maco Management Co, Inc Own 56 properties just like this apartment they are insured by the U.S.D.A receive money from HUD receive money from section 8, so they receive federal funding

2: I believe that those funds should belong to the residents, that are on fixed incomes, and own their homes, that struggle to make the necessary repairs required by the city of Sedalia. To repair their homes. Not multi million dollar companies that have plenty of money to make their own repairs.

3: If we open the door for this company, we then open the door for every company that meets the same requirements. For example Deerbrook Villas currently has 44 units with another 38 coming. We have the Tambo Apartments, we have Sylvia G Thompson, Rest Haven, E.W. Thompson, Fair View, The Essex as well. I'm sure that they would love a new roof free of charge as well.

4: I believe that it's the city of Sedalia's responsibility to use the funding from the 353 to assist our citizens that are in need of help financially. Those funds should help low income families make the repairs necessary to keep them in their homes. Not bail out Millionaires

5: I have witnessed this multiple times personally, how the people living in the 353 area struggles finding money for home repairs. I don't believe as a municipality that we would send a good message to our community. By awarding a million dollar company like Maco Management that kind of money when I believe that the money would help multiple families in need instead. We are considering raising the trash water and sewage roughly \$9 per month.

My reason for the Veto

6: What about the landlords that accepts section 8 money in the 353 area. Are we awarding them as well? Or landlords that rent to people that are on fixed income that are 55 or older?

BILL NO. 2026-108

ORDINANCE NO. 12494

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT FOR ROOF REPAIR PROJECT FOR LINCOLN HUBBARD BUILDING.

WHEREAS, the City of Sedalia, Missouri has received a proposal from MACO Management Company, Inc, a Missouri corporation; and Sedalia Housing Associates, LP, a Missouri limited partnership, regarding roof repair project at 711 North Osage, Sedalia, Missouri; and

WHEREAS, under the attached agreement, the City of Sedalia, Missouri, shall pay the sum and amount not to Exceed Sixty-Five Thousand Dollars (\$65,000.00) to MACO Management Company, Inc, a Missouri corporation; and Sedalia Housing Associates, LP, a Missouri limited partnership for said project as more fully described in the agreement attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the agreement by and between the City of Sedalia, Missouri, MACO Management Company, Inc, a Missouri corporation, and Sedalia Housing Associates, LP, a Missouri limited partnership 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 8th day of September 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 8th day of September 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC, City Clerk

Redevelopment Agreement

THIS REDEVELOPMENT AGREEMENT ("**Redevelopment Agreement**") is made this _____ day of _____, 2026, between the City of Sedalia, a Missouri political subdivision of the third class (the "**City**"); and MACO Management Co., Inc., a Missouri corporation; and Sedalia Housing Associates, LP, a Missouri limited partnership (collectively, the "**Owner**") regarding 711 N. Osage, Sedalia, MO 65301 ("**Redevelopment Project Property**"). City and Owner may hereinafter collectively be referred to as "**Parties**".

Unless otherwise defined in this Redevelopment Agreement, all capitalized terms shall have the meaning assigned in the Development Plan.

RECITALS

WHEREAS, the City Council of the City of Sedalia (the "**City**") has: (i) enacted into law Ordinance No. _____, finding the Redevelopment Area to be blighted within the meaning of Section 353.020(2) of the Urban Redevelopment Corporations Law, approving the Midtown Residential Area Development Plan ("Development Plan"), and approving the Redevelopment Area; and (ii) determined that the revitalization and redevelopment provided for therein are necessary for the public welfare and is in the public interest, and that correction of some of the conditions in the Redevelopment Area, through the use of tax abatement, would stimulate private development in the area; and

WHEREAS, the Owner desires to redevelop, rehabilitate, and revitalize certain property within the Redevelopment Area, as described herein, and has applied to receive reimbursement of certain costs in accordance with the Development Plan;

WHEREAS, the Board of Directors of the Sedalia Redevelopment Corporation ("**Board**") has reviewed the Owner's application and have recommended that the City Council approve reimbursement of costs for the proposed Improvements to the Redevelopment Project Property; and

WHEREAS, the City Council, by Resolution No. _____, approved reimbursement of costs for the proposed Improvements to the Redevelopment Project Property, subject to an agreement between the City and the Owner regarding the reimbursement.

NOW, THEREFORE, for and in consideration of the above recitals, the mutual promises, covenants, undertakings and understanding hereinafter set forth, and other good valuable consideration, City and Owner agree that:

1. Representations and Duties of Owner. Owner represents the following and agrees with the following duties:
 - a. Owner is not delinquent in payment of any taxes related to the Redevelopment Project Property and has obtained any required business licenses or permits from the City of Sedalia related to the Redevelopment Project Property. Owner shall pay any and all taxes and fees assessed against the Redevelopment Project Property. There are no outstanding City

of Sedalia Code of Ordinance violations in relation to the Redevelopment Project Property. If any Code of Ordinance violations are discovered, the Owner shall promptly abate the violation.

- b. Owner understands and agrees that no tax abatement is offered through this Redevelopment Agreement. Owner understands and agrees that no tax abatement shall be granted to the Redevelopment Project Property without compliance with Chapter 353, RSMo.
- c. Owner understands and agrees that this Redevelopment Agreement does not relieve Owner from obtaining all necessary permits, approvals, and authorizations from the City or other applicable authorities to complete the Improvements. Owner understands and agrees that the Improvements and Redevelopment Project Property shall be completed and maintained in accordance with this Redevelopment Agreement, the Development Plan, City Code, State law, and any other applicable laws or regulations.

2. Improvements to Redevelopment Project. Owner holds title to the real property described on **Exhibit A** attached hereto and incorporated herein (the "**Redevelopment Project**" or "**Redevelopment Project Property**"), which the Owner will redevelop and rehabilitate by completing the Improvements described on **Exhibit B**, which is attached hereto and incorporated herein by reference (the "**Improvements**").

- a. Blight. The Owner shall remove and remediate all blighting conditions from the Redevelopment Project Property.
- b. Time for Completion. The Owner shall commence or direct the commencement of work on the Improvements within sixty (60) days following the mutual execution of this Redevelopment Agreement. Except as provided in this Redevelopment Agreement, the Owner shall complete or cause to be completed all of the Improvements within the time frame established on **Exhibit B**. All work on the Improvements must be performed with reasonable diligence; therefore, work may not cease for more than fifteen (15) consecutive days. The Owner may submit to the City a request to extend the time for completion of the Improvements pursuant to the process described herein.
- c. Completion of Improvements. The Improvements shall be completed in accordance with **Exhibit B**. The Owner shall make or cause to be made all Improvements in a workmanlike manner and in accordance with all applicable laws, codes, and regulations. The Owner shall obtain or shall cause to be obtained all licenses, permits or other approvals required by any governmental authorities to complete the Improvements. Applicable guidelines are attached hereto as **Exhibit C** and incorporated into this Redevelopment Agreement. The Owner shall provide the City with any documentation necessary to prove the amount invested in the Redevelopment Project Property.

- d. Preliminary Inspection. The Owner shall arrange for a preliminary inspection to be conducted, and inspection documents and photographs of the proposed project area. The preliminary inspection need cover only the Improvements desired by the Owner and shall be completed at the expense of the Owner. The Owner shall use a reliable, third-party, certified building inspector for all inspections.
- e. Final Inspection. Upon the completion of the Improvements, the Owner shall arrange for final inspection of the Redevelopment Project Property by a third-party, certified building inspector, who may certify completion of the Improvements. It is recommended that the Owner uses the same inspector who completed the preliminary inspection, but it is not required. The Owner shall submit to the City copies of all paid invoices and receipts and permits issued by the City's Community Development Department. The Owner also shall furnish all records, contracts, bills, inspection documents, and other documents relating to the Redevelopment Project Property and any Improvements that the City reasonably requests for consideration of the reimbursement described herein. The City reserves the right to ask the Owner to seek additional inspections at the Owner's expense if the City determines that the inspection documents provided by the Owner are not sufficient for consideration of the reimbursement described herein. The Owner shall use a reliable, third-party, certified building inspector for all inspections.
- f. Modification of Improvements. If the Owner desires to make a substantial modification to the Improvements as described in Exhibit B, the Owner shall request the modification in writing, explaining the reason for the modification and the estimated costs related thereto. A modification is "substantial" if it: (i) requires any permits or approvals from the City or other governmental authority that are not related to the Improvements as described in Exhibit B; (ii) changes the physical appearance of Redevelopment Project Property as approved in this Redevelopment Agreement; or (iii) changes the cost of completing the Improvements approved in this Redevelopment Agreement by ten percent (10%), except that modifications that result in a change in cost of completing the Improvements of \$500 or less shall not be considered "substantial," unless the modification satisfies one of the other characteristics of "substantial" set forth in this subsection. The Owner shall not proceed with any modifications to the Improvements until the City has, in its sole discretion, approved the modifications.
- g. Extension of Time for Completion. The Owner may submit to the City a request to extend the time for completion of the Improvements. Such request shall be in writing and shall state, at a minimum: (i) the reason for the extension; (ii) the Improvements that remain to be completed; and (iii) the proposed length of time needed to complete the Improvements. Upon review of the Owner's request for extension of time, the City, in cases of

undue hardship, may extend the date of completion of the Improvements. The Owner shall not request, and the City shall not grant, an extension of time that is longer than one (1) year.

3. Reimbursement. Upon the completion of the Improvements as provided herein, the Owner may request reimbursement from the City. Upon receipt of such request, the City shall reimburse the Owner the actual costs incurred for the Improvements, in an amount not to exceed \$65,000, subject to the requirements of this Redevelopment Agreement. The Owner may be reimbursed for the costs included in Exhibit B only. The City shall reimburse the Owner only to the extent that the costs of the Improvements are proved to have been incurred and paid for by the Owner for the Improvements, in the City's sole discretion. The Owner shall submit with the request for reimbursement all total, actual projects costs and supporting documentation, including copies of invoices, proof of payment, canceled checks, receipts, lien waivers, and any other supporting documentation as the City shall require, in the City's sole discretion. No interest shall be reimbursed.
4. Public Purpose. The reimbursement provided under the Development Plan and this Redevelopment Agreement applicable to the Redevelopment Project Property is made in recognition of the public purpose in removing and remediating blight within the Redevelopment Area and of the public purpose in providing 39 affordable housing units to seniors. In the event that the Redevelopment Project Property maintains any blighting conditions or no longer offers 39 affordable housing units to seniors, the City reserves the right to require the Owners to repay to the City the amount reimbursed under this Redevelopment Agreement.
5. Breach; Failure to Comply.
 - a. Prior to Completion of Improvements. In the event the Owner fails to commence or to continue work on the Improvements in accordance with this Redevelopment Agreement, the City shall provide written notice to the Owner of such failure. The Owner shall have five (5) business days after receipt of notice to cure such failure.
 - b. After Completion of Improvements. In the event the Owner fails to abide by the requirements of this Redevelopment Agreement after completion of the Improvements, the City shall provide written notice to the Owner of such failure. The Owner shall have thirty (30) days after receipt of notice to cure such failure.
 - c. Termination of Redevelopment Agreement. In the event the Owner continues in such failure to comply, the City may declare the Owner in breach and terminate this Redevelopment Agreement or enforce the provisions of this Redevelopment Agreement regarding repayment of the reimbursement provided herein.

6. Excusable Delays. The Parties understand and agree that neither Party shall be deemed to be in default of this Redevelopment Agreement because of Excusable Delays. “**Excusable Delay**” means any delay beyond the reasonable control of the Party affected, caused by damage or destruction by fire or other casualty, strike, shortage of materials, unavailability of labor, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or abnormal duration, tornadoes, and any other events or conditions, interfering with the redevelopment, rehabilitation, and revitalization of the Redevelopment Project Property through the completion of all or any portion of the Improvements, which in fact prevents the Party so affected from discharging its respective obligations hereunder.
7. Legal and Tax Implications. The Owner acknowledges and represents that 1) neither the City, nor any City officials, employees, consultants, attorneys, or other agents have provided to the Owner any advice regarding the federal, state, or local legal or tax implications or consequences of this Agreement and the transactions contemplated hereby, and 2) the Owner is relying solely upon its own tax or legal advisors, if any, in this regard.
8. Notice. Whenever written notice is called for herein to be given or is otherwise given pursuant hereto, it shall be personally delivered or sent by U.S. Mail, addressed as follows:

if to City:

City of Sedalia
Attn: City Administrator
200 S. Osage Avenue
Sedalia, Missouri 65301

if to Owner:

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

And

Sedalia Housing Associates, LP
711 N. Osage Avenue
Sedalia, Missouri 65301

Notices sent in accordance with this Section shall be deemed received on the third day after mailing.

9. Indemnification. The Owner shall hold harmless and indemnify the City, the Sedalia Redevelopment Corporation, and the officials, officers, employees, and agents of both

entities from any liability for injury or damage arising from any casualty to persons or property due to the omission or act of the Owner in connection with the redevelopment, rehabilitation, and revitalization of the Redevelopment Project Property through the completion of the Improvements. The Owner is responsible for compliance with all applicable City codes and State laws and agrees to hold harmless and indemnify the City, the Sedalia Redevelopment Corporation, and the officials, officers, employees, and agents of both entities from and against all suits, claims, costs of defense, damages, injuries, liabilities, costs and/or expenses, including court costs and attorneys fees, resulting from, arising out of, or in any way connected with the Redevelopment Project Property.

10. Dealings between the Parties. The Parties agree to and shall cooperate and deal with each other in good faith, and shall assist each other whenever possible, appropriate, or necessary in the performance of this Redevelopment Agreement. The Parties agree to take such actions (including adopting additional and further resolutions, rules, regulations or codes) and to make, execute and deliver such further and/or additional documents, agreements, instruments and/or understanding as may be required, necessary or convenient to effectuate fully this Redevelopment Agreement and all of the terms, conditions and provisions hereof and to act reasonably and expeditiously in all performances or understandings required under or by this Redevelopment Agreement.
11. Applicable Laws: The Parties agree that the Owner shall comply with all applicable City codes, ordinances, regulations, and specifications and State and federal laws, regulations, and specifications.
12. Assignment. The Parties shall not assign or subcontract this Redevelopment Agreement without the prior written approval of both Parties.
13. Annual Appropriation. The City reserves the right to not reimburse the Owner under this Redevelopment Agreement in the event that the City Council does not appropriate funds available for use as described in this Redevelopment Agreement.
14. Non-Public Works Contract. Nothing contained in this Redevelopment Agreement shall be construed to make this Redevelopment Agreement a public works contract under applicable laws regarding public work contracts.
15. Missouri Immigration Affidavit. Pursuant to 285.530, RSMo., and prior to receipt of reimbursement, the Owner shall, by sworn affidavit and provision of documentation, affirm enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Owner shall also sign an affidavit affirming that they do not knowingly employ any person who is an unauthorized alien in connection with the contracted services.
16. No Waiver. Any failure by either Party to insist upon or enforce any of their respective rights or duties hereunder shall not constitute a waiver, nor shall a failure to insist upon or enforce any rights preclude either Party from insisting upon or enforcing any of their

respective rights or duties during the remaining term of this Redevelopment Agreement.

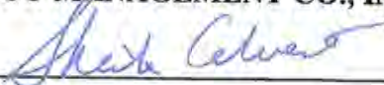
17. Governing Law. This Redevelopment Agreement shall be governed by and construed in accordance with the domestic laws of the State of Missouri without giving effect to any choice or conflict of law provision or rule (whether of the State of Missouri or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Missouri.
18. Severability. If any one or more of the terms, provisions or conditions of this Redevelopment Agreement shall be declared unconstitutional, invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity of the remaining terms, conditions and provisions contained herein shall in no way be affected, prejudiced, limited or impaired thereby.
19. Interpretation. As used herein, the plural shall include the singular, the singular shall include the plural, and use of any gender shall be applicable to all genders. All terms not otherwise defined herein shall have the same meaning as defined in the Development Plan.
20. Entire Agreement. This Redevelopment Agreement and all Exhibits attached hereto constitute the entire understanding between the Parties and supersede any and all prior agreements or understandings, whether oral or written, pertaining to the subject matter of this Redevelopment Agreement. This Redevelopment Agreement may be amended only by the mutual consent of the Parties, and by the execution of an amendment by the Parties or their respective successors in interest.

[END OF DOCUMENT]

IN WITNESS WHEREOF, the Parties have set their hands the date and year last written below.

MACO MANAGEMENT CO., INC.

By



Name Sheila Calvert, General Manager

Date 8/13/2026

SEDALIA HOUSING ASSOCIATES, LP

By 

Name James K. Maddox, GP

Date 8/13/2026

CITY OF SEDALIA

By _____

Name _____

Date _____

EXHIBIT A

Legal Description of the Redevelopment Project

EXHIBIT B

Improvements: as shown on page 2 of this Exhibit B

Total Estimated Cost of Improvements: \$59,700.00

Time for Completion of Improvements

The Improvements shall be completed within one hundred and eighty (180) days after the date work on the Improvements commences in accordance with this Redevelopment Agreement

EXHIBIT C
Program Guidelines



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
SEPTEMBER 8, 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 September 8, 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 Boggress	Present	Michelle Franklin	Present

Proclamation – Workforce Development Month

Mayor Williams read the following Proclamation verbatim:

"WHEREAS, the economic development of every region in our country and the ability of our businesses and industries to compete in the global economy are more than ever before dependent on the availability and quality of a skilled workforce and robust talent pipeline; and WHEREAS, the complexity and fast-paced change in our economy and labor markets puts new demands on the individuals and employers at all levels; and WHEREAS, employers depend on similar levels of professional services to help them recruit and retain a competitive workforce and continually upgrade the skill sets of their incumbent employees

Now, THEREFORE BE IT RESOLVED that I, Traves Williams, Mayor of the City of Sedalia, join with the National Association of Workforce Development Professionals in designating the month of September as Workforce Development Month to honor all those individuals in all the Workforce Development organizations and partnerships who play such a vital role in our economy.

Presentation – Embassy

Jason McClain stated that the Embassy was established in 2010. The Embassy is not a homeless shelter, detox center or a relief center ministry. The Embassy is a restoration organizational mission. One of the most important things the Embassy does is remove the excuses that people have to fail. The Embassy works with participants to make sure they have no legitimate reason to not succeed so they can return to be a prosperous, successful part of society.

The benefits of the City of Sedalia and Pettis County Supporting the Embassy is they help decrease the homeless population; decrease drug houses; help to correct unwanted behavior of citizens; brings families back together which makes for a healthier, more productive and stronger community. The program status and accreditation structure keeps the program from attracting any undesirables from other communities that are just looking for a handout or a way to dodge responsibilities. When the Embassy receives opioid money, it is the best way to keep the majority of that money in our communities.

The Embassy's greatest need is for aftercare housing. More aftercare housing would further build a lived history for local landlords. It is a safe and guarded environment for all involved. The aftercare house the Embassy needs for this community and this City is for the Embassy graduates who are moving back into local rentals. If they leave the program to rent a house, they will only answer to one set of rules: local government. If they move into an Embassy aftercare home, they will answer to two sets of rules: local government and the Embassy's rules, restrictions, surveillance and regular substance testing, all of which is inspected by DMH through MOCRISP along with probation and parole.

The Embassy has recognized the need for safer, more affordable aftercare housing. It is crucial to the overall success of the program and for the success of Sedalia. The flow of the program is three months at the intake house with 12 beds. If all is well with them based on their 24-7 monitored behavior and attitude, they move up into the Honor House which has 9 beds. There are not as many beds because some decide they are not ready for healthy community living, so they return to homelessness. Participants get a graduation certificate at the completion of six months.

It was never the Embassy's intent to target the 906 location, the opportunity came to them. The owners were going to sell the property, but they approached the Embassy with a very favorable offer and to carry the loan for the Embassy to further help the mission they serve which is to better the City and County. The Embassy began having several meetings with officials and authorities concerning the opportunity, including going door to door with printed information about the intent for the property and information about the organization. The Embassy left a flyer with the neighbors inviting them to their open house on a Saturday. The open house was held to give the opportunity to all of Pettis County and beyond to come into their classroom for the purpose of more intimately sharing who, what, how, and why the Embassy is and for full house tours so that everyone could see what the Embassy continues to do to improve things. Evidently there was a lot of tension because the 602 location was notoriously famous amongst several of the officials.

Due to the Planning and Zoning meeting, Mr. McClain spoke with the President of the Board of the Embassy and the Chief Building Inspector to see the process of withdrawing the submission. The conversation was interrupted by a call telling them that the Mayor had pushed the meeting back to September 8.

At the last board meeting, the board voted to not pursue the purchase of 906. The Embassy is loved by our community and that was expressed by some of the neighbors of 906, but those neighbors had been terrorized by the last tenant. The Embassy is nothing like the last tenant of 906 that had put them through so much pain. Yet our differences do not matter, what matters is those neighbors need to be left alone to heal and that is easily understandable. That is why the Embassy withdrew their request. Mr. McClain stated he would like to publicly apologize to the neighbors of 906 for what they had to endure which was exactly what the Embassy was created to eliminate from our city. It is what they are currently doing at their other locations.

Presentation – Rate Adjustments

City Administrator Matthew Wirt provided background information on rate adjustments. A lot of what is dealt with are enterprise funds which are designed to pay for service, however, service charges have gotten to the point that they do not actually cover the cost of providing services. Adjusting service charges is necessary because it maintains financial stability and ensures service areas are properly funded without having to rely on the General Fund or Capital Improvement Fund. It also helps keep up

with costs, addresses inflation, rising labor costs and necessary infrastructure improvements. The impact of no adjustments would be increased strain on the General Fund, deferred maintenance and service reductions and greater future increases if maintenance continues to be delayed.

Cemetery

Cemetery Director Roger Waters stated that with the rate increase last year, the Cemetery is within their parameters where they need to be. It had been eight years since the last increase and the Cemetery did a substantial increase on fees. Recommendation is that nothing needs to be done with fees.

Animal Services

Animal Services Manager Randi Battson stated she does not have any rate increases to present to Council for this year. Animal Services had a rate increase last year which is still sustainable for this year.

City Clerk's Office

City Clerk Jason Myers presented information on records requests for Fire, General and Police for calendar year 2026. Fee increase was approved in 2025 after not being raised since 2017. Fees went into effect October 1, 2025. Police increased from \$24.75/hr. to \$32.22/hr. Fire/General increased from \$23.60/hr. to \$29.67/hr. The City Clerk's Office is not seeking a rate increase at this time.

Code Enforcement

Chief Building Official Dimitrius Maduros stated they are not asking for a rate increase, but are asking for a rate application for Fire Alarm and Sprinkler Permits and integrate them into the current fee schedule. Right now applicants are required to get an electrical permit for fire alarm systems and a plumbing permit for sprinkler systems. In the current fee schedule, there is no line item for fire alarms or sprinkler systems so the department cannot charge a permit fee cost, cannot recoup any review costs or inspections. Proposed fees are as follows:

Construction Valuation (Project Cost)	Proposed Permit Fee (Based on Valuation - \$6 per \$1,000 after first \$1,000 at \$50)
\$1,000	\$50
\$5,000	\$74
\$10,000	\$104
\$25,000	\$194

Public Works Operations

Director of Public Works Operations Justin Bray stated after rate increases last year, everything is appropriate and they are not requesting a rate increase this year for Sanitation or Compost Facility.

Utilities

Director of Utilities William Bracken stated that water and wastewater systems operate entirely as an enterprise fund. There is no funding from the General Fund so they have to bill enough to pay for coverage of operations. Some water and sewer infrastructure date back to the City's original development. Infrastructure as old as 1872 remains in service. Much of the system consists of aging iron water mains and aging clay sewer mains. Deferred replacement has resulted in increasing failures and

emergency repairs. Sound utility management requires adequate reserves. Reserves provide funding for emergency repairs, equipment replacement and unexpected system failures. Inflation has increased the cost of supplies, equipment, replacement parts, construction and current reserves have been depleted.

Current rates are not sufficient to fund the projects needed to maintain compliance and protect the system. The Central/North Plant consolidation has an estimated cost of \$60 Million. The North Plant must be taken offline and flow will be consolidated at the Central Plant. The Southeast Plant rehabilitation has an estimated cost of \$13 Million. Recent failures require significant rehabilitation and is necessary to maintain reliable treatment capacity. Beginning in 2029, annual debt service is estimated at \$2.8 Million. Fortunately, interest on the bridge loan is deferred until substantial completion. This provides an opportunity to gradually increase rates before the full debt burden begins. If we do not meet the North Plant Requirement it could result in significant regulatory fines, costs ultimately borne by the City and ratepayers, potential loss of grant funding and potential state restrictions or freezes on new sewer connections.

Proposed 2027 Adjustment:

- 7.5% for Water Pollution Control
- 5% Water
- Add 10% discount for seniors
- Adjust cost of concrete repairs by City staff to cover actual cost of repairs
- Adjust cost of private water sampling to cover actual cost of service to City

SERVICE AWARDS:

30 Year Gift Card/Certificate	Charles Amos Jr	Maintenance Tech II	Park
20 Year Pin/Certificate	Andrew Silvey	Corporal	Police

Park Director, Amy Epple, stated Charles Amos Jr. has been the heart and soul of Convention Hall at Liberty Park for the past 30 years. If you have ever walked into Convention Hall and find everything ready to go for a game, event or celebration, that is because of Mr. Amos. Over the last three decades, he has set up thousands of tables, chairs and volleyball nets. Mr. Amos is the unsung hero behind the scenes, the one who makes the magic happen and is always there to handle the aftermath. Mr. Amos' dependability is unmatched, no matter how bad the weather gets, if it is a holiday or how deep the snow gets, Mr. Amos never has a complaint and often shows up when he is not scheduled or asked to. Just to check up on the building, lend a hand, check on renters, customer, or patron in need. More than just his work ethic, Mr. Amos leads by the Golden Rule, treating everyone with the same kindness, patience and respect that he would want for himself.

Police Chief David Woolery stated Corporal Andrew Silvey started with the Sedalia Police Department on August 27, 2006. Mr. Silvey's family has a long history of serving Sedalia; his father retired as a lieutenant over the Traffic Unit and his mother served as the City Clerk for many years. Mr. Silvey worked on patrol for three years before transferring to the Traffic Unit. Mr. Silvey has established partnerships with MODOT, bringing funding, planning, and fiscal priorities to Sedalia's roadway safety challenges. This year alone, he has successfully obtained over \$240,000.00 in grants to use in Sedalia for hazardous moving violation enforcement, school zone safety, DWI enforcement and equipment. He has helped create the Safe Coalition between the City of Sedalia, Sedalia 200 and other community stakeholders. They worked together to create safer school zones, crosswalks, intersections and driving habits with an emphasis on targeting new drivers in high school. They also host the Traffic Safety

Awareness and mock crash event held at Smith-Cotton High School every year. Currently Mr. Silvey is with the staff development position, assigned to command staff, helping with the Police Department's vision for roadway safety. He directly supervises the traffic unit, DWI unit, phlebotomist unit and the new hazardous moving violations unit.

RETIREMENT AWARDS:

- Tammy Lewis – Chief Office Administrator – Street – 42 Years of service – Retired July 31, 2026. Ms. Lewis received a Weber Genesis S-315 3 Burner Liquid Propane Stainless Steel Grill as a retirement gift.

SPECIAL AWARDS:

Mayor Williams recognized 14 Sedalia Firefighters on their quick response and action at a residential fire at 1500 South Madison on August 21, 2026. Firefighters recognized: Battalion Chief Barry White, Lieutenant Colby Snapp, Firefighter Kelan Ernst, Engineer Jacob Lamb, Firefighter Nathan Belardo, Engineer Tanner Crawford, Captain Mitch Friedly, Battalion Chief Kyle Gilmore, Firefighter Connor Moriarty, Engineer Tony Turner, Engineer Adam Bazen, Captain Nathaniel Nevels, Firefighter Caden Storm and Deputy Chief Daniel Shaw.

GOOD & WELFARE:

Marie Dennis, 2601 S. Quincy, stated Traves Williams is a man who cares deeply about this community. Traves has worked for the City of Sedalia for years. He has coached our kids, he has refereed our games and he has given so much to this community. He has even started Helping Hands, a non-profit organization created to help struggling residents address City Code violations when they could not afford to or physically could not do the work themselves. Council may not agree with every position Mayor Williams takes or the way he expresses himself. Elected officials should be held accountable for their words and actions.

Ms. Dennis asked Council to consider the purpose for the Censure. If Mayor Williams said something that was inappropriate, then address the specific words or circumstances surrounding them. If there is an allegation that he violated a law, ordinance, or City Policy, show the citizens the evidence, identify the specific rule that was violated, but do not judge an elected official solely because of the moments he was angry and frustrated. Judge the whole record, look at the years he has given to Sedalia, look at the people he has helped, look at his service to the community and look at the residents who believe he is listening to and fighting for them.

Jeff Lockington, 109 E. Jackson, signed up to speak but was not present.

Gary Lobaugh, 821 S. Arlington, signed up to speak but was not present.

Janet Mizanskey, 723 E 5th, asked Council why the City should be paying \$65,000.00 for a roof out of the 353 grant for a corporation who also owns a construction company. It is understood that the Lincoln Hubbard Apartments are in the map, but there is a lot of elderly people and a lot of people in Sedalia who cannot afford to fix their properties.

Ms. Mizanskey stated she is glad the Embassy is not purchasing 906 W 7th because it took over two years of her and her sister researching that area and she would not have felt safe in that neighborhood.

The citizens of Sedalia should not have to send an email to a Councilmember and list what they want to discuss. That is not free speech.

Ms. Mizanskey stated she feels the censure of the Mayor is a power trip move. The people of Sedalia voted Mayor Williams in. They did not expect anything less from Mayor Williams than to work for the taxpayers with transparency. It should not be up to a few Councilmembers because they do not want him to speak up and be transparent with citizens.

Heather Smith, 809 W. 6th, stated she wants to focus on section 64-127, and asked the City Council to apply the safeguards the City has established when it adopted Ordinance 11784. Ms. Smith stated she is not arguing that transitional housing is prohibited in her district and understands that it is allowable use. Ms. Smith's concern is whether the City has followed the review process required before approving additional facilities in the neighborhood.

Section 64-127(A) states that these facilities are allowed subject to the development and operational standards intended to minimize potential adverse impacts on nearby properties and the surrounding communities. Section 64-127(B)(4) specifically provides that upon receipt of a special use application, the Director of Community Development must report to the Planning and Zoning Commission and City Council regarding land use, compatibility and physical character of the neighborhood.

64-127(B)(12) is more directed to the historic neighborhood. It states that a Director shall report the existence of locations of like facilities to the Planning and Zoning Commission and the City Council to avoid approval of permits for like facilities within a single neighborhood. There are already two transitional houses in the neighborhood and in the Historic District. The neighbors are not asking the City to create a separation distance that is not in the ordinance, they are asking the City to follow the provision that is in the ordinance.

This is an established historical residential neighborhood. Residents have invested their homes and preserving the residential character of this area. There are families and children in the neighborhood and the neighbors want it to remain a neighborhood where people want to purchase homes, raise their children and make long term investments. This is not an argument against transitional housing, it is an argument that transitional housing must be appropriately reviewed, appropriately located and regulated according to the City's ordinance.

Ms. Smith stated she requests Council verify the special use permit status of any property in the neighborhood, review the complete application administrative record and determine whether neighborhood compatibility reviewed required 64-127(B) was actually performed.

Chuck Leftwich, 908 W. Broadway, stated he wanted to make it a matter of record that he has a petition with 106 signatures opposing the Embassy coming into a neighborhood where they already have two other facilities existing and operating. There is already a transitional Embassy housing facility at 602 Moniteau and another at 322 W. 7th. Those two properties are only 264 feet apart.

This is exactly why 64-127(B)(12) matters. It requires the Director of Community Development to report the existence and locations of like facilities to the Planning and Zoning Commission and City Council to avoid approval of permits for like facilities within a single neighborhood. The City is not simply being asked to determine whether any property can function as an individual property, the City is required to look at where the other like facilities already exist and consider whether approving another one would create or worsen a concentration within a same neighborhood.

Section 64-127(B)(1) states no facility subject to this section shall be located within 1,500 feet of a public or private school or licensed daycare. The facility at 602 S. Moniteau is approximately 1,108 feet and 9.6 inches from Sacred Heart School when measured by the street.

Rene Vance, 19813 Tanglenook, stated she is here to ask City to make and place on the record the actual property line to property line measurement requirement by 64-127 before relying on the existing facility's location as precedent for another transitional housing facility.

Sedalia has invested significant time, money and effort into preserving and revitalizing our historic downtown. These surrounding residential neighborhoods are part of that investment. When multiple specialized group living facilities are concentrated in a small area, the City needs to consider the cumulative impact on neighborhood character.

This is not about the worth of the people who need the transitional housing, it is about where these facilities are located and whether they are being distributed responsibly throughout the neighborhood and community. Section 64-127 gives the City the tools to address this. It specifically tells the City to consider the locations of like facilities to avoid concentrating them within a single neighborhood. There are already two facilities that are approximately 264 feet apart. At some point the City has to stop looking at these individual properties and start looking at them and the pattern they are creating.

Ms. Vance stated she respectfully ask the Commission and the City Council to deny any proposed transitional housing that is within the City's historic districts or at minimum require a complete review of existing facilities, the required 1,500 foot measurement and the concentration of like facilities under 64-127(B)(12) before approving another facility in a neighborhood.

Paul Wood, 111 E 31st, signed up to speak but was not present.

Debbie Covington, PO Box 965, stated citizens have been hearing the word transparency. Many times Ordinance 12255 has come up on the Agenda. With everything going on, why doesn't a Councilmember move to repeal the ordinance, let it fall where it falls and everyone can move forward to other things. In the spirit of transparency, if there was true transparency across the board we would not be where we are tonight.

Also, Council is going into Closed Door about the censure. There are many items on this censure. If there was transparency, Council would have the discussion in the Council Chambers in front of the public so that everyone can understand it. If they really knew what was going on they would be very surprised, heart broken and dissatisfied.

Sandra Williams, Lincoln Hubbard Apt, stated she is from Pennsylvania and that Mayor Williams brought her here to retire. We need transparency here. There was a lady who Ms. Williams had a lot of respect for mentioned to Ms. Williams that Mayor Williams did not realize what little power that he had. With what Council is planning to do proves what the lady was saying. All of Council knows that Mayor Williams won the election. While Mayor Williams was running, he stated he wanted transparency and honesty. That is why Mayor Williams was voted in. If no one on Council has anything to hide, we should have transparency with everything we do. Ms. Williams asked the Council to work together, give Mayor Williams time and compromise.

Steve Bloess, 607 W. 26th, stated ragebate is the Oxford's 2025 word of the year. It turns out to be putting anything on the internet to get people angry and fired up to generate likes and shares and to persuade them to support your cause. The Council and Mayor had been ragebated and they took the bait hook, line and sinker. Facebook is like fishing for ragebaters. You can say anything you want on Facebook.

Consider the source. The world is full of fear, hate, rage and anger all strong emotions and tools that can be used to control us. We all have to work together to keep Sedalia positive and moving forward. At the local level people know people, neighborhoods exist and we go to church together. We can put a name to a face and a judgement of character to a statement. Locally we can do the best: Consider the source.

Mr. Bloess stated he respects everyone at the front of the room. Collectively, this entire group will make the right decision about everything that they come across. It is a tough place to be, Mr. Bloess stated he sat in a Council seat for five years and that he respects Matt Wirt and he is a man of integrity. Given the chance, he will help the Mayor with a tough job. Mr. Bloess stated mostly he honors and loves the people who work for this City everyday that run and swim towards danger, not away from it. The people who maintain our buildings, streets, and cemetery; provide our water, remove our sewage and trash, enforce our codes, maintain our records and manage our meetings and our employees. These are tough public fundamental jobs that are underpaid and under appreciated.

MINUTES: The Council Meeting minutes of August 17, 2026, Special Council Meeting minutes of August 19, 2026 and Special Council Meeting minutes of August 26, 2026 were approved on motion by Boggess, seconded by Ames. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

The meeting moved at 8:07 p.m. on motion by Boggess, seconded by Covington to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 3 (Personnel) 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 8:25 p.m. on motion by Boggess, seconded by Covington.

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

ROLL CALL OF STANDING COMMITTEES:

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

- Councilwoman Boggess asked for Council's permission to read the items in the censure. Motion by Robinson, Seconded by Ames. All in Favor. Mayor Williams stated that he found all of it hard to believe considering he works from 5am to 3pm and does not get into his office until 3pm. Mayor Williams stated he has never met with any of the other staff members for him to threaten them. Mayor Williams stated he is always assisted by someone when he goes to his office and has witnessed him whether it be his wife or Councilman Covington. Most of the interactions with The City Administrator was through emails or texts. There is a lot of stuff that needs to be reviewed and show the evidence of. Councilman Redford stated he did not believe the sports game thing is fully accurate. There are parts that should be true but some are not.

RESOLUTION NO. 2177 – A RESOLUTION OF THE CITY COUNCIL OF SEDALIA CENSURING MAYOR TRAVES WILLIAMS was read once by title and approved on motion by Robinson, seconded by Ames. Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Covington, Cross and Franklin. Voting "No" was Redford.

Continued Discussion – Amending Public Participation Ordinance

Councilman Covington stated the last administration passed the ordinance where citizens were not allowed to bring signs in or be restricted to the back. Citizens want it repealed because they want it to be on record saying that Council repealed it back. Even though Council agrees citizens can bring signs, it has not been repealed. People were allowed to bring signs and then it was said that they could not bring signs and it was voted on. City Attorney Lindsey Kolisch stated the rule has always been that you can bring signs, but you cannot block views of others either by holding signs or standing. People need to be able to see is the issue. Councilwoman Boggess stated maybe it was the misunderstanding as far as individuals coming up. It used to be they did not have to say what they were going to talk about, and then Council went to signing up for things that are on the Agenda. Now Council is at signing up just before the meeting so that citizens do not have to do it days ahead.

Motion by Covington, Seconded by Redford for staff to draft an Ordinance to repeal Ordinance 12255. Roll Call Vote: Voting "Yes" were Covington and Redford. Voting "No" were Robinson, Ames, Scribner, Boggess, Cross and Franklin. **Motion Failed.**

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- During the night of August 18–19, 2026, wind damaged the roof of the Crown Hill Cemetery office by removing shingles and allowing water to enter the building. The leak affected the storage, furnace, and IT connection area, with water entering through a light fixture and causing staining in another area of the ceiling. Building Maintenance temporarily patched the roof; however, staff determined that the roof needs to be replaced to prevent additional damage to the building and its contents. Three roofing companies were contacted for estimates, with Blue Ox Roofing submitting the lowest quote of \$7,045.01. Since this expense was not included in the Fiscal Year 2027 budget, staff recommends approval of a budget amendment in the amount of \$7,045.01 to complete the work.

RESOLUTION NO. 2178 – 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 was read once by title and approved on motion by Scribner, seconded by Boggess. All in Favor.

BILL NO. 2026-105, ORDINANCE NO. 12491 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2026-2027 REGARDING CEMETERY OFFICE ROOF REPLACEMENT was read once by title.

2nd Reading – Motion by Boggess, 2nd by Robinson. 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".

- During construction of the Katy Depot–Liberty Park Connect sidewalk project, the contractor discovered previously unidentified coal chutes and voids beneath the existing sidewalks adjoining the properties at 300 and 301 South Ohio Avenue. Because these conditions were not visible or identified during the original project design, additional evaluation is necessary before the new sidewalk can be safely constructed. To ensure the sidewalk is properly supported and to avoid damaging the adjoining buildings, staff recommends approval of Supplemental Agreement No. 2 with Wilson & Company, Inc., in an amount not to exceed \$14,507.31. The agreement provides for an on-site engineering investigation and the preparation of structural details for properly filling and supporting the voids. This increases the total engineering agreement to \$226,155.91. Once the design is complete, City staff, the engineer, and the project contractor will determine the cost of completing the work in accordance with the engineered solution.

BILL NO. 2026-106, ORDINANCE NO. 12492 – AN ORDINANCE AUTHORIZING SUPPLEMENTAL AGREEMENT NUMBER 2 FOR THE KATY DEPOT – LIBERTY PARK CONNECT SEDALIA PROJECT was read once by title.

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

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

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

- The City Council previously approved a budget amendment allocating proceeds from the sale of an airport hangar for improvements to the terminal and Fixed Base Operator facility at the Sedalia Regional Airport. Staff subsequently completed a competitive qualifications-based selection process to identify an architectural firm to evaluate the facility and prepare the necessary renovation plans. Following that process, staff recommends entering into an agreement with Collins Webb Architecture, LLC, for an amount not to exceed \$60,700. The proposed services include documenting the existing building, developing the interior layout and design, preparing civil, architectural, mechanical, electrical, and plumbing plans, and assisting with bidding and construction administration. The planned improvements include updated restrooms, a coffee and break area, pilot and visitor lounge space, office and storage improvements, new windows and lighting, HVAC upgrades, exterior accessibility improvements, and an outdoor patio.

BILL NO. 2026-107, ORDINANCE NO. 12493 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR FIXED BASE OPERATOR FACILITY RENOVATIONS AT THE SEDALIA REGIONAL AIRPORT 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”.

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

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- The Sedalia Redevelopment Corporation and the City Council previously reviewed and approved the proposed roof repair project for the Lincoln-Hubbard Building at 711 North Osage Avenue. The agreement establishes how the project will be completed, documented, inspected, and reimbursed. MACO Management Company, Inc., and Sedalia Housing Associates, LP, will be responsible for completing the approved improvements, obtaining all required permits, and paying the project expenses before requesting reimbursement from the City. Reimbursement will be limited to the actual eligible costs incurred and paid by the property owner, in an amount not to exceed \$65,000. Before reimbursement is issued, the owner must provide paid invoices, receipts, proof of payment, lien waivers, inspection reports, and any other documentation requested by the City. The agreement also requires the work to begin within 60 days and be completed within 180 days after construction begins. Mayor Williams stated his issue is it is a multi-million dollar entity. It has been established that they have a contracting company. Those funds were originally to assist people with matching funds for the community that were low income based that could not afford to repair the necessary needs. That money would be well suited serving multiple families that are at the poverty line who just qualify as the residents that live in the building. We also know there are people who own their houses who are operating on \$900.00-\$1,200.00 and cannot afford to make those necessary repairs. \$65,000.00 would go a long way for those residents who actually own their house, to help them obtain and stay in those houses.

BILL NO. 2026-108, ORDINANCE NO. 12494 – AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT FOR ROOF REPAIR PROJECT FOR LINCOLN HUBBARD BUILDING 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, Cross and Franklin. Voting "No" were Covington and Redford. Boggess abstained due to her connection to Lincoln Hubbard Apartments.

- H&B Turn-Key Solutions has offered to purchase the City-owned vacant lot at 1215 South Ohio Avenue for \$4,000 to construct a single-family residence. The property will be sold as-is by quit claim deed, with the buyer responsible for closing costs. Construction must begin within six months after closing, and the property must remain in compliance with City codes. If the buyer fails to meet these requirements, the City will retain the option to repurchase the property for the original purchase price.

BILL NO. 2026-109, ORDINANCE NO. 12495 – AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 1215 SOUTH OHIO AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO H&B TURN-KEY SOLUTIONS 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".

APPOINTMENTS: None

BIDS: None.

LIQUOR LICENSES:

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

*Gabrielle White dba Sedalia Area Chamber, 600 East 3rd, Piccadilly, 324 West 2nd, September 24, 2026, 5:30 p.m. – 9:00 p.m. – Picnic License

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Mayor Williams stated he would like to apologize for his actions at the last meeting. In particular, it was not to discredit our City Administrator. It was merely to state that they said we did not get an opportunity to do that. The whole discussion was to do that. It was never to discredit him or his credibility. It was a moment of frustration. Mayor Williams stated when he is sitting on something he is very passionate about what he says and he cannot hold those things that he knows not be true, to not have any kind of addressing anything. If we are giving misinformation, and it is not a discredit of anyone on Council, or the City Administrator. We owe it to the community to be transparent in our actions. If we discover certain things, it is our obligation and duty to inform the public. Whether the panel agrees or not, Mayor Williams stated that is where he stands on it. Mayor Williams stated his actions at the meeting were inappropriate at that particular time.

Councilman Covington stated he would like to accept Mayor Williams' apology on behalf of all of the Councilmembers.

The meeting adjourned at 9:05 p.m. on motion by Boggess, seconded by Covington 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 10:18 p.m. on motion by Boggess, seconded by Covington.

ROLL CALL:

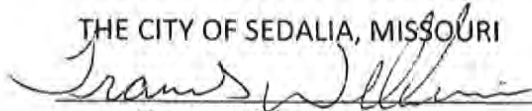
Jack Robinson	Present	David Covington	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Spencer Redford	Present
Tina Boggess	Present	Michelle Franklin	Present

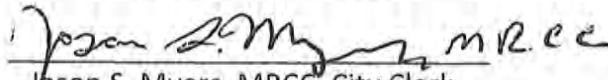
BUSINESS RELATED TO CLOSED DOOR MEETING:

Motion by Boggess, Seconded by Robinson for staff to create and place on the Agenda a Resolution for the September 21, 2026 Council Meeting providing a Moratorium on transitional housing services. All in Favor.

Regular meeting adjourned at 10:21 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

TRAFFIC ADVISORY COMMISSION MEETING

JULY 15, 2026

The Traffic Advisory Commission duly met on Wednesday, July 15, 2026 at 12:00 p.m. at the City of Sedalia Municipal Building. Chairman Esquivel called the meeting to order.

ROLL CALL:

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

Minutes from the March 11, 2026 meeting were approved.

Guests: City Administrator Matthew Wirt, Public Works Operations Director Justin Bray, Chief Office Administrator Kacie Neel, and Public Works Project Manager Jeremy Stone

OLD BUSINESS:

Traffic in the 1400 block of New England Dr.

The request will remain tabled.

NEW BUSINESS:

Discussion of crosswalks on 3rd St. associated with the TAP grant

The first engineered crosswalk is located on W. 3rd St. at the intersection of S. Sneed Ave. This crosswalk would allow pedestrian traffic to cross 3rd St. into the park. This crosswalk would have flashing lights.

The crosswalk farthest east would be by the Katy Depot near the new Boys and Girls Club. This would allow pedestrian traffic from the north to access the new sidewalks. This would allow pedestrians access to the newly constructed 8 to 10 ft. sidewalk that extends from the Depot to Liberty Park. It would also have the flashing lights installed.

At a previous meeting it was voted to move the existing crosswalk in front of Sacred Heart School west to the intersection of S. Vermont Ave. The TAP grant which was engineered a couple of years ago had designed the crosswalk to remain mid-block with the flashing LED light and curb bump outs which are ADA compliant. Mr. Stone indicated Sacred Heart School would like for the crosswalk to remain midblock.

There was general discussion on crosswalks and the curb bump outs.

Mr. Callis motioned moving the crosswalk from S. Vermont Ave. back to in front of Sacred Heart School as engineered in the TAP grant plans. Mr. Henderson seconded. All were in favor.

Mr. Matson motioned installing the crosswalks at the west and east end of the trail as currently engineered. Mr. Henderson seconded. All were in favor.

OTHER ITEMS FOR DISCUSSION:

None

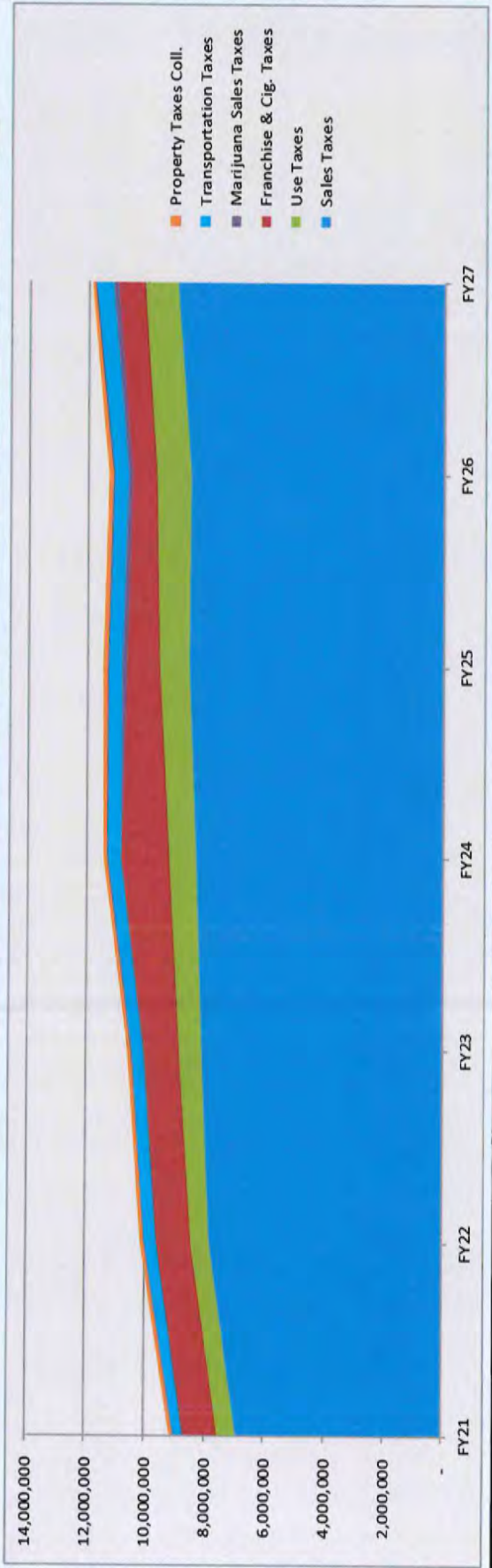
The next meeting date is scheduled for September 16, 2026.

The meeting adjourned at 12:31 p.m.

City of Sedalia Certain Taxes Collected

Description	Current Month Totals						Increase (Decrease)	% Increase (Decrease)	Month
	FY21	FY22	FY23	FY24	FY25	FY26			
Sales Taxes	1,571,199	1,645,786	1,475,413	1,441,773	1,407,884	1,600,854	29,194	1.8%	September
Use Taxes	95,832	110,770	133,681	171,833	160,301	222,269	2,448	1.1%	September
Marijuana Sales Taxes	-	-	-	-	21,781	21,548	31,801	47.6%	September
Franchise & Cig. Taxes	271,152	400,933	282,992	270,102	260,677	223,850	10,253	(5.4%)	August
Transportation Taxes	80,239	78,499	82,681	94,529	104,496	102,173	5,426	5.3%	August
Property Taxes Coll.	17,174	15,092	12,530	15,174	18,458	13,197	3,133	23.7%	August
Current Month Totals	2,035,596	2,251,080	1,987,297	1,993,410	1,973,598	2,183,891	38,447	1.8%	

Description	Fiscal Year To Date Totals						Increase (Decrease)	% Increase (Decrease)	FY To Date Through
	FY21	FY22	FY23	FY24	FY25	FY26			
Sales Taxes	6,916,146	7,828,234	8,136,387	8,353,653	8,612,128	8,555,239	440,391	5.1%	September
Use Taxes	620,284	641,472	751,314	904,319	1,002,043	1,164,110	(24,785)	(2.1%)	September
Marijuana Sales Taxes	-	-	-	-	128,274	139,210	200,424	44.0%	September
Franchise & Cig. Taxes	1,126,342	1,135,677	1,188,979	1,606,703	1,100,921	790,144	883,535	11.8%	August
Transportation Taxes	335,255	399,259	409,432	449,521	484,529	519,857	29,666	5.7%	August
Property Taxes Coll.	125,132	137,728	117,395	132,824	149,199	139,936	11,716	8.4%	August
FYTD Totals	9,123,159	10,142,371	10,603,506	11,447,020	11,477,095	11,308,498	611,592	5.4%	



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO FIRE ALARM SYSTEMS AND FIRE SPRINKLER SYSTEMS.

WHEREAS, the City of Sedalia, Missouri has the authority, under existing ordinance and state statutes, to establish certain fees; and

WHEREAS, the City of Sedalia, Missouri has determined that it is appropriate and necessary to amend the Fee Schedule of the Code of Ordinances of the City of Sedalia, Missouri to incorporate Fire Alarm Systems and Fire Sprinkler Systems under Electrical Permits and Plumbing Permits respectively for Community Development as attached to this Ordinance and incorporated by reference herein.

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

Section 1. Appendix A – The City Fee Schedule for the City of Sedalia, Missouri is hereby amended to incorporate fire alarm systems and fire sprinkler systems under Electrical Permits and Plumbing Permits 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 21st day of September 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 21st day of September 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Exhibit A

Community Development

Code Section	Description	Amount (dollars)
10-208	Electrical permits (Including Fire Alarm Systems):	
	Basic fee—Each permit	50.00
	Additions to basic permit fee:	
	Plus for each \$1,000.00 or fraction	6.00
	Services:	
	Temporary—Each	25.00
	Permanent:	
	Up to 200 amperes	50.00
	From 201 to 1,000 amperes	50.00
	1,001 or higher amperes	100.00
10-254	Plumbing permits (Including Fire Sprinkler Systems):	
	Basic fee—Each permit	50.00
	Additions to basic permit fee:	
	Plus— For each additional \$1,000.00 or fraction therefor of construction value	6.00

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AMENDMENTS TO THE ERP SYSTEM AGREEMENT.

WHEREAS, The City of Sedalia, Missouri, has received amendments from Tyler Technologies, Inc. for Tyler Payments Products related to credit card fees and Lorton Postal with Utility Billing as set forth in the amendments attached to this Ordinance and incorporated by reference herein; and

WHEREAS, under the terms of the amendments, the City of Sedalia shall pay various sums to Tyler Technologies, Inc. for said services as more fully described in the amendments 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 amendments by and between the City of Sedalia, Missouri, and Tyler Technologies, Inc. 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 said amendments 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 amendments 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 21st day of September, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 21st day of September, 2026.

ATTEST:

Traves Williams, Mayor

Jason S. Myers, MRCC City Clerk



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at One Tyler Drive, Yarmouth, Maine 04096 ("Tyler") and the City of Sedalia, Missouri, with offices at 200 South Osage Ave., Sedalia, Missouri 65301-1707 ("Client").

WHEREAS, Tyler and Client are parties to an agreement dated April 16, 2025 ("Agreement"); and

WHEREAS, Tyler and Client desire to amend the terms of the Agreement as provided herein.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and Client agree as follows:

1. The Tyler Payments products and related terms set forth in Exhibit A to the Agreement are hereby removed from the Agreement and replaced with the Tyler Payments products and related terms set forth in the sales quotation attached hereto as Exhibit 1 as of the Amendment Effective Date.
2. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.
3. Except as expressly indicated in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.

City of Sedalia, Missouri

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Exhibit 1
Amendment Investment Summary

The following Amendment Investment Summary details the additional software, products, and services to be delivered by us to you under the terms of the Agreement. This Amendment Investment Summary is effective as of the Amendment Effective Date, despite any expiration date in this Amendment Investment Summary that may have lapsed as of the Amendment Effective Date.

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Quoted By: Jamie Lavalle
 Quote Expiration: 11/01/26
 Quote Name: City of Sedalia MO - Payments Amendment
 Quote Description: City of Sedalia MO - Payments Amendment

Sales Quotation For:
 Sedalia, Mo City Of
 200 S Osage Ave
 Sedalia MO 65301-4334

Shipping Address:
 City of Sedalia
 200 South Osage Ave.
 Sedalia MO 65301-1707

Payments

	List Price	Service %	Min	Basis Points	Rate	Cap	POS	Online	IVR
Payments - Payer Card Cost - Service Fees									
Enterprise ERP Payments									
General Billing		3.95%	\$ 2.50				X	X	X
Utility Billing		3.95%	\$ 2.50				X	X	X
Enterprise Permitting & Licensing Payments									
Business Management (Business License)		3.95%	\$ 2.50				X	X	
Community Development (Code Enforcement)		3.95%	\$ 2.50				X	X	
Community Development (Permitting)		3.95%	\$ 2.50				X	X	
Community Development (Planning)		3.95%	\$ 2.50				X	X	
Payments - Other Fees									

Payer eCheck Cost	\$ 1.95
Credit Card Chargebacks	\$ 15.00
eCheck Rejects	\$ 5.00

Payer Card Cost	Per card transaction with Visa, MasterCard, Discover, and American Express.
IVR Cost	Additional \$0.50 per transaction on top of Card and eCheck Fee.
eCheck Rejects	When an eCheck transaction comes back as declined (e.g bounced check)
Credit Card Chargebacks	If a card payer disputes a transaction at the card issuing bank (e.g. stolen card)
Payer eCheck Cost	Per electronic check transaction.

Payments Your use of Payments and any related items included on this order is subject to the terms found at: <https://www.tylertech.com/terms/payment-card-processing-agreement>. By signing this order or the agreement in which it is included, you agree you have read, understand, and agree to such terms. Please see attached Payments fee schedule.

Summary	One Time Fees	Recurring Fees
Total Tyler License Fees	\$ 0.00	\$ 0.00
Total SaaS	\$ 0.00	\$ 0.00
Total Tyler Services	\$ 0.00	\$ 0.00
Total Third-Party Hardware, Software, Services	\$ 0.00	\$ 0.00
Summary Total	\$ 0.00	\$ 0.00
Contract Total	\$ 0.00	

Client's purchase of the items listed above is subject to the Comments below
 Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
 For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

2026-611162-Q1M9H4

All Primary values quoted in US Dollars

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion module, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion module.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration

schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.

- Expenses associated with onsite services are invoiced as incurred

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the scope, level of engagement, and timeline as defined in the Statement of Work (SOW) for your project. The actual amount of services required may vary, based on these factors.

Tyler's pricing is based on the scope of proposed products and services contracted from Tyler. Should portions of the scope of products or services be altered by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely but can be done onsite upon request at an additional cost.

In the event Client cancels services less than four (4) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

The Implementation Hours included in this quote assume a work split effort of 70% Client and 30% Tyler.

Implementation Hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.



Quoted By: Jamie Lavalle
 Quote Expiration: 01/11/27
 Quote Name: City of Sedalia MO-ERP-Postal XPress
 Quote Description: City of Sedalia MO-ERP-Postal XPress

Sales Quotation For:
 Sedalia, Mo City Of
 200 S Osage Ave
 Sedalia MO 65301-4334

Shipping Address:
 City of Sedalia
 200 South Osage Ave.
 Sedalia MO 65301-1707

Tyler SaaS and Related Services

Description	Qty	Imp. Hours	Annual Fee
Subscription Fees			
Postal XPress (Lorton) Annual Subscription	1	0	\$ 1,649.00
TOTAL		0	\$ 1,649.00

Professional Services

Description	Quantity	Unit Price	Ext Discount	Extended Price	Maintenance
Configuration Postal Xpress (Lorton)	1	\$ 1,275.00	\$ 0.00	\$ 1,275.00	\$ 0.00
TOTAL				\$ 1,275.00	\$ 0.00

Summary	One Time Fees	Recurring Fees
Total Tyler License Fees	\$ 0.00	\$ 0.00
Total SaaS	\$ 0.00	\$ 1,649.00
Total Tyler Services	\$ 1,275.00	\$ 0.00
Total Third-Party Hardware, Software, Services	\$ 0.00	\$ 0.00
Summary Total	\$ 1,275.00	\$ 1,649.00
Contract Total	\$ 2,924.00	

Client's purchase of the items listed above is subject to the Comments below
 Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
 For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____
 Print Name: _____ P.O.#: _____

All Primary values quoted in US Dollars

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such

2026-625889-L3T2W1

software available for download by the Client;

- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion module, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion module.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the scope, level of engagement, and timeline as defined in the Statement of Work (SOW) for your project. The actual amount of services required may vary, based on these factors.

Tyler's pricing is based on the scope of proposed products and services contracted from Tyler. Should portions of the scope of products or services be altered by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely but can be done onsite upon request at an additional cost.

In the event Client cancels services less than four (4) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

The Implementation Hours included in this quote assume a work split effort of 70% Client and 30% Tyler.

Implementation Hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE 2026 MISSOURI REGIONAL BRIDGE PROGRAM.

WHEREAS, the City of Sedalia desires to pursue funding available under the 2026 Missouri Regional Bridge Program for the William Parkhurst Bridge through the Missouri Department of Transportation; and

WHEREAS, Public Works has a legitimate need for these funds if awarded by the 2026 Missouri Regional Bridge Program for the purposes of eligible costs which may include preliminary engineering and design, right-of-way, utilities, construction engineering/inspection and bridge construction. The amount of funding and the City's required local share would be determined through the award process.

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

Section 1. The Public Works Department is hereby authorized to act as the agent for the City of Sedalia, Missouri in the application process for the 2026 Missouri Regional Bridge Program for the purposes of continued enhancement of the Public Works Department's Operation and effectiveness.

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

Section 3. Sedalia Public Works Department Director is hereby authorized to sign and bind the City on this application.

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

PASSED by the Council of the City of Sedalia, Missouri, this 21st day of September 2026.

Presiding Officer of the Council

ATTEST:

Jason S. Myers, MRCC
City Clerk



City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

To: Matthew Wirt, City Administrator
From: Elizabeth Nations, Chief Office Administrator
Date: September 10, 2026
Subject: Authorization for Submission of a Regional Bridge Program Application

Public Works is requesting authorization to submit an application to the 2026 Missouri Regional Bridge Program for the William Parkhurst Bridge.

The Regional Bridge Program, administered through the Missouri Department of Transportation (MoDOT), provides federal funding assistance for eligible local bridge projects. Eligible project costs may include preliminary engineering and design, right-of-way, utilities, construction engineering and inspection, and bridge construction.

The William Parkhurst Bridge has been identified as eligible for the program based on Federal Highway Administration (FHWA) guidance. Bridge eligibility is based primarily on the structure's condition and structural components.

If selected the City would receive funding toward the eligible costs. The amount of funding and the City's required local share would be determined through the award process.

The grant application including a number of associated documents is required to be completed and submitted to the Missouri Department of Transportation on or before September 30, 2026.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 12428 REGARDING
RELOCATION OF A CROSSWALK AND SIGNS IN FRONT OF SACRED HEART
SCHOOL.**

WHEREAS, The City of Sedalia had received a request from Sacred Heart School, to relocate the crosswalk and signs in front of Sacred Heart School from its present location west to South Vermont Avenue to a controlled intersection in accordance with MUTCD standards; and

WHEREAS, the School has decided not to move the Cross walk and signs located on West 3rd as discussed and voted on at the July 15, 2026, Citizen's Traffic Advisory Council meeting by a 5-"Yes" to 0- "No" vote.

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

Section 1. Ordinance Number 12428 is hereby repealed.

Section 2. The current crosswalk and any signs denoting the crosswalk in front of Sacred Heart School shall remain at the current West 3rd location in front of the school.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 21st day of September 2026.

Presiding Officer of the Council

Approved by the Mayor of the City of Sedalia, Missouri this 21st day of September 2026.

Traves Williams, Mayor

Attest:

Jason S. Myers, MRCC
City Clerk



CITY OF SEDALIA
TRAFFIC ADVISORY COMMISSION
REQUEST/SUGGESTION SUBMISSION FORM

Date: 7-15-20

Submitters Name: Traffic Advisory Commission

Submitters Address: 200 S. Orange Ave
Sedalia, MO 65301

Submitters E-Mail Address: 6600 827-3000

Submitters Phone: 5

Submitters Signature: _____

Request/Reason for Need:

Moving the crosswalk from S. Vermont Ave. back to
in front of Sacred Heart School mid-block as
engineered in the TAP grant plans

Public Works Dept. Recommendation:

Public Works Director Signature: _____

TRAFFIC ADVISORY COMMISSION RECOMMENDATION

The City of Sedalia Traffic Advisory Commission reviewed this request/reason for need on: 15th day of July 2026 by a vote of 5 to 0.

The Commission recommends that the City Council: approve the submitted request/reason for need.

Attested to by Commission Chairman: Deedee Segura on 9/16/26

City Council Action:

The City of Sedalia, City Council, reviewed the Traffic Advisory Commission Recommendation on _____ day of _____, _____. The City Council _____ the Traffic Advisory Commission recommendation.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING SIGNALIZED CROSSWALKS AT THE EAST AND WEST ENDS OF THE LIBERTY PARK-KATY DEPOT CONNECT SEDALIA PROJECT FUNDED BY THE TAP GRANT.

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

Section 1. Signalized crosswalks are hereby established at the following locations in accordance with MUTCD standards:

- West 3rd Street at the intersection of South Sneed Avenue; and
- By the Katy Depot near the new Boys and Girls Club

Section 2. The City's Street Department is authorized to erect any signs denoting the above listed traffic restrictions and the City Clerk is ordered to place this traffic restrictions in the City's Master Schedule of Traffic restrictions.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 21st day of September 2026.

Presiding Officer of the Council

Approved by the Mayor of the City of Sedalia, Missouri this 21st day of September 2026.

Traves Williams, Mayor

Attest:

Jason S. Myers, MRCC
City Clerk



CITY OF SEDALIA
TRAFFIC ADVISORY COMMISSION
REQUEST/SUGGESTION SUBMISSION FORM

Date: 7-15-2026

Submitters Name: Traffic Advisory Commission

Submitters Address: 200 S Osage
Sedalia, MO 65301

Submitters E-Mail Address: _____

Submitters Phone: 660 887-3000

Submitters Signature: _____

Request/Reason for Need:

Install a crosswalk on both the west and
east end of the trail funded by the TAP
grant as currently engineered

Public Works Dept. Recommendation:

Public Works Director Signature: _____

TRAFFIC ADVISORY COMMISSION RECOMMENDATION

The City of Sedalia Traffic Advisory Commission reviewed this request/reason for need on: 15th day of July 2026, by a vote of 5 to 0.

The Commission recommends that the City Council: approve the submitted request/reason for need.

Attested to by Commission Chairman:

Debbie L. Linn on 9/16/26

City Council Action:

The City of Sedalia, City Council, reviewed the Traffic Advisory Commission Recommendation on _____ day of _____, _____. The City Council _____ the Traffic Advisory Commission recommendation.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE FY 2027 LOCAL VIOLENT CRIME PREVENTION GRANT.

WHEREAS, the City of Sedalia desires to pursue funding available under the FY 2027 Local Violent Crime Prevention Grant for the purposes of continued development of the operations of the Sedalia Police Department; and

WHEREAS, the Sedalia Police Department has a legitimate law enforcement need for these funds if awarded by the Missouri Department of Public Safety for the purposes of effective law enforcement through the purchase of three complete i-PRO in-car video systems at \$8,723.67 per system. The Grant request is for \$25,000.00 through the Local Violent Crime Prevention Grant with the Sedalia Police Department responsible for \$1,171.00 of the cost.

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

Section 1. The Sedalia Police Department is hereby authorized to act as the agent for the City of Sedalia, Missouri in the application process for the FY 2027 Local Violent Crime Prevention Grant for the purposes of continued enhancement of the Sedalia Police Department's Operation and effectiveness.

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

Section 3. Sedalia Police Department Chief David Woolery is hereby authorized to sign and bind the City on this application.

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

PASSED by the Council of the City of Sedalia, Missouri, this 21st day of September 2026.

Presiding Officer of the Council

ATTEST:

Jason S. Myers, MRCC
City Clerk



Sedalia Police Department
DEPARTMENTAL MEMORANDUM
Office of the Chief of Police

To : City Administrator Matthew Wirt

From : Chief David Woolery

Date : September 14, 2026

Ref : FY 2027 Local Violent Crime Prevention (LVCP) Grant

The Sedalia Police Department has the opportunity to apply for the FY 2027 Local Violent Crime Prevention (LVCP) Grant. The purpose of the LVCP Grant is to provide funding to support local violent crime prevention programs, strengthen data-driven policing, and improve public safety within Missouri communities.

With funding from this grant, the Sedalia Police Department would purchase three complete i-PRO in-car video systems. The systems will provide patrol officers with reliable front and rear video, audio, encrypted storage, and supporting technology to capture objective evidence during violent crime responses, proactive enforcement, traffic stops, and other law enforcement encounters. The recorded information will strengthen investigations and prosecutions, assist with identifying offenders, vehicles, weapons, and crime patterns, and support data-driven deployment and enforcement strategies. Expanded patrol video coverage will also promote officer accountability, transparency, and community trust.

With the grant, SPD would purchase three complete i-PRO in-car video systems at \$8,723.67 per system for at a total project cost of \$26,171. We are requesting \$25,000 through the LVCP Grant, leaving the Police Department responsible for the cost of \$1,171.



Turn-Key
Mobile, Inc.

TURNKEY MOBILE INC

4510 Country Club Dr
Jefferson City Missouri 65109

Estimate

Estimate# : **EST-16916**
Estimate Date : **09/14/2026**
Expiry Date : **10/13/2026**

Sales person/ISS : **Brian Hill**
Created By (ISS) : **Terry Cage**

Bill To

Sedalia Police Department

Attn: Joshua Howell
300 W. 3rd Street
Sedalia, Missouri 65301

Ship To

Sedalia Police Department
300 W. 3rd Street
Sedalia, Missouri 65301

#	Item & Description	Qty	Rate	Amount
1	WJ-VPU4000 i-PRO VPU4000 RECORDING UNIT ONLY (Includes Wireless LAN 1, Wireless LAN 2, BT, Common Trigger) [For each WJ-VPU4000 vehicle, include IPS-ICV4-ACC along with a Front (WV-VC35) and Back Seat(WV-VC31) camera]	3	3,903.00	11,709.00
2	IPS-ICV4-UDE-OP3 i-PRO ICV UDE ON-PREMISE DEVICE LICENSE FOR 3 YEARS, INCL. DEVICE MANAGEMENT, *LIVE STREAMING AND *REDACTION (REDACTION LICENSE REQUIRES A STAND-ALONE SERVER). SERVICE ENTITLEMENTS: 24X7 HELP DESK, SOFTWARE MAINTENANCE AND SUPPORT. Note * indicates optional features that may require additional hardware, training or services.	3	448.00	1,344.00
3	IPS-ICV4-WTY-5Y Panasonic i-PRO EXTENDED WARRANTY YEAR 4 & 5 FOR ONE VPU4000, ONE FRONT CAMERA AND ONE BACKSEAT CAMERA. WARRANTY DOES NOT INCLUDE ACCESSORIES SUCH AS WI-MIC, CABLES, ANTENNAS, DISTRIBUTION BOX AND BATTERIES.	3	478.00	1,434.00
4	WV-VCR40W i-PRO BACK SEAT/REAR/SIDE CAMERA WITH CONFIGURABLE IR AND STANDARD MOUNTING BRACKET, NOT INCLUDING ETHERNET CABLE	3	665.00	1,995.00
5	WV-VC35 i-PRO ARBITRATOR WIDE ANGLE FULL HD FRONT CAMERA FOR i-PRO IN-CAR VIDEO SYSTEM [Built-In G-force sensor] W/O Ethernet Cable	3	1,049.00	3,147.00
6	IPS-ICV4-ACC i-PRO ICV4000 ACCESSORY KIT FOR VPU4000, 256GB SSD W/AES, POWER DISTRIBUTION BOX, BATTERY BACKUP, 25' ETHERNET BLACK, 25' ETHERNET YELLOW, 25' ETHERNET LT. BLUE, IN-CAR MICROPHONE, ETHERNET BRACKET	3	1,210.00	3,630.00
7	IPS-ICV4-ANT-BL PANORAMA SHARK FIN FOR ICV4000, 4 WLAN, 1 BT, 1 GPS BLACK, 6.77"X2.4" BOLT-ON	3	369.00	1,107.00
8	IPS-ICV4-256SSD i-PRO 256GB RUGGED SSD FOR VPU4000 W/PULL TAB, W/AES ENCRYPTION	3	535.00	1,605.00
9	Service Mobility Integration TKM PROFESSIONAL SERVICES (HOURLY, NON-TRAVEL) Services Include but not limited to: *Collect & provide information necessary to develop a deployment plan that meets system requirements and customer needs. *Collaborate with project leaders such as IT Admin, Network Admin, Training Officers, Vehicle Installer and Fleet Supervisor to plan a deployment process. *Facilitate integration following the defined Scope of Work. IMPORTANT: System Integration services do not include Networking configuration, Server room Power, Server Racking, unlicensed i-PRO devices and hardware not purchased /installed by TKM.	1	200.00	200.00
10	Contract-Jasper County Jasper County Sheriff's Office Contract # JCSO 2021-001 (Computers and Network Technology)	1	0.00	0.00
11	Shipping Included As Per PO/Contract All Shipping Charges are to be included As Per PO/Contract	1	0.00	0.00

Order Notes:

Notes
Looking forward for your business.

Sub Total	26,171.00
Total	\$26,171.00

Terms & Conditions
All PO placed orders have net 30 day Terms, no discounts.

Authorized Acceptance Signature

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR CRETUS ACRES, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.

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

Section 1. the final plat of Cretus Acres, legal description attached, an addition to the City of Sedalia, Missouri, a copy of which is attached to this ordinance and incorporated herein by reference along with all other documents required under Section 52-37 of the Code of Ordinances of the City of Sedalia, Missouri, all referred to as Exhibit "A", having been approved and thereafter received and considered by City Council is hereby approved as set forth.

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 21st day of September, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 21st day of September, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Property Location:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK A; ALL OF BLOCK B; LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20) IN BLOCK TWENTY ONE (21); ALL OF BLOCK TWENTY TWO (22); ALL OF BLOCK TWENTY THREE (23); LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK TWENTY SIX (26); THE EAST ONE-HALF OF BLOCK TWENTY SIX (26); LOTS ONE (1), TWO (2), THREE (3), FOUR (4), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK TWENTY SEVEN (27); LOTS THIRTY THREE (33) AND THIRTY FOUR (34) IN BLOCK THIRTY (30); LOTS TWENTY THREE (23), TWENTY FOUR (24), TWENTY FIVE (25), TWENTY SIX (26), TWENTY SEVEN (27), TWENTY EIGHT (28), TWENTY NINE (29), THIRTY (30), THIRTY ONE (31), THIRTY TWO (32), THIRTY THREE (33) AND THIRTY FOUR (34) IN BLOCK THIRTY ONE (31); ALL BEING IN MORNING SIDE ADDITION, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.

ALSO, LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK 30 (30) OF PACIFIC HEIGHTS, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.

ALSO, LOT NUMBER SIX (6) IN BLOCK NUMBER TWENTY SIX (26); LOT NUMBER TEN (10) IN BLOCK TWENTY SIX (26); AND LOT NUMBER EIGHT (8) IN BLOCK NUMBER TWENTY SEVEN (27); ALL IN PACIFIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.

AS SHOWN ON WARRANTY DEED RECORDED IN PETTIS COUNTY WARRANTY DEED DOCUMENT #2010-1778.

CONTAINING 12.00 ACRES OF LAND, MORE OR LESS.

RESOLUTION NO _____

A RESOLUTION DECLARING A ONE HUNDRED AND TWENTY (120) DAY MORATORIUM ON THE PROCESSING OF APPLICATIONS AND ISSUANCE OF CITY PERMITS AUTHORIZED BY ORDINANCE NO. 11784, SERVICES RELATED TO HOMELESSNESS.

WHEREAS, by Ordinance No. 11784, which was approved by the Council on April 17, 2023, the City Council implemented changes to the City Code that regulated the provision of services related to reducing homelessness; and

WHEREAS, the City Council desires to review and make changes to the City Code regarding the provision of services related to reducing homelessness; and

WHEREAS, careful and prudent analysis of the City's Code, State regulations, federal laws, and the impact that services related to reducing homelessness may have on the health, safety, and general welfare of the City's citizens, and other pertinent information is required by the City Council to reach an informed decision as to the propriety of such changes to the City's Code and to successfully draft an ordinance that amends the City Code as to properly promote the health, safety, and general welfare of the City's citizens if such ordinance is found to be necessary subsequent to the City Council's analysis; and

WHEREAS, the City Council has determined that it is necessary that the City Council further examine zoning, land use, building, and/or development issues to more properly regulate and control uses of property within the City as such uses may be related to services related to reducing homelessness; and

WHEREAS, it is important that development within the City be managed to promote public safety and encourage the most appropriate use of the land and protect against unhealthy and unsafe conditions and to ensure substantial justice in the quiet enjoyment of homes, businesses, and premises located within the City; and

WHEREAS, comprehensively designed development requires the City Council to examine further the construction and operation of the uses of property within the City and the development of land use and zoning regulations; and

WHEREAS, a one hundred and twenty (120) day moratorium is necessary to give the City Council time to examine the issues, benefits, and consequences of regulation of the subdivision of land within the City and for regulation of the use of land within the City, and to develop and pass any needed zoning, building, and/or development ordinances related thereto, with the caveat that if more time is needed, said moratorium may need to be further extended.

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

Section 1: From and after the passage and approval of this Resolution, and for a period of one hundred and twenty (120) days, on any land located within the City of Sedalia, the City

shall not issue any zoning, use, or building permits or business licenses required for uses under Ordinance 11784; or accept an application for any zoning or use permits or business licenses required for uses under Ordinance 11784; unless an application has already been received by the City initiating the formal process of securing the zoning or use permit or business license.

Section 2: From and after the passage and approval of this Resolution, and for a period of one hundred and twenty (120) days, the City shall not process applications for business licenses or for changes in zoning, variances, special or conditional use permits, or temporary use permits for any land that the applicant intends to use for uses under Ordinance 11784 and which are located within the City of Sedalia; unless an application has already been received by the City initiating the formal process of application review.

Section 3: This Resolution shall have no effect upon uses under Ordinance 11784 which are permitted uses within a lot's zoning designation at the time of passage of this Resolution. This Resolution shall have no effect upon uses under Ordinance 11784 that are operating at the time of passage of this Resolution and are in full compliance with City Code requirements.

Section 4: Nothing in this Section shall be deemed to prohibit the City from seeking any or all alternative relief provided in law or equity, including specifically the City's ability to seek an injunction to preclude a violation hereof.

Section 5: The provisions of this Resolution are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Resolution.

PASSED by the City Council of the City of Sedalia, Missouri, on September 21, 2026

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, MRCC
City Clerk