



City Council Meeting Agenda

Monday, October 5, 2026 – 6:30 p.m.
City Hall, 200 South Osage, Sedalia MO

MAYOR: TRAVES WILLIAMS

MAYOR PRO-TEM: TINA BOGGESS

- A. CALL TO ORDER** – Mayor Williams – Council Chambers
- B. LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. PRESENTATION** – Development of Bicycle park related to the Katy Trail near the intersection of 5th and Thompson Road (Nathan Hooton, Presenter)
- E. SERVICE AWARDS**
 - 1. Barry White – Fire – Battalion Chief – 25 Years of Service
 - 2. Kyle Schmitt – Police – Police Officer – 10 Years of Service
 - 3. Benjamin Stultz – Water – Filtration Plant Chief Operator – 5 Years of Service
- F. RETIREMENT AWARDS**
 - 1. Mark Cherry – Detective – Police – 12 Years, 2 ½ Months of Service
- G. SPECIAL AWARDS** - None
- I. GOOD AND WELFARE** - “During the Good and Welfare section of our meeting agenda, residents of Sedalia are invited to directly address the City Council. Participants must sign up in advance using the form provided in the Municipal Building lobby prior to the start of the meeting. The sign-up form requires a name, address, telephone number, and the subject of the comment.

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. APPROVAL OF PREVIOUS SESSION MINUTES**
 - A.** Council Meeting – September 21, 2026
- III. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES** – None
- IV. ROLL CALL OF STANDING COMMITTEES**
 - A. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairwoman Cheryl Ames
 - 1. Presentation** – FY 2025-2026 Audit Results (Williams Keepers, Presenter)
 - B. PUBLIC WORKS** – Chairwoman Michelle Franklin; Vice Chairman David Covington
 - 1. Strategic Planning Presentation** – Cemetery Department (Roger Waters, Presenter)

2. Strategic Planning Presentation – Airport Department (Mitchell Mullen, Presenter)

3. Amending Sewer Usage Fees

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-115 Call for Ordinance amending section 60-219 (d) of Article V of Chapter 60 of the Code of Ordinances of the City of Sedalia, Missouri relating to the sewer use charge system and incorporating said fees into the City's fee schedule – Mayor Williams

4. Amending Water Usage Fees

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-116 Call for Ordinance amending section 60-401 of Article VII of Chapter 60 of the Code of Ordinances of the City of Sedalia, Missouri relating to the water use charge system and incorporating said fees into the City's fee schedule – Mayor Williams

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

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

1. Annexation – 21916 Main Street Road

Council Discussion led by Chairwoman Ames

BILL NO. 2026-117 Call for Ordinance Annexing a certain adjacent, unincorporated area into the City of Sedalia, Missouri – Mayor Williams

2. Sale of Property – 314 East Boonville – Yuriy & Alina Onika - \$7,000.00

Council Discussion led by Chairwoman Ames

BILL NO. 2026-118 Call for Ordinance approving a special warranty deed for the sale of property commonly known as 314 East Boonville from the City of Sedalia, Missouri to Yuriy and Alina Onika – Mayor Williams

3. Sale of Properties – 235, 236 & 237 South Prospect – Aleksey Romenskiy & Mariia Romenskaia – \$10,000.00

Council Discussion led by Chairwoman Ames

BILL NO. 2026-119 Call for Ordinance approving a quit claim deed for the sale of properties commonly known as 235 South Prospect Avenue and 237 South Prospect Avenue from the City of Sedalia, Missouri to Aleksey Romenskiy and Mariia Romenskaia – Mayor Williams

BILL NO. 2026-120 Call for Ordinance approving a quit claim deed for the sale of property commonly known as 236 South Prospect Avenue from the City of Sedalia, Missouri to Aleksey Romenskiy and Mariia Romenskaia – Mayor Williams

4. Moratorium – 353 Midtown Residential Area Development Plan Applications – 180 Days

Council Discussion led by Chairwoman Ames

R 2182 – Call for Resolution Declaring a one hundred and eighty (180) day moratorium on the processing of applications under the Chapter 353 Midtown Residential Area Development Plan – Mayor Williams

V. OTHER BUSINESS

A. APPOINTMENTS

1. Bothwell Regional Health Center Board of Trustees

Carla Young – Completing Cassie Brown’s Term Expiring 6/2029

B. LIQUOR LICENSES - None

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

VII. Closed Door Meeting – Motion and Second to move into closed door meeting in the upstairs conference Room pursuant to Subsections 1 (Legal Advice), 2 (Real Estate), 3 (Personnel), 12 (Negotiated Contracts) and 13 (Individually identifiable personnel records) of Section 610.021 RSMo.

A. Roll Call Vote for Closed Door Meeting

B. Discussion of closed items

C. Vote on matters, if necessary (require a Roll Call Vote)

D. Motion and Second with Roll Call Vote to adjourn closed door meeting and return to open meeting

VIII. ADJOURN MEETING

A. Motion and second to adjourn meeting

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

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

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

POSTED ON OCTOBER 2, 2026, AT 3:30 P.M. AT THE SEDALIA MUNICIPAL BUILDING, BOONSLICK REGIONAL LIBRARY, SEDALIA PUBLIC LIBRARY AND ON THE CITY’S WEBSITE AT WWW.SEDALIA.COM



OFFICE OF THE CITY ADMINISTRATOR

To: Honorable Mayor Traves Williams, Mayor Pro Tem Tina Boggess &
City Council Members
From: Matthew Wirt, City Administrator
Re: Agenda items for City Council meeting on Monday, October 5th 6:30 p.m.

Presentation:

Nate Hooton will present a concept to develop City-owned property near the intersection of East 5th Street and Thompson Road into a bicycle park and Katy Trail trailhead destination. The proposal is intended to support cycling tourism, visitors to the Katy Depot and Katy Trail, and the Midtown area through improved pedestrian and bicycle connectivity, including connection to the new 3rd Street Pedestrian Path.

No decision is requested at this time.

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

1. Representatives from Williams Keepers will present the results of the City's independent audit for Fiscal Year 2025-2026. The presentation will provide Council with an overview of the audited financial statements, key financial information, and any required communications or recommendations identified during the audit process.

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

1. Roger Waters will provide the cemetery strategic plan for FY2027. Each of these Department heads will provide strategic planning presentations that look ahead at their department's vision, priorities, anticipated needs, and major projects. The purpose of these presentations is to give Council an early understanding of direction, gather thoughtful input and constructive feedback, and ensure the proposed direction aligns with Council and community priorities. Financial considerations remain important and will be developed further as the City moves into the budget process.
2. Mitchell Mullen will provide the strategic plan for the Sedalia Airport.
3. Over the past several meetings, Council has received information regarding the condition and future needs of the City's wastewater system. This included a presentation regarding the Southeast Wastewater Treatment Plant and the need to plan for required sewer-system improvements. Council also received a presentation from Utilities Director William Bracken regarding water and sewer rates, including the importance of maintaining rates that support operating needs, infrastructure replacement, and required capital improvements. Following those presentations, the City published notice of a public hearing in the Sedalia Democrat on September 11, 2026. The hearing was held on September 21, 2026,

in the Council Chambers, providing the public an opportunity to comment on the proposed residential, commercial, and industrial sewer-rate increases. No comments were made during the hearing. This ordinance is the formal action necessary to implement the rate adjustment discussed with Council and the public.

4. Council previously received a presentation from Utilities Director William Bracken regarding proposed water rate adjustments. The presentation reviewed the operational and financial needs of the water system, including increased material, freight, labor, and contract-labor costs, and the importance of maintaining rates that support reliable service and future system needs. A public hearing on the proposed water and sewer rate increases was held on September 21, 2026, at 6:30 p.m. in the Council Chambers. The hearing provided the public an opportunity to comment on the proposed changes; no public comments were received. This ordinance is the formal action necessary to revise the City's water-service rate schedule. The updated schedule includes revised base rates by meter size, volume rates, installation charges, fire-service rates, and related utility fees. The new rates will become effective with the first billing after November 1, 2026.

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

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

1. On August 31, 2026, Charles Christasen submitted a verified petition requesting voluntary annexation of approximately 2.96 acres located at 21916 Main Street Road. The property is adjacent and contiguous to the existing City limits. The owner has requested that the property be zoned M-2, Heavy Industrial, and the ordinance assigns the property to Ward 1 following annexation. Notice of the required public hearing was published in the Sedalia Democrat on September 11, 2026. Council held the public hearing on September 21, 2026, and residents were offered an opportunity to provide evidence or comment regarding the proposed annexation. No written objection was filed with Council within the required 14-day period following the hearing. The ordinance formally annexes the property into the City, applies all City laws and zoning regulations to the tract.
2. The City has received a proposal from Yuriy and Alina Onika to purchase the City-owned property commonly known as 314 East Boonville for \$7,000. The ordinance approves the associated real estate sale agreement and authorizes conveyance of the property by special warranty deed.
3. The City has received proposals from Aleksey Romenskiy and Mariia Romenskaia to purchase the City-owned properties commonly known as 235 South Prospect Avenue, 236 South Prospect Avenue, and 237 South Prospect Avenue. The combined purchase price is \$10,000: \$6,666 for 235 and 237 South Prospect Avenue and \$3,334 for 236 South Prospect Avenue. The ordinance approves the real estate sale agreement or agreements and authorizes conveyance of all three properties by quitclaim deed.
4. Council approved the Midtown Residential Area Development Plan in 2020. Since that time, questions have arisen regarding the project-approval process, which projects qualify

for assistance, and the appropriate amount of tax abatement or funding that may be considered under the Plan. The proposed 180-day moratorium will provide Council and staff time to review the existing Plan, evaluate its benefits and consequences, clarify the approval process, and determine whether amendments are needed. This review will allow any future decisions regarding tax abatement or funding to be made under a clearer and more consistent framework. During the moratorium, the City Council and Sedalia Redevelopment Corporation would not accept, process, or approve new applications for tax abatement or funding under the Midtown Residential Area Development Plan. Applications received before the resolution's approval, as well as projects previously approved under the Plan, would not be affected.

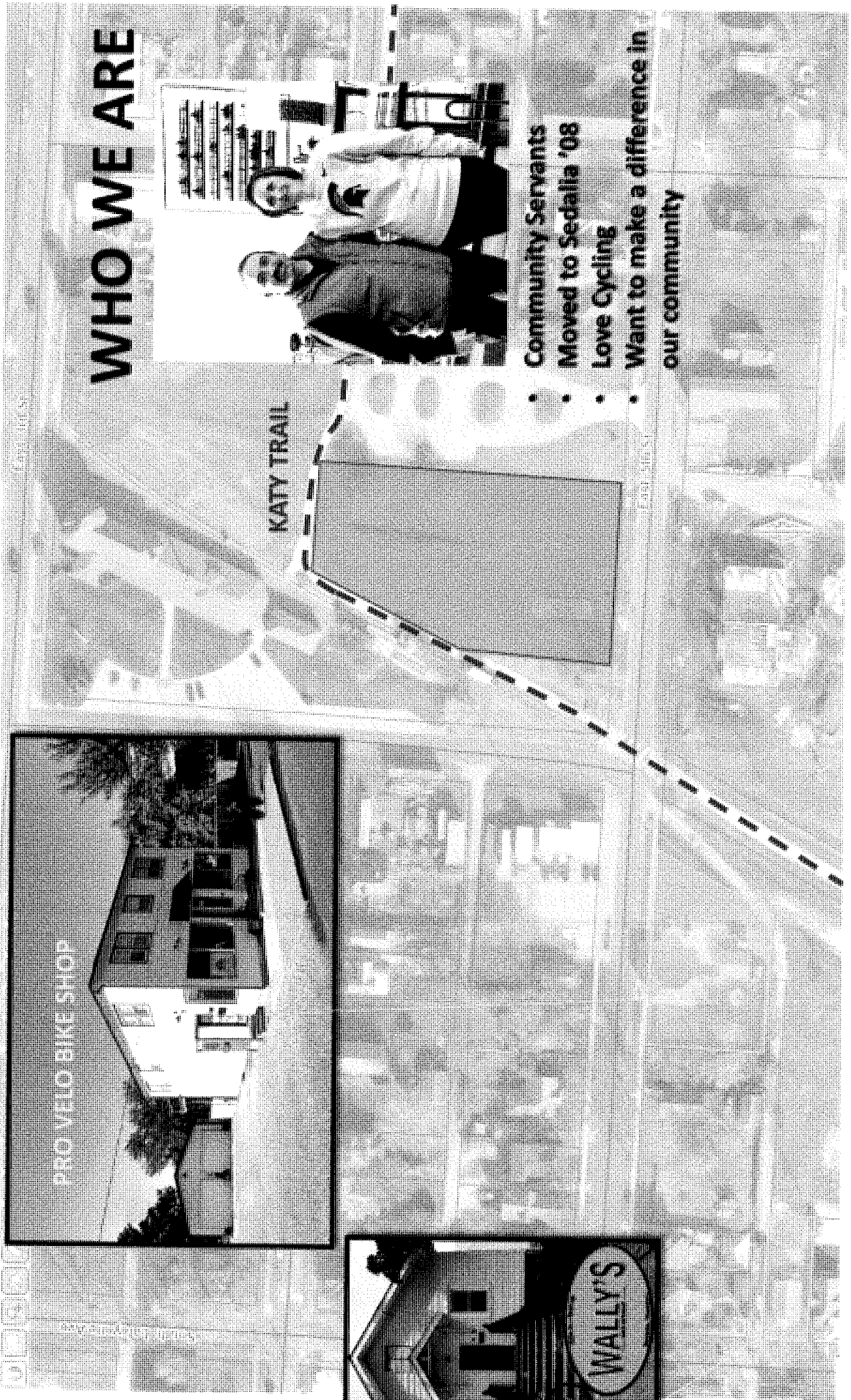
INTENT

Engage with City Leaders about purchasing City-Owned land for the purpose of developing a specific property to support the Mid Town community and create a 'Trailhead' tourism destination centered around bicycle and pedestrian use of the Katy Trail State Park.

This multi-use project will enhance Cycling Tourism in Sedalia and provide additional community support to the East side through connectivity to the new 3rd Street Pedestrian Path.

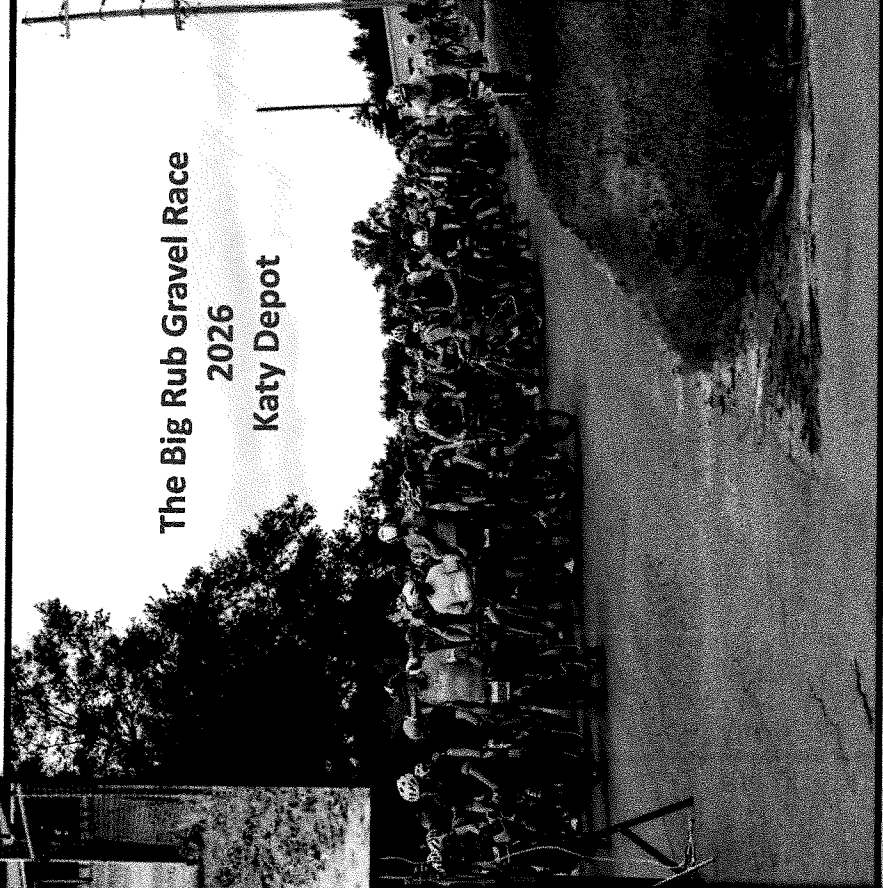
Subject Property



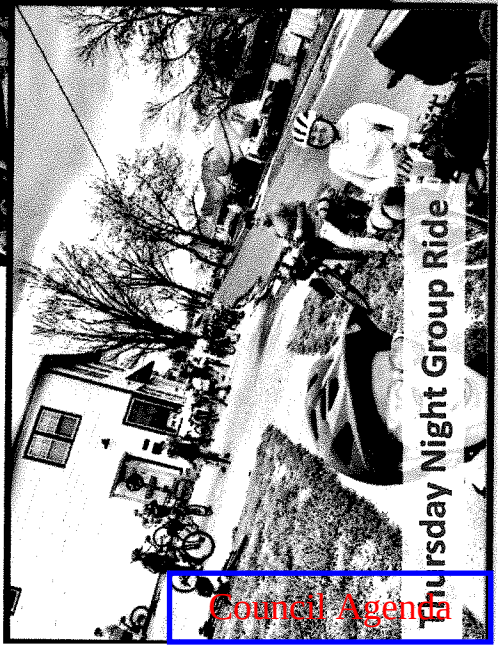




2025 Cyclocross Race
State Fairgrounds



The Big Rub Gravel Race
2026
Katy Depot

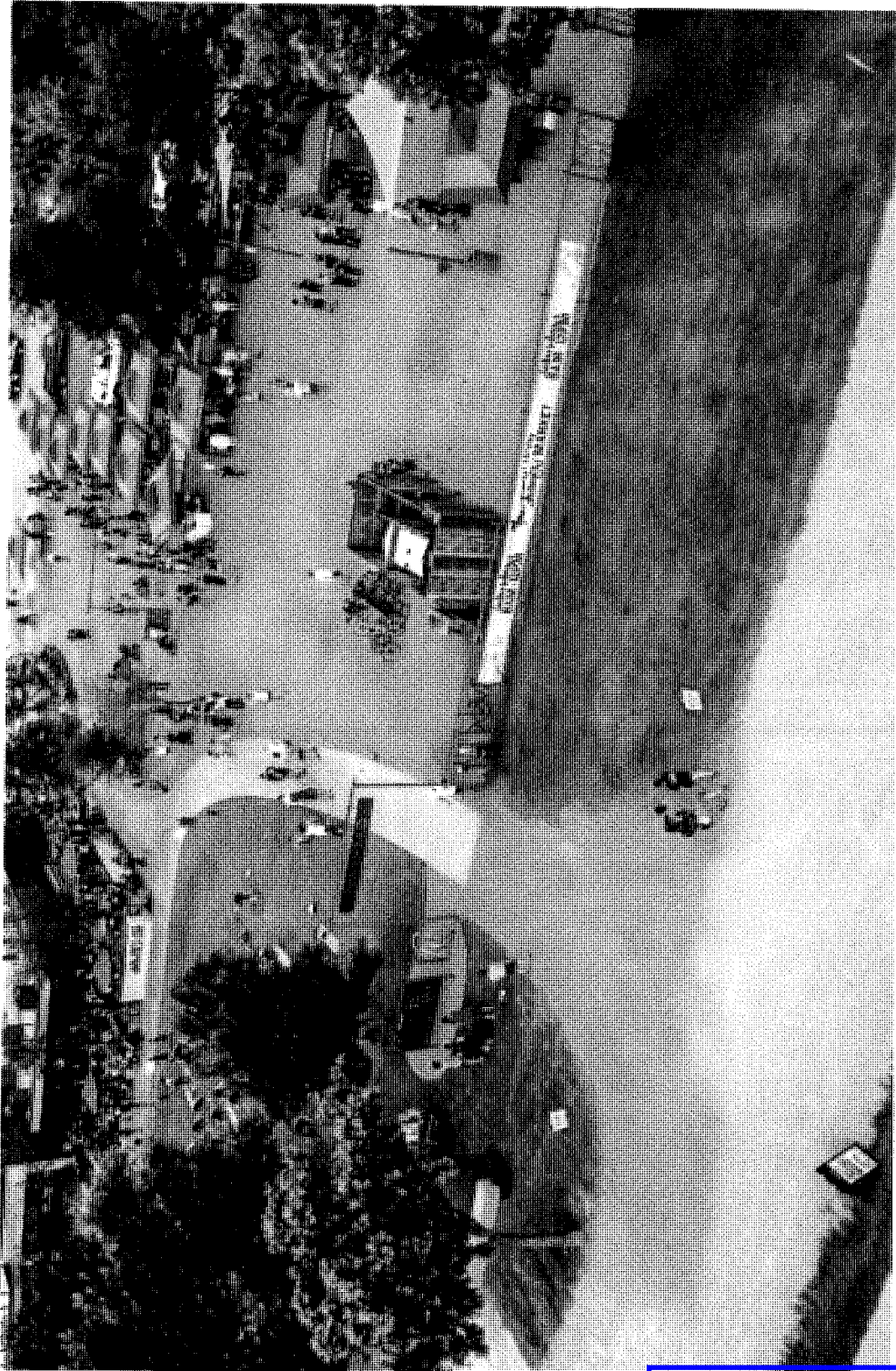


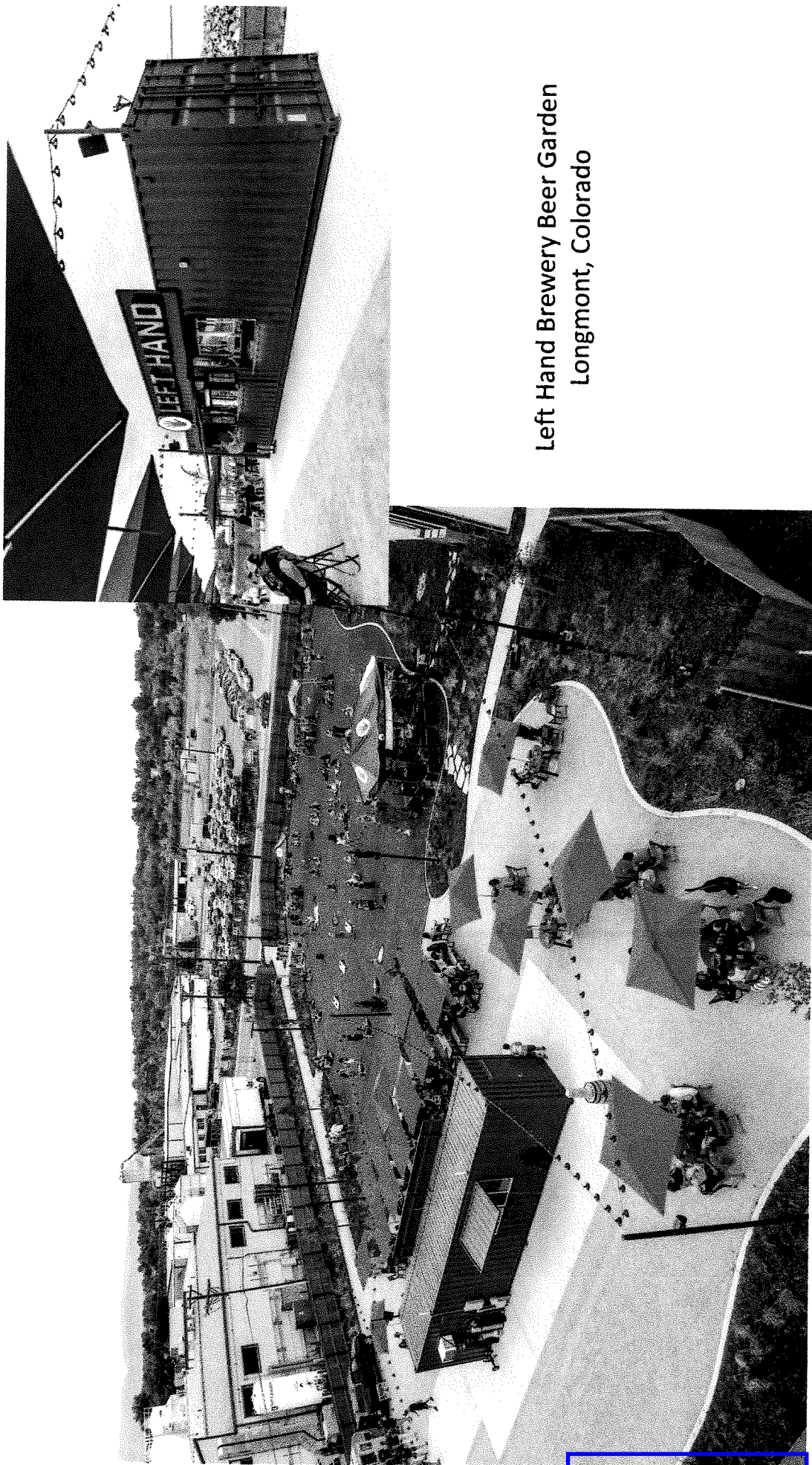
Council Agenda

Scope

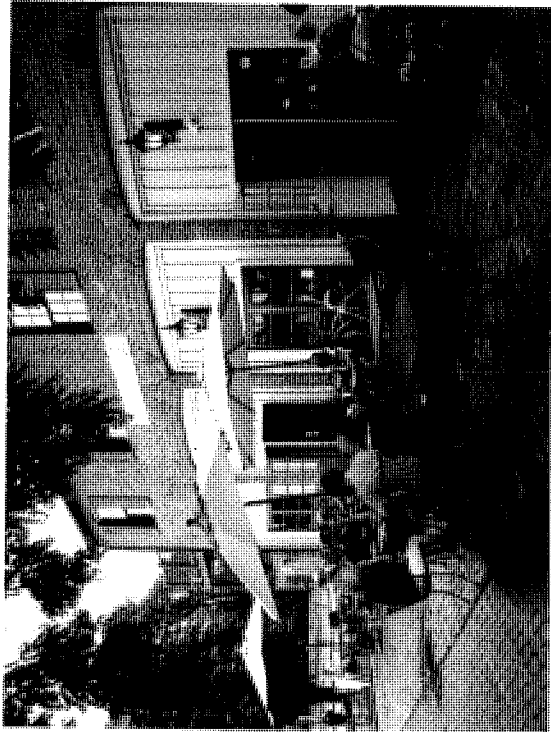
- Develop Property in three phases
 - PHASE 1 - present to July-October 2027
 - Create space to support food trucks, vendors, spectators that directly support The Big Rub Gravel Race, and the Bike Across Missouri events
 - Collaborate with MODNR to discuss access points for on/off trail traffic and develop other infrastructure needs. Power, lighting, water etc.
 - PHASE 2 - concurrent with Phase 1
 - Develop a portion of project into the “MIDTOWN MARKET”. An outdoor market and space for farmers/vendors to set up seasonally on Saturday mornings
 - Space will be made available for mobile coffee and other food/beverage vendors that could support private or public open-air events, even live music
 - Engage with City Leadership and Economic Development to explore other options that may address community needs/desires and strategies to enhance the Trailhead experience
 - PHASE 3 - 1-3 Years
 - Further develop infrastructure and create interest/demand that will support the construction of an appropriately scaled brick and mortar, or semi permanent structure for the purpose of a “snack shack”, café, restaurant, or tap room/brew pub.
 - Engage with City Leadership and Economic Development as project evolves to explore the concept and assist in developing partnerships with prospective tenants

Trinity Trail System
Clearfork Trailhead
Ft. Worth, Texas



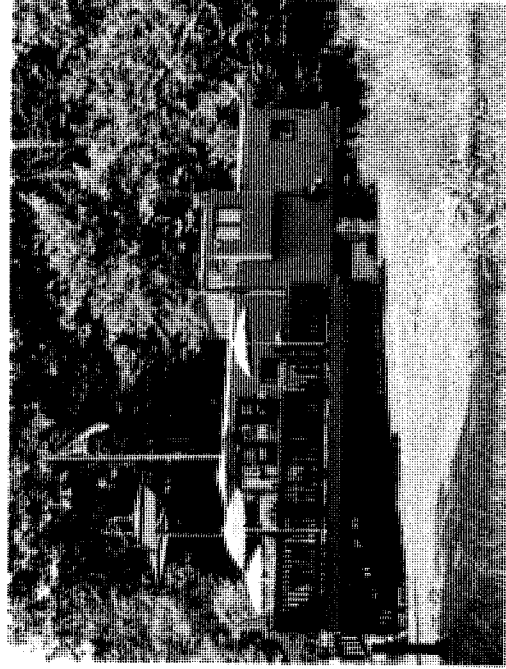
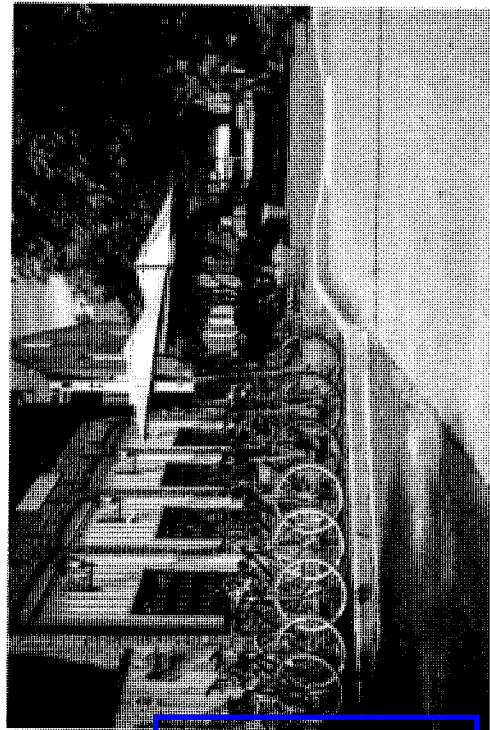


Left Hand Brewery Beer Garden
Longmont, Colorado



Meriwether Café, Rochepoint

Bike Stop Café, St Charles



KT Caboose
Marthasville



DISCUSSION/DECISION ITEMS

- Would downtown tax incentive or grant programs extend to this location?
- Would there be any design restrictions on permanent/semi-permanent structures, and if so, who has the final say on project design?
- Are there economic development programs to help offset infrastructure installation/upgrade?
- How much will the City sell this property specifically for this community project?

QUESTIONS?



**CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
SEPTEMBER 21, 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 21, 2026 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Traves Williams presiding. Mayor Williams called the meeting to order and asked for a moment of legislative prayer followed by the Pledge of Allegiance.

ROLL CALL:

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

Public Hearing – Annexation Petition – 21916 Main Street Road

Mayor Williams called the Public Hearing to order at 6:32 p.m. regarding Annexation Petition for 21916 Main Street Road. 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

With no public comment, the Public Hearing closed at 6:33 p.m.

Presentation – Southeast Wastewater Treatment Plant Rehabilitation

Ben Maness and Brittany Wilbanks presented information on the Southeast Wastewater Treatment Plant Rehabilitation. The plant is located on Goodwill Chapel Rd. Southeast of Sedalia outside city limits. The plant was built in 1985. Major projects up to fiscal year 2026 include two new blowers, repair of two mixers, replacement of two mixers and upgraded UV system PLC and parts. Design flow for the plant is 2.6 million gallons per day. Actual flow is 1.78 million gallons per day. Flow to the Plant is primarily domestic household flow.

Council approved a contract with Crawford, Murphy and Tilly in 2025 to complete a condition assessment of the Southeast Plant. A lot of the repairs have been made due to issues in the facility that are costly. They cannot be fixed in one year and in some cases not even a few years. The repairs will need to be stair-stepped over multiple fiscal years.

Proposed Budget for Improvements FY 27/28

Priority 1: General Electrical-Arc Flash and Utility Parallel Switch Gear - \$550,000.00.

Priority 2: Extended Aeration and Clarification Basins Option 1 - \$50,000.00.

Priority 5: UV Disinfection all improvements - \$61,000.00.

Priority 7: Blowers, enclose building - \$60,000.00.

Total = \$721,000.00

Proposed Budget for Improvements FY 28/29

Priority 3: Influent Structure - \$1,150,000.00.

Total = \$1,150,000.00

Proposed Budget for Improvements FY 29/30

Priority 4: Grit Chamber option 2 - \$850,000.00.

Priority 6: Install Effluent Flow Monitoring – Equipment only, staff to install \$100,00.00

Priority 8: Sludge Thickening Tank - \$650,000.00.

Total = \$1,600,000.00

DNR is proposing An Abatement of Consent for the Southeast Plant. It is 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. 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.

Next Steps

- Signing of the AOC
- Approval of Budget(s) which includes FY2027 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 to aeration with a new pumping station for sludge.

Public Hearing – Sewer and Water Rates

Mayor Williams called the Public Hearing to order at 6:58 p.m. regarding Sewer and Water Rates.

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>	Meter Size	Current Monthly Base Rate	Proposed Monthly Base Rate	Current Monthly Volume Rate per 1,000 Gallons ⁽¹⁾	Proposed Monthly Volume Rate per 1,000 Gallons (Note: First 10,000 Gallons ⁽²⁾)
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 I, 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 1, 2026.

With no public comment, the Public Hearing closed at 6:59 p.m.

SERVICE AWARDS:

10 Year Pin/Certificate

Keaton Schnell

Police Officer

Police

Police Chief David Woolery stated Officer Keaton Schnell started with the Sedalia Police Department on August 24, 2016. Officer Schnell has worked Patrol, been a special response team member, firearms instructor, department training instructor and armorer. His experience and capability gives him formal authority on shift and he is a go-to person for newer officers and supervisors. If a supervisor is not present on shift, leadership will generally revert to Officer Schnell to run the shift. When change happens, Officer Schnell gives it careful consideration, and even if he does not like the change, if the good outweighs the negative, he is not afraid to support it even to his peers. Police Chief Woolery stated if Officer Schnell comes to him about an issue, he gives it immediate attention because he knows it is worth listening to. Officer Schnell is an asset to the community because if he is on a call it is going to be handled the way it should.

SPECIAL AWARDS/RETIREMENT AWARDS: None

GOOD & WELFARE:

Albert Reine, 1022 W 7th, voiced concern on the Chapter 353 Tax Abatement Program. Mr. Reine's home is in the Redevelopment area and he needs a new roof and is prepared to invest \$11,000.00. The roof qualifies under the program. After reading the requirements, Mr. Reine decided not to participate because he cannot afford the risk of an inspection turning it into a \$30,000.00-\$50,000.00 rehabilitation obligation because of additional deficiencies that must be corrected. Mr. Reine is also concerned about continuing inspections potentially including interior inspections.

Rene Vance, 19813 Tanglenook, stated the Senior Center was busy last week with their spud sale and granny basketball fundraisers. Between the two, they raised almost \$1,700.00. The next fundraiser will be the meatloaf dinner on October 11th. The cost is \$15 and it will be from 11a.m.-1p.m.

Paul Wood, 111 E 31st, stated he is a pastor of The Rock Church and wanted to give an exhortation on what Council does which is unseen and unheard by so many. Those serving in government are God's ministers. Government is intended to promote good and restrain evil from the people it serves. In the multitude of Council there comes safety. Each viewpoint has a perspective that could be accurate based on vantage points. We need other people's perspective.

UNFINISHED BUSINESS:

COMMUNITY DEVELOPMENT

- The Council approved Bill number 2026-108 authorizing the roof repair project for the Lincoln-Hubbard Building. 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, 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 is required to override the Mayor's veto.

Mayor Williams read the following objections: "Maco Management Co, Inc owns 56 properties just like this apartment. They are insured by the U.S.D.A., receive money from HUD and Section 8, so they receive federal funding. 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. 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 am sure that they would love a new roof free of charge as well. I believe that it is 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. I have witnessed this multiple times personally, how the people living in the 353 area struggle with finding money for home repairs. I do not 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 \$9.00 per month. What about the landlords that accept 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?"

Councilwoman Boggess clarified that Maco Management does not own 56 properties; they manage 56 properties. They are not insured by U.S.D.A. because U.S.D.A. does not insure individuals. Council has assisted other companies through the 353 Grant, such as Helping Hands, Main Street Logo and others. The 353 is not designed just for low-income individuals. It is designed for blighted areas in which Lincoln-Hubbard is one of those. Lincoln-Hubbard does not apply for section 8, the tenants apply for section 8. Council received a letter from Maco in the request for these funds. It did state in there that this was to ensure that the apartments remain affordable for seniors. This property operates on a limited budget and narrow cash flow. It leaves little capacity to fund significant capital improvement projects when they become necessary. At this time the building requires repairs to its flat roof estimated at \$59,700.00. This particular property's operating funds are not sufficient enough to cover that cost.

Councilwoman Ames stated Mayor Williams mentioned Deerbrook Villas, Tambo Apartments, Sylvia Thompson, Rest Haven, E.W. Thompson and Fair View. None of those are in the 353 zone. The Essex is the only one in the 353. Councilman Robinson stated if there was ever a place to put low-income money, it would be there. There are 39 units for low-income people. You could not take \$60,000.00 and do \$2,000.00 a roof for 30 units. You would never get it done.

Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Covington, Cross and Franklin. Voting "No" was Redford. Bill No. 2026-108, Ordinance No. 12494 passed. **Veto overridden.**

MINUTES: The Council Meeting minutes of September 8, 2026 were approved on motion by Boggess, seconded by Scribner. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The Citizen's Traffic Advisory Commission minutes dated July 15, 2026 were accepted on motion by Boggess, seconded by Scribner. All in Favor.

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

Presentation – Revenue Collection Trends

Finance Director Jessica Pyle reported on Revenue Collection Trends for Fiscal year to date with revenue that has come in from April 1st for Fiscal Year 2027. For the cumulative months, Net Sales and Use taxes were higher compared to the same period last year of almost \$477,000.00, a 4.8% increase over the same period in the prior fiscal year. A 3% increase was budgeted, so the City is over budget by over \$180,000.00. Franchise Tax is higher by \$90,000.00 due primarily to the Electric Tax. The newly approved tax changes by the voters went into effect September 1st with the Electrical companies, so we should see those in the next month or so reflected in these reports. Transportation Tax is higher fiscal year to date due to an increase in Gasoline Tax of 8.6% over the same period last year. Vehicle sales increase of 1.6% and Vehicle Fees increase of 2.1% year to date. Property tax payments are up around \$11,000.00-\$12,000.00 fiscal year to date, but the majority of those payments will come in December and January.

- The ordinance clarifies that the City's 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.

BILL NO. 2026-110, ORDINANCE NO. 12496 – 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 was read once by title.

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

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

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

- The ordinance authorizes amendments to the 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.

BILL NO. 2026-111, ORDINANCE NO. 12497 – AN ORDINANCE AUTHORIZING AMENDMENTS TO THE ERP SYSTEM AGREEMENT was read once by title.

2nd Reading – Motion by Boggess, 2nd by Ames. 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 WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

- The Resolution 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. 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. 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.

RESOLUTION NO. 2179 – 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 was read once by title and approved on motion by Boggess, seconded by Robinson. All in Favor.

- 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 and provides the most appropriate crossing configuration for the project.

BILL NO. 2026-112, ORDINANCE NO. 12498 – AN ORDINANCE REPEALING ORDINANCE NUMBER 12428 REGARDING RELOCATION OF A CROSSWALK AND SIGNS IN FRONT OF SACRED HEART SCHOOL 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”.

BILL NO. 2026-113, ORDINANCE NO. 12499 – 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 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”.

PUBLIC SAFETY – Chairman Jack Robinson; Vice Chairman Spencer Redford:

- The Resolution authorizes the Sedalia Police Department to apply for the FY2027 Local Violent Crime Prevention Grant. If awarded, the Department will purchase three 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.

RESOLUTION NO. 2180 – 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 was read once by title and approved on motion by Cross, seconded by Boggess. All in Favor.

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- The ordinance approves the final plat for Cretus Acres, a 12-acre addition 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 prior platting and establish the property under the Cretus Acres plat.

BILL NO. 2026-114, ORDINANCE NO. 12500 – AN ORDINANCE APPROVING THE FINAL PLAT FOR CRETUS ACRES, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI was read once by title.

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

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

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

- The 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 gives Council time to review City Code, applicable state and federal requirements, and potential zoning, land-use, building, and development regulations before considering any future changes. 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.

RESOLUTION NO. 2181 – 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 was read once by title and approved on motion by Boggess, seconded by Robinson. All in Favor.

APPOINTMENTS: None

BIDS: None.

LIQUOR LICENSES:

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

*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.

*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.

*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.

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None

The meeting adjourned at 7:39 p.m. on motion by Boggess, seconded by Scribner to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate), 3 (Personnel), 12 (Negotiated Contracts) and 13 (Individually identifiable personnel records) of Section 610.021 RSMo. Roll Call Vote: Voting "Yes" were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted "No".

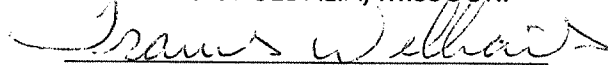
The regular meeting reopened at 8:50 p.m. on motion by Boggess, seconded by Scribner.

ROLL CALL:

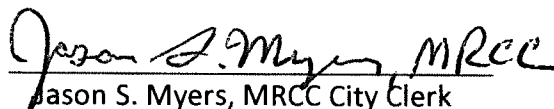
Jack Robinson	Present	David Covington	Present
Cheryl Ames	Present	Bob Cross	Present
Lee Scribner	Present	Spencer Redford	Present
Tina Boggess	Present	Michelle Franklin	Present

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

THE CITY OF SEDALIA, MISSOURI



Traves Williams, Mayor



Jason S. Myers, MRCC City Clerk

CROWN HILL CEMETERY

Mayor : Traves Williams

City Council

Crown Hill Cemetery provides burial service for the citizens of Sedalia and Pettis County and surrounding areas. We provide casket and cremation burials in-ground and cremation burials above ground in the Columbariums. Since Crown Hill Cemetery was founded in February 1866 there have been 25,088 burials through September 2026.

We have had 79 burials through September 2026 and have sold 44 Grave Lots, 4 Niches .

Our personnel set Military Government Markers for veterans and oversee the Monument Companies setting of headstones to ensure proper location and footings for the size of the headstone. There has been a total of 36 headstones set and 9 military markers set through September 2026.

During spring, summer, and fall we are mowing approximately 70 acres each week and bagging grass and leaves when needed. In the winter we are straightening headstones weather permitting and trimming trees, working on mowing equipment, and clearing roadways of snow when needed.

Hebrew Cemetery located on south Grand Avenue is also owned by the City of Sedalia as of 2001. There are 236 people buried in this cemetery.

Calvary Cemetery lies within Crown Hill and is maintained by the cemetery personnel and does all the burials there also. We do not sell the grave lots in Calvary. Opening and Closing fees are collected and they also pay us a monthly fee. Calvary Cemetery was founded in 1868 and there are 3,996 people buried there through September 2026.

Our strategies will look at plotting out new areas for burials and new roads in the next few years. We currently have approximately 1850 grave lots left to sell in the new addition area of the cemetery. Some of these are not the best lots because of water issues being next to roadway ditches.

The property to the west of Veterans Memorial Drive that the City purchased in 2021 is an area that I would like to make part of this area into a Cremation area only because of the trees that would make this look very nice and is more suitable than using it for casket burials. The Columbarium that was ordered in July 2022 and installed in March 2023 has 64 single niches. We have sold 32 niches through September 2026 in this unit. I would like to purchase a new Columbarium that would be built for double occupancy in each niche. I have had several people ask about this in the last year. I will have a cost for this in the upcoming budget. If ordered in April 2027 it would be December 2027 or later before it would be installed.

I would also like to make walking trails in this area rather than making several new roads. We will still need to make a couple roads in this area but that doesn't need to happen for a few years. We will have to look at the water drainage ditch that goes through this area before planning on the new roads.

Also on the property west of Veterans Memorial Drive just south of the gate of the cemetery is where we will build the Committal Shelter if the bids come in that are suitable for the family that has offered to build this for the cemetery. We will be opening the bids on October 6th, 2026.

I will be putting figures together for cameras to be installed around the office and workshops and other parts of the cemetery in the upcoming budget for security measures.

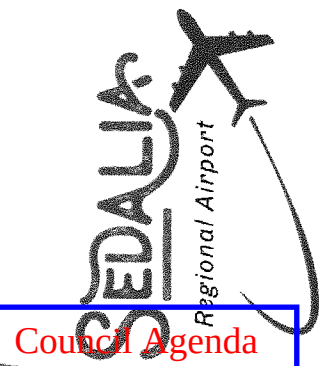
In order to stay on schedule with our mower replacement we will have a mower in the upcoming budget.

Crown Hill Cemetery Director

Roger Waters

Sedalia Regional Airport

Strategic Planning 2026

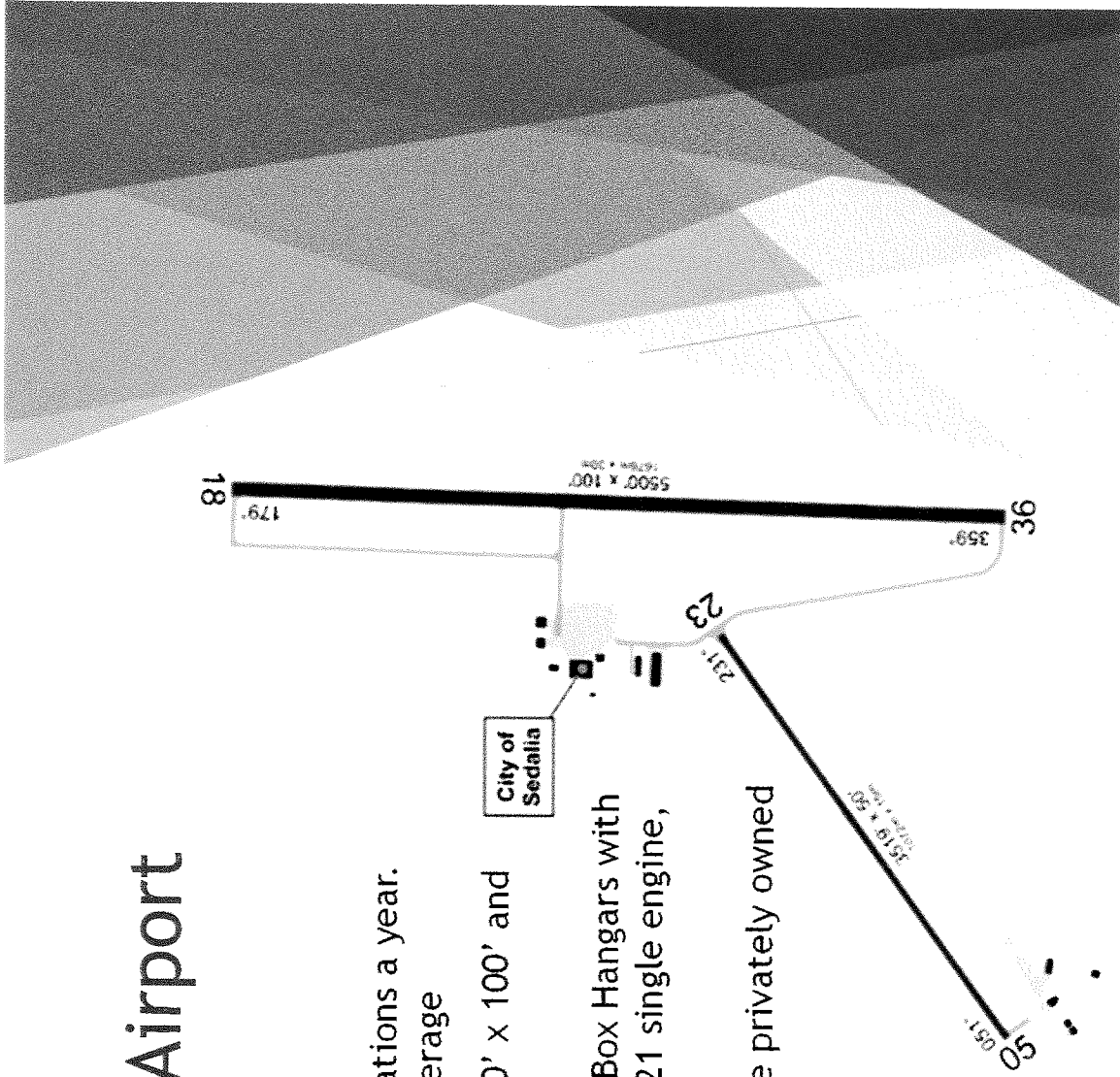


Council Agenda

About Sedalia Regional Airport

- ▶ Sedalia Airport handles 9,000 - 10,000 operations a year. That's about 25 - 28 operations a day, on average
- ▶ Sedalia Airport has two runways: 18/36 5500' x 100' and 05/23 3519' x 50'
- ▶ Sedalia has 18 hangars, 13 T-Hangars and 5 Box Hangars with a total of 26 based aircraft, 5 twin engine, 21 single engine, 3 Jet.
- ▶ Airport has 5 additional box hangars that are privately owned and under a land lease with the city.

City of
Sedalia



About Sedalia Regional Airport

- ▶ It is essential that we have a full service airport available, as it provides citizens and local businesses with an air transportation option. This transportation option is also a very important consideration for corporations considering moving into Sedalia. It also provides transient aircraft assistance if needed.
- ▶ According to the 2012 MODOT economic impact study, Sedalia Regional Airport has an annual economic impact of \$3.63m.
<http://sites.jviation.com/MoDOTAirportSystemPlan/documents/individual-airport-reports/Sedalia-Individual-Report.pdf>

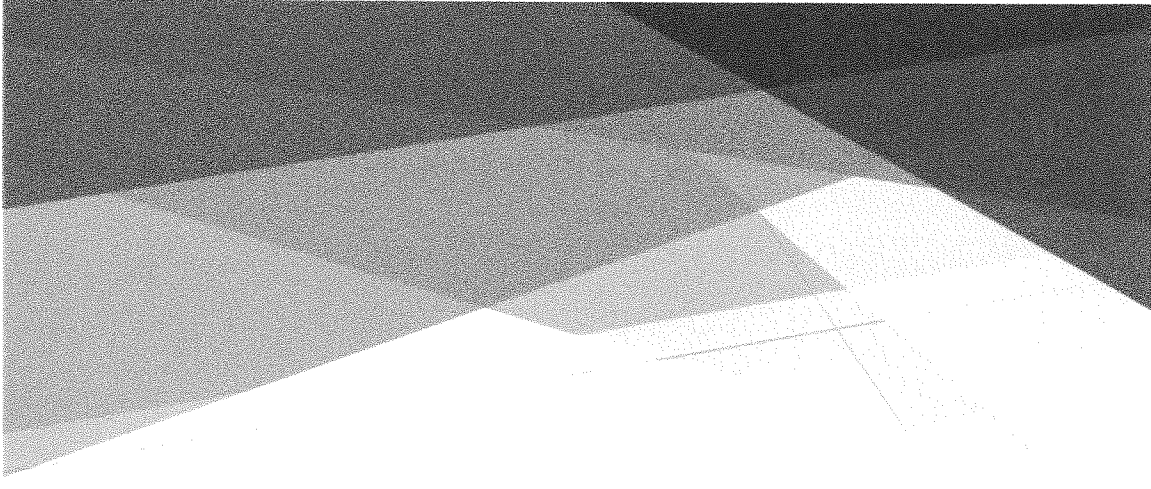
PROENERGY

CSC Construction Group, LLC



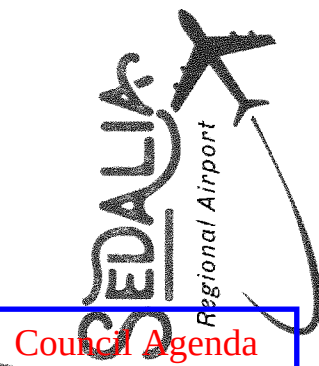
Advantages to City Owned Service Providers

- ▶ As a city owned FBO (service and fuel supplier) we can make certain that our customers receive the best possible service.
- ▶ We take care of every flight from start to finish.
- ▶ Provide services such as:
 - ▶ Full service and self service fueling
 - ▶ Courtesy car
 - ▶ Flight training
 - ▶ Pilot lounge
- ▶ As a city owned service, we are able to be more competitive than a privately owned service provider.



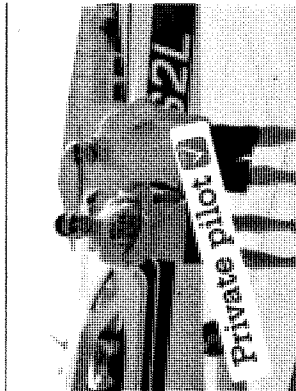
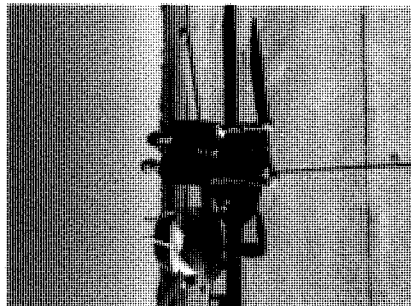
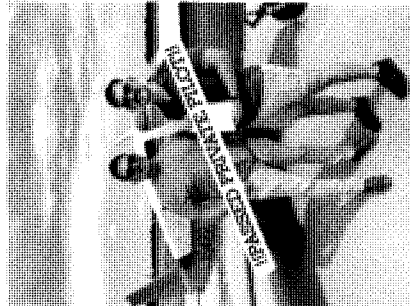
Review of this Year

Oct. 2025 - Oct. 2026

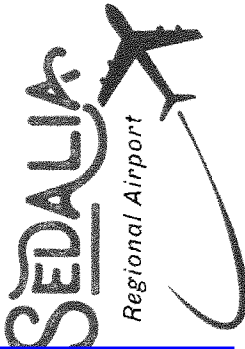
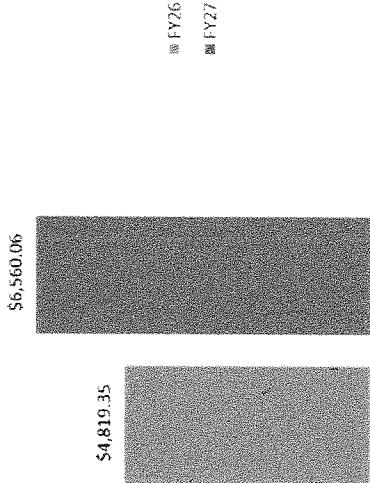


Flight School

- ▶ 6 check ride passes
- ▶ 2 Certified Flight Instructor
- ▶ 4 Private Pilot
- ▶ Acquired 2nd plane

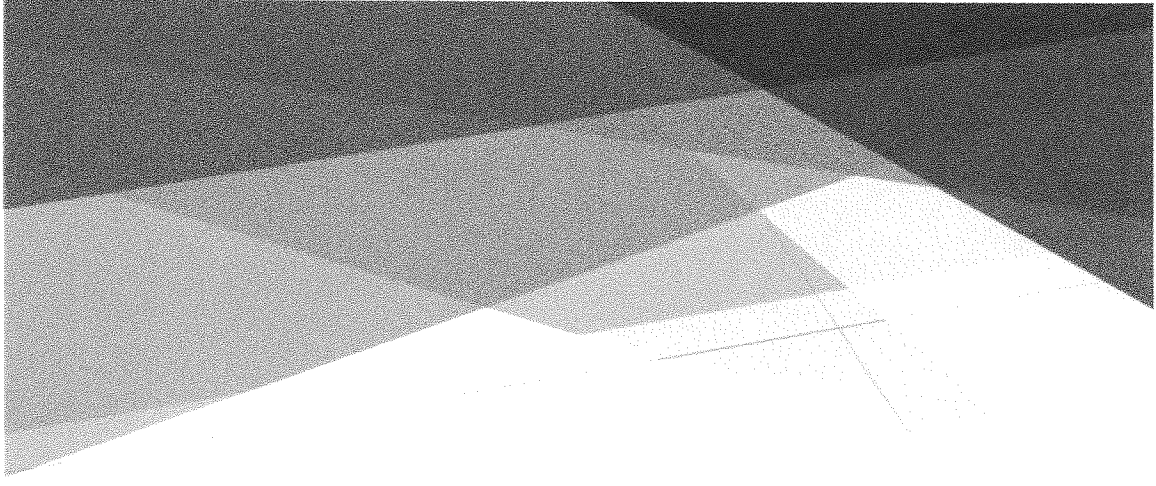


Flight School Revenue April-Oct



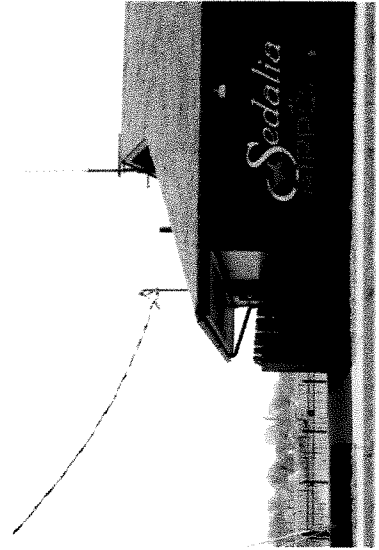
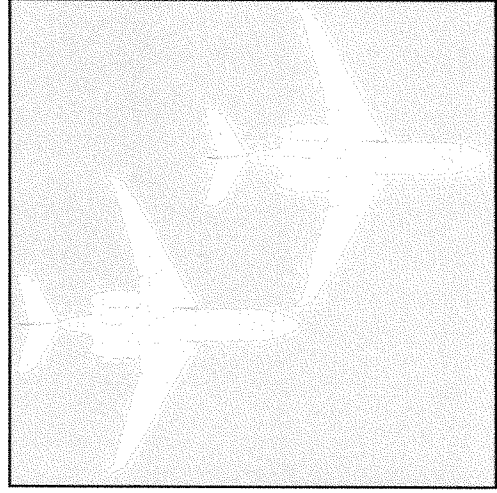
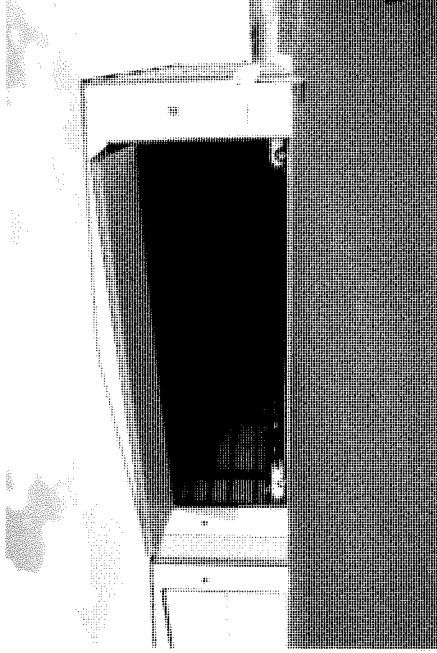
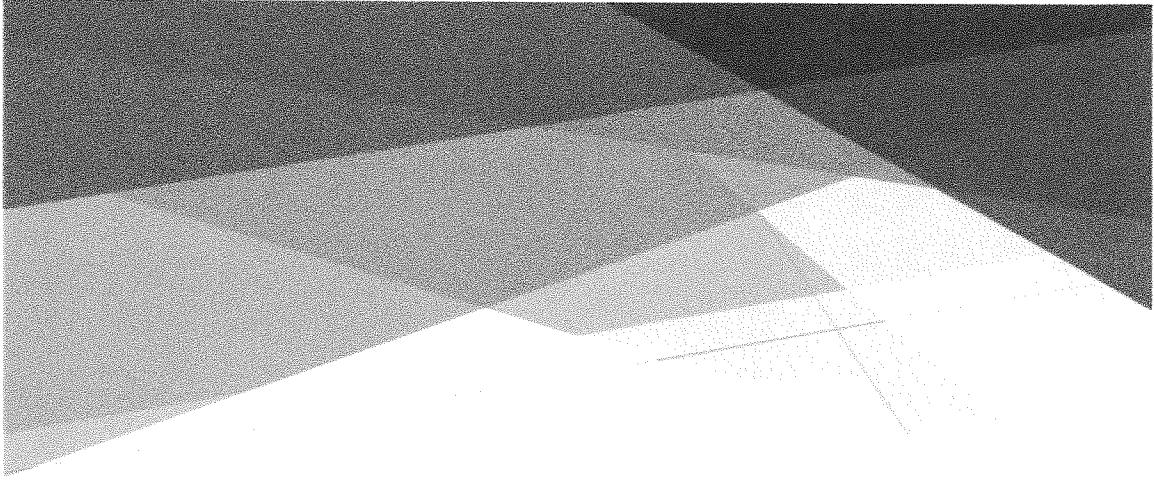
Grant Projects

- ▶ Rehabilitation of Northern Parallel Taxiway and Northern 500' Runway 18-36
- ▶ Completed November 2025



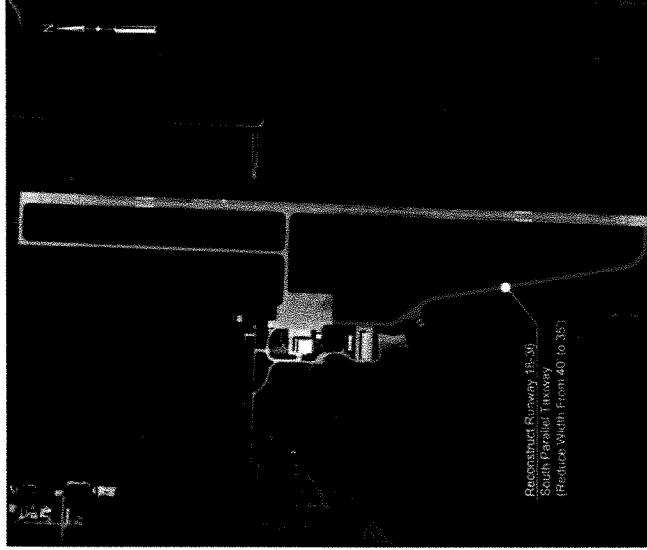
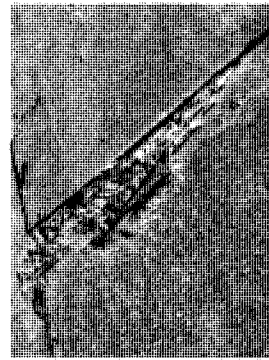
Other

- ▶ Hangar Sale to ProEnergy
 - ▶ FBO Remodel
 - ▶ New Hangar
- ▶ New Private Corporate Hangar
 - ▶ CSC Construction Group, LLC



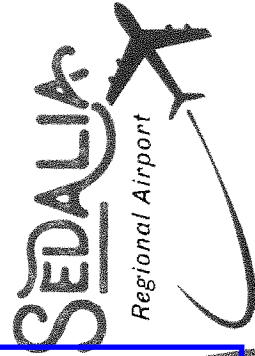
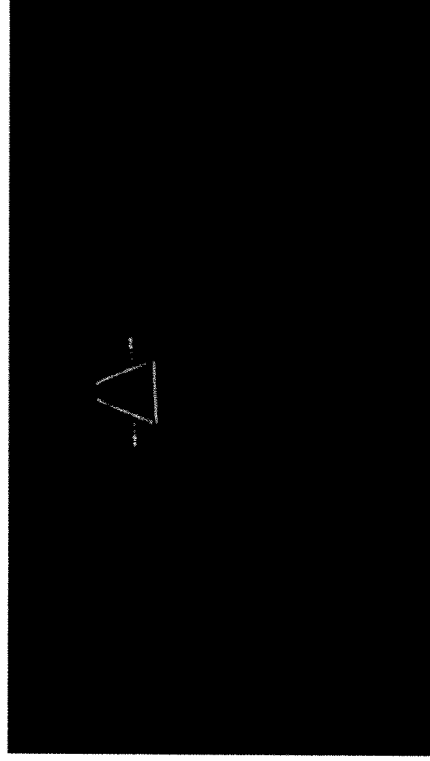
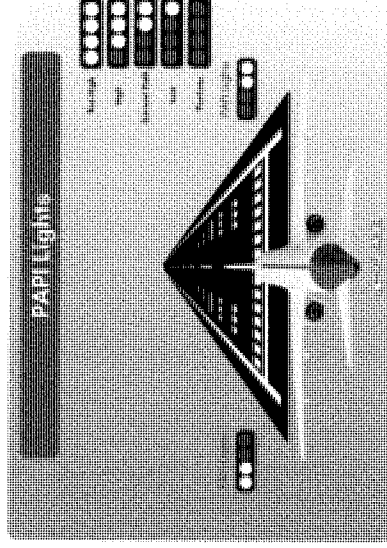
Future Goals

Reconstruct Southern Taxiway



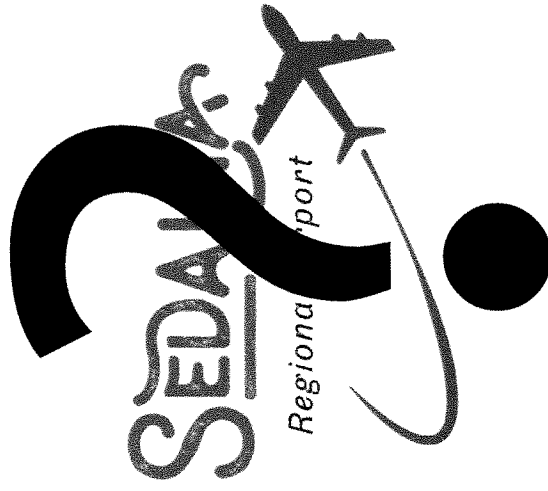
Replace Runway Precision Approach Path Indicator Lights (PAPI)

- ▶ Old & Outdated
 - ▶ Parts are more expensive and harder to find
- ▶ New LED PAPIs
 - ▶ Cheaper on electricity
 - ▶ Easier to work on
 - ▶ Brighter & easier to see



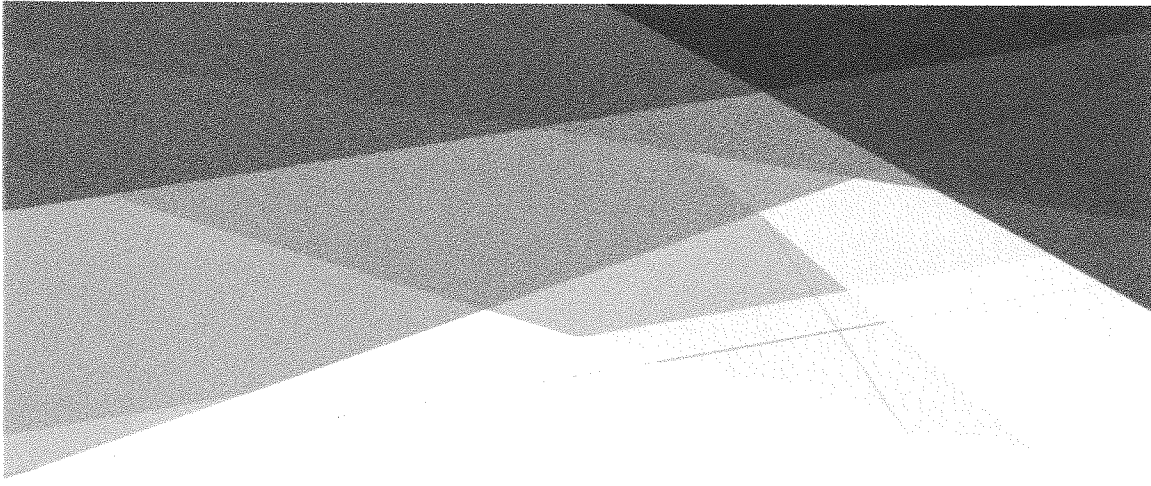
Complete Airport Rebrand

- ▶ Rebrand entire airport
- ▶ Increase social media presence
- ▶ More community events



Reestablish Airport Advisory Board

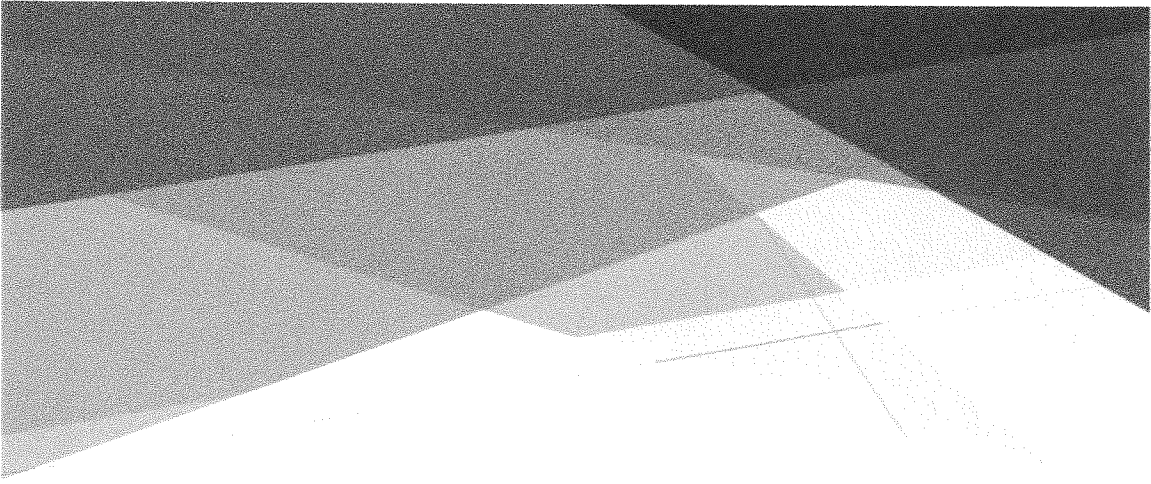
- ▶ **Purpose:** Drive strategic growth by giving pilots, business leaders, and civic partners a formal voice.
- ▶ **Core Roles:** Help advise City leadership on capital planning, FAA/MoDOT grants, and regional economic development



Our Goals

- ▶ Provide safe and efficient service to all our customers.
- ▶ Service more transient traffic.
- ▶ Work towards increasing flight instruction and aircraft rental.
- ▶ Increase community engagement





Any Questions?



Council Agenda

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 60-219 (d) OF ARTICLE V OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE SEWER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE.

WHEREAS, in order to pay for the financing costs associated with paying for required improvements to the City of Sedalia's sewer system, sewer rates will need to be increased; and

WHEREAS, a notice advertising a public hearing for September 21, 2026 at 6:30 p.m. in the Council Chambers of the Municipal Building concerning the proposed increased rates for residential, commercial and industrial users of the City's Wastewater Sewer System was published in the Sedalia Democrat on September 11, 2026; and

WHEREAS, said public hearing was held on Monday, September 21, 2026, commencing at 6:30 p.m., and public comments were received by the City Council concerning the proposed increased sewer rates.

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

Section 1. Section 60-219 (d) shall be amended to read as follows:

“(d) The fixed charge per month for residential, commercial and industrial wastewater sewer rates shall be as provided for in the City's fee schedule per meter for contributors located inside and outside of the corporate limits of the city. In addition, each contributor shall pay a commodity charge for operation and maintenance, including replacement, per one thousand (1,000) gallons of metered water or wastewater measured in units of one hundred (100) gallons as provided for in the city's fee schedule.”

Section 2. The City's fee schedule shall be amended as follows:

**60-
219**

Wastewater user fees—When user is connected to city water:

Residential:

Monthly Base Rate-per meter

Inside City Limits	\$16.62
Outside City Limits	\$40.94

Additional Volume Rate-per meter (1,000 gal. water≈1000 gal wastewater)

Inside City Limits	\$8.90
Outside City Limits	\$8.90

Commercial:

Monthly Base Rate-per meter

Inside City Limits	\$67.96
Outside City Limits	\$157.23

Additional Volume Rate-per meter (1,000 gal. water≈1000 gal wastewater)

Inside City Limits	\$8.90
Outside City Limits	\$8.90

Industrial:

Monthly Base Rate-per meter

Inside City Limits	\$141.70
Outside City Limits	\$307.12

Additional Volume Rate-per meter (1,000 gal. water≈1000 gal wastewater)

Inside City Limits	\$8.90
Outside City Limits	\$8.90

Section 3. Upon approval, the new rates will become effective for the first billing after November 1, 2026.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval and as of 5th day of October, 2026.

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 5th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 60-401 OF ARTICLE VII OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE WATER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE

WHEREAS, it has been determined that water base service monthly rates and water volume charges per thousand gallons are proposed to change from the current rates for the coming year; and

WHEREAS, the proposed monthly volume rate per 1,000 gallons has increased by 5% and the new rate will be \$4.16 per 1,000 gallons due to increased material, freight, labor and contract labor; and

WHEREAS, a notice advertising a public hearing for September 21, 2026 at 6:30 p.m. in the Council Chambers of the Municipal Building concerning the proposed increased rates for a water service rate increase was published in the Sedalia Democrat on September 11, 2025; and

WHEREAS, said public hearing was held on Monday, September 21, 2026, commencing at 6:30 p.m., and public comments were received by the City Council concerning the proposed increased rates.

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

Section 1. Section 60-401 shall be amended to read as follows:

“Sec. 60-401. – Rate Schedule.

- a) Each user shall pay for the services provided by the city during the current month as determined by water meters acceptable to the city.
- b) The fixed charged per month for residential and commercial water rates shall be as provided for in the city's fee schedule per meter for users located inside and outside of the corporate limits of the city.
- c) The charge per month for residential and commercial water rates shall be as provided for in the city's fee schedule per meter for users located inside and outside of the corporate limits of the city.”

Section 2. The City's fee schedule shall be amended as follows:

Inside City Limits Water Service Rate Charges:

<i>Description of Customer</i>	<i>Meter Size</i>	<i>Monthly Base Rate (Dollars)</i>
Residential	5/8"	\$11.12
Residential	3/4"	\$16.68
Residential	1"	\$18.89
Commercial	5/8"	\$11.12
Commercial	3/4"	\$16.68
Commercial	1"	\$27.80
Commercial	1 1/2"	\$55.61
Commercial	2"	\$88.89

Commercial	3"	\$177.96
Commercial	4"	\$278.07
Commercial	6"	\$556.14
Commercial	8"	\$889.83
Commercial	10"	\$1,424.02

Outside City Limits Water Service Rate Charges:

<i>Description of Customer</i>	<i>Meter Size</i>	<i>Monthly Base Rate(Dollars)</i>
Residential	5/8"	\$27.80
Residential	3/4"	\$41.72
Residential	1"	\$47.21
Commercial	5/8"	\$27.80
Commercial	3/4"	\$41.72
Commercial	1"	\$69.52
Commercial	1 1/2"	\$139.05
Commercial	2"	\$222.46
Commercial	3"	\$444.93
Commercial	4"	\$695.19
Commercial	6"	\$1,390.37
Commercial	8"	\$2,224.58
Commercial	10"	\$3,560.05

Water Volume Rates per 10,000 gallons – Inside and Outside City Limits when user is connected to City Water:

<i>Description</i>	<i>Gallons per Month Used</i>	<i>Monthly Volume Rate per 1,000 Gallons</i>	<i>Maximum Charge per Volume Unit</i>
First 10,000 gallons per month	< or = 10,000	\$4.16	\$41.60
Next 40,000 gallons per month	> 10,000 but no more than 50,000	\$3.68	\$147.20
Next 50,000 gallons per month	> 50,000 but no more than 100,000	\$3.53	\$160.00
Next 100,000 gallons per month	>100,000 but no more than 200,000	\$3.07	\$307.00
All over 200,000 gallons per month	>200,000	\$2.73	All remaining 1,000 gallons
Municipal Metered		\$2.51	All 1,000 gallons

Water Service Line Installation Charges:

<i>Description of Installation</i>	<i>One Time Charge</i>
¾" Service	\$857.74
1" Service	\$1,058.40
1 ½" Service	\$3,682.35
2" or 3" Service	\$4,941.41
4" or 6" Service	\$5,493.76
Street cut cost (if needed, in addition to services)	\$600.00

Unmetered Fire Service Annual Rates:

<i>Description of Service</i>	<i>Annual Charge</i>
<i>Private Fire Hydrants</i>	\$323.97
<i>Automatic Sprinkler Systems:</i>	
Minimum Bill (100 Sprinkler Heads) Per Year	\$167.67
Additional Sprinkler Heads - Each	\$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	\$92.56
Each Additional 2" riser, as stated above	\$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	\$138.85

Sprinkler Service – New and Fire Hydrant Installation Charges

<i>Description of Installation</i>	<i>Standard Charge</i>
2" Sprinkler Service	\$1,604.13
4" Sprinkler Service	\$3,434.29
6" Sprinkler Service	\$3,524.69
8" Sprinkler Service	\$3,887.42
10" Sprinkler Service	\$4,583.09
Fire Hydrant (Installation including hydrant)	\$4,821.23

Miscellaneous fees to cover services:

<i>Description of Installation</i>	<i>Standard Charge</i>
Water lab testing for e-coli & total coiform bacteria	\$35.00
Right of way permit for street excavation (per hole)	\$375.00/Yard*
Boring excavation in street (per hole)	\$125.00
Curb replacement (base chg+ cost per foot	\$650.00+\$125.00/ft.

Section 3. Upon approval, the new rates will become effective for the first billing after November 1, 2026.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval and as of 5th day of October, 2026.

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 5th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ANNEXING A CERTAIN ADJACENT, UNINCORPORATED AREA INTO THE CITY OF SEDALIA, MISSOURI.

WHEREAS, on August 31, 2026, a verified petition, signed by Charles Christasen requesting the voluntary annexation of the real estate described below into the City, was filed with the City Clerk; and

WHEREAS, the real estate is adjacent and contiguous to the present corporate limits of the City of Sedalia, Missouri; and

WHEREAS, a public hearing concerning this matter was held at the City Hall in Sedalia, Missouri, at 6:30 p.m. on September 21, 2026; and

WHEREAS, notice of this public hearing was published on September 11, 2026 in the Sedalia Democrat, a newspaper of general circulation in Pettis County, Missouri; and

WHEREAS, at the public hearing, all interested persons, corporations, and political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the City Council of the City of Sedalia, Missouri, within fourteen (14) days after the public hearing; and

WHEREAS, the City Council of the City of Sedalia, Missouri, does find and determine that the annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to the area within a reasonable time after annexation; and

WHEREAS, the property owner requests that the property be zoned District M-2, Heavy Industrial; and

WHEREAS, the City Council of the City of Sedalia finds that it is in the best interest of the City and its citizens to annex the property described in the verified Petition.

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

Section 1. Pursuant to §71.012, RSMo, the following described real estate is hereby annexed into 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.

- Section 2.** Said property shall be subject to all laws, ordinances, rules, and regulations applicable within the City, including but not limited to the City's zoning and land use regulations, upon the effective date of this annexation.
- Section 3.** The boundaries of the City of Sedalia, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits.
- Section 4.** Said property shall be zoned District M-2 Heavy Industrial. After said annexation, the entire tract shall be made part of Ward 1 of the City of Sedalia, Missouri.
- Section 5.** The City Clerk of the City of Sedalia is hereby ordered to file three (3) certified copies of this Ordinance with the Pettis County Clerk within 30 days of its effective date.
- Section 6.** The City Engineer, the City Planner, and other pertinent City personnel are hereby authorized and directed to conform all maps, directories, drawings, plats, and other appropriate documents to the altered corporate limits of the City of Sedalia as herein provided.
- Section 7.** The City shall provide all municipal services to the annexed territory in accordance with the City's policies and procedures for the provision of such services to newly annexed areas. The City Administrator is hereby authorized and directed to coordinate with all relevant City departments to ensure the timely and efficient extension of such services to the annexed territory.

Section 8. The City Clerk shall, within ten (10) days of the passage of this Ordinance, notify all affected utility providers, emergency service providers, and other relevant governmental entities of the annexation and its effective date.

Section 9. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they do conflict.

Section 10. This ordinance shall be effective immediately upon final 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 5th day of October 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of October 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Petition for Annexation

Owner

Charles Christasen

621 Lomo Dr

Jefferson City, Missouri 65109

Address

21916 Main Street Rd

Sedalia, Missouri 65031

Parcel ID

117036000016000

Class

Commercial

PETITION FOR ANNEXATION

COMES NOW: Charlie Christensen, doing business in Sedalia, Pettis County, Missouri, hereinafter called "Petitioner", and being first duly sworn on its oath, states the following, to-wit:

1. That Petitioner is the owner of all fee interests of record in the tract of land described on Exhibit A and attached hereto and made a part hereof as though set out herein verbatim, and which is contiguous and compact to the existing city limits of the City of Sedalia, Missouri.
2. Petitioner requests that said property be annexed into the City of Sedalia, Missouri, and further requests that the following tract of land described in Exhibit A be zoned M-2.
3. That Petitioner is authorized to present this verified petition to the City Council of Sedalia, Missouri.

By: Charlie Christensen

Name: Charlie Christensen

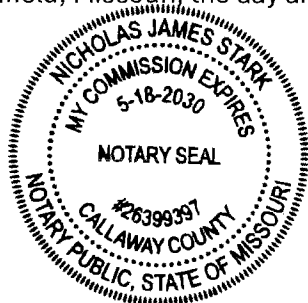
Title: Owner

State of Missouri)

County of Callaway) SS

On this 31 day of August, 2020, before me personally appeared Charlie Christensen to me personally known, who being duly sworn, did say that he is Owner, and that the foregoing instrument was signed and sealed on behalf of Charlie Christensen.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in New Bloomfield, Missouri, the day and year first written above.



(SEAL)

Nicholas James Stark

Notary Public

Exhibit A

Legal Description

PROJECT #26-0293

SURVEY PROPERTY DESCRIPTION

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.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 314 EAST BOONVILLE FROM THE CITY OF SEDALIA, MISSOURI TO YURIY AND ALINA ONIKA.

WHEREAS, The City of Sedalia, Missouri has received a proposal from Yuriy and Alina Onika, husband and wife, to purchase property commonly known as 314 East Boonville for the sum and amount of Seven Thousand Dollars (\$7,000.00) as contained in the commercial real estate sale agreement and special warranty deed attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the commercial real estate sale agreement by and between the City of Sedalia, Missouri and Yuriy and Alina Onika, husband and wife, in substantially the same form and content as the agreement has been proposed.

Section 2. The Council of the City of Sedalia, Missouri, hereby approves the giving of a special warranty deed by the City of Sedalia, Missouri to Yuriy and Alina Onika, husband and wife, for the conveyance of property commonly known as 314 East Boonville in substantially the same form and content as proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 5th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Council Agenda

CITY OF SEDALIA, MISSOURI

COMMERCIAL REAL ESTATE SALE AGREEMENT

THIS AGREEMENT (“Agreement”) is entered into as of the _____ day of _____, 2026, by and between, the City of Sedalia, Missouri (“Seller”), a city of the third class dully existing under the laws of the State of Missouri and Yuriy and Alina Onika, Husband and Wife, (“Buyers”), collectively the “Parties.”

WHEREAS, Seller owns real estate property consisting of a vacant lot, the address of which is 314 East Boonville, Sedalia, Missouri 65301 described in the Legal Description provided fully in Exhibit A of this Agreement;

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

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

1. The Property

The real property (“Property”) consisting of a vacant lot, the address of which is 314 East Boonville, Sedalia, Missouri 65301.

Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”): 151002204004000

The Legal Description of the Property is expressed fully in Exhibit A of this Agreement.

2. Transaction and Price

- a. Subject to the terms and conditions set forth herein, at the Closing, as defined below, Seller agrees to sell, assign, convey, transfer, and deliver to Buyer, and Buyer agrees to purchase and acquire from Seller, all of the rights, title, and interest that Seller has in and to the Property.
- b. This is an all cash transaction. No loan or financing of any kind is required in order for Buyer to purchase the Property from the Seller.
- c. The purchase price (“Purchase Price”) for the Property shall be seven thousand dollars (\$7,000.00).

3. Condition of Property

- a. The Parties agree and acknowledge, regarding the condition of the Property subject to this Agreement, that the Property is to be sold “as is” and that Seller makes no representations or warranties, either express or implied, as to the condition of the Property or any improvements thereon, as to the suitability or fitness of the Property or any improvements thereon.

- b. Notwithstanding, Seller shall advise Buyer of any substantial change in the condition of the Property prior to closing.

4. Property to be sold 'As-Is'

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

5. Title

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

6. Closing

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

7. Conveyance

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

8. Seller's Warranties, Representations and Covenants

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

9. Buyer's Warranties, Representations and Covenants

- a. AUTHORITY: Buyer (i) is an individual; (ii) has the authority and power to enter into this Agreement and to consummate the transactions contemplated herein; and (iii) upon execution hereof will be legally obligated to Buyer in accordance with the terms and provisions of this Agreement.
- b. PROJECT PROPOSAL: Buyer represents and warrants that it will construct a single family residence on this property. Such construction is to begin within six (6) months from Closing Date. Buyer further covenants that in connection with the construction of the single family residence it will comply with all applicable building codes in effect at such time. Further, that during Buyer's ownership of this Property, the Property shall be maintained at all times in compliance with applicable property maintenance codes established by the City.

10. Seller's Purchase Option

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

11. Conflicts

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

12. Seller's Default

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

13. Buyer's Default

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

14. Closing Procedure

- a. Unless otherwise agreed or stated herein, the Closing shall be in accordance with the laws located in the State of Missouri,
- b. POSSESSION AND OCCUPANCY: The Seller will deliver possession and occupancy of the Property to the Buyer at Closing.
- c. COSTS: The Buyer will pay the Buyer's attorneys' fees, taxes, and recording fees on notes, mortgages, and financing statements and recording fees for the deed. The Seller will pay the Seller's attorneys' fees.
- d. DOCUMENTS: The Seller will provide: the deed.

15. Recording

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

16. Binding Effect

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

17. Severability

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

18. Governing Law

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

19. Entire Agreement

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

EXHIBIT A:

LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE AGREEMENT

314 East Boonville:

**LOTS FOUR (4) AND FIVE (5) IN BLOCK THREE (3) IN HEARD'S FIRST ADDITION TO
THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI**

Title of Document: **SPECIAL WARRANTY DEED**

Execution Date of Document: _____, 2026

This DEED, made and entered into by and between the **City of Sedalia, Missouri, a Missouri municipal corporation (“Grantor” or the “City”)**, whose address is c/o City Administrator, 200 South Osage, Avenue, Sedalia, Missouri; and **Yuriy and Alina Onika, Husband and Wife (“Grantees”)**. Grantee’s mailing address is 2699 Graham Drive, Sedalia, Missouri 65301

Witnesseth, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged;

Grantor does hereby Sell and Convey to Grantee, and Grantee’s heirs and assigns, the following described real property in Pettis County, Missouri, to-wit:

Property commonly referred to as **314 East Boonville** and more fully described as:

LOTS FOUR (4) AND FIVE (5) IN BLOCK THREE (3) IN HEARD’S FIRST ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI

Said property is subject to zoning laws, ordinances and easements and restrictions of record.

To have and to hold the same, together with all rights, immunities, privileges, and appurtenances, unto Grantee and Grantee’s heirs and assigns, forever;

And the Grantor hereby covenants that it is lawfully seized of an indefeasible state in fee simple to these premises, and convey the same; that these premises are free from all encumbrances except as set forth above, and that Grantor will warrant and defend the title to these premises unto the Grantee, and Grantee’s heirs and assigns, forever, against the lawful claims of all persons claiming through the Grantor.

Witness the hand of the Grantor this ____ day of _____, 2026

Grantor: City of Sedalia, Missouri

By: _____
Matthew Wirt, City Administrator

ATTEST:

Jason S. Myers, MRCC
City Clerk

(SEAL)

STATE OF MISSOURI)
) ss.
COUNTY OF PETTIS)

On this _____ day of _____, 2026, before me appeared Matthew Wirt, to me personally known, who being by me duly sworn, did say that he is the City Administrator of the City of Sedalia, a Missouri municipal corporation, and that seal affixed to the foregoing instrument is the seal of said City and that instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county the day and year first above written.

(SEAL)

Notary Public
My commission expires: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 235 SOUTH PROSPECT AVENUE AND 237 SOUTH PROSPECT AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO ALEKSEY ROMENSKIY AND MARIIA ROMENSKAIA.

WHEREAS, The City of Sedalia, Missouri has received a proposal from Aleksey Romenskiy and Mariia Romenskaia to purchase properties commonly known as 235 South Prospect Avenue and 237 South Prospect Avenue for the sum and amount of Six Thousand Six Hundred Sixty-six Dollars (\$6,666.00) as contained in the commercial real estate sale agreement and quit claim deed attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the commercial real estate sale agreement by and between the City of Sedalia, Missouri and Aleksey Romenskiy and Mariia Romenskaia in substantially the same form and content as the agreement has been proposed.

Section 2. The Council of the City of Sedalia, Missouri, hereby approves the giving of a quit claim deed by the City of Sedalia, Missouri to Aleksey Romenskiy and Mariia Romenskaia for the conveyance of properties commonly known as 235 South Prospect Avenue and 237 South Prospect Avenue in substantially the same form and content as proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 5th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC City Clerk

Council Agenda

CITY OF SEDALIA, MISSOURI

COMMERCIAL REAL ESTATE SALE AGREEMENT

THIS AGREEMENT (“Agreement”) is entered into as of the _____ day of _____, 2026, by and between, the City of Sedalia, Missouri (“Seller”), a city of the third class dully existing under the laws of the State of Missouri and Aleksey Romenskiy and Mariia Romenskaia (“Buyers”), collectively the “Parties.”

WHEREAS, Seller owns real estate properties consisting of vacant lots, the addresses of which are 235 South Prospect Avenue and 237 South Prospect Avenue, Sedalia, Missouri 65301 described in the Legal Descriptions provided fully in Exhibit A of this Agreement;

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

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

1. The Property

The real properties (“Properties”) consisting of vacant lots, the addresses of which are 235 South Prospect Avenue and 237 South Prospect Avenue, Sedalia, Missouri 65301.

Tax Parcel Information 235 South Prospect Avenue (i.e., “Parcel ID” or “Tax Map & Lot”): 152004219004000

Tax Parcel Information 237 South Prospect Avenue (i.e., “Parcel ID” or “Tax Map & Lot”): 152004219005000

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

2. Transaction and Price

- a. Subject to the terms and conditions set forth herein, at the Closing, as defined below, Seller agrees to sell, assign, convey, transfer, and deliver to Buyer, and Buyer agrees to purchase and acquire from Seller, all of the rights, title, and interest that Seller has in and to the Properties.
- b. This is an all cash transaction. No loan or financing of any kind is required in order for Buyer to purchase the Properties from the Seller.
- c. The purchase price (“Purchase Price”) for the Properties shall be six thousand six hundred sixty-six dollars (\$6,666.00).

3. Condition of Property

- a. The Parties agree and acknowledge, regarding the condition of the Properties subject to this Agreement, that the Properties are to be sold “as is” and that Seller

makes no representations or warranties, either express or implied, as to the condition of the Properties or any improvements thereon, as to the suitability or fitness of the Properties or any improvements thereon.

- b. Notwithstanding, Seller shall advise Buyer of any substantial change in the condition of the Properties prior to closing.

4. Property to be sold 'As-Is'

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

5. Title

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

6. Closing

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

7. Conveyance

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

8. Seller's Warranties, Representations and Covenants

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

9. Buyer's Warranties, Representations and Covenants

- a. AUTHORITY: Buyer (i) is an individual; (ii) has the authority and power to enter into this Agreement and to consummate the transactions contemplated herein; and (iii) upon execution hereof will be legally obligated to Buyer in accordance with the terms and provisions of this Agreement.
- b. PROJECT PROPOSAL: Buyer represents and warrants that it will construct a single family residence on the properties. Such construction is to begin within six (6) months from Closing Date. Buyer further covenants that in connection with the construction of the single family residence it will comply with all applicable building codes in effect at such time. Further, that during Buyer's ownership of this Property, the Property shall be maintained at all times in compliance with applicable property maintenance codes established by the City.

10. Seller's Purchase Option

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

11. Conflicts

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

12. Seller's Default

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

13. Buyer's Default

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

14. Closing Procedure

- a. Unless otherwise agreed or stated herein, the Closing shall be in accordance with the laws located in the State of Missouri,
- b. POSSESSION AND OCCUPANCY: The Seller will deliver possession and occupancy of the Properties to the Buyer at Closing.
- c. COSTS: The Buyer will pay the Buyer's attorneys' fees, taxes, and recording fees on notes, mortgages, and financing statements and recording fees for the deed. The Seller will pay the Seller's attorneys' fees.
- d. DOCUMENTS: The Seller will provide: the deed.

15. Recording

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

16. Binding Effect

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

17. Severability

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

18. Governing Law

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

19. Entire Agreement

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

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

BUYER-Aleksey Romenskiy & Mariia Romenskaia SELLER

Aleksey Romenskiy Date

Mariia Romenskaia Date

City of Sedalia, Missouri Date
Matthew Wirt, City Administrator

Attest: _____
Jason S. Myers, MRCC City Clerk

EXHIBIT A:

LEGAL DESCRIPTIONS OF THE PROPERTIES SUBJECT TO THE AGREEMENT

235 South Prospect Avenue:

PART OF LOTS NUMBERED TWENTY FIVE (25) AND TWENTY SIX (26) IN BLOCK NUMBER SIX (6) OF THE CORRECTED PLAT OF IVES' ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT POINT IN THE EAST LINE OF PROSPECT AVENUE IN THE CITY OF SEDALIA, MISSOURI, TWO HUNDRED FIFTY SIX (256) FEET AND ONE (1) INCH NORTH OF THE NORTH LINE OF THIRD STREET, A STREET IN THE CITY OF SEDALIA, MISSOURI, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID THIRD STREET ONE HUNDRED TWENTY THREE (123) FEET TO THE WEST LINE OF THE ALLEY RUNNING NORTH AND SOUTH IN BLOCK NUMBER SIX (6) OF THE CORRECTED PLAT OF IVES' ADDITION TO THE CITY OF SEDALIA, MISSOURI, THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY THIRTY THREE (33) FEET AND THREE AND ONE-HALF (3 ½) INCHES, THENCE WEST TO A POINT IN THE EAST LINE OF SAID PROSPECT AVENUE TWO HUNDRED EIGHTY NINE (289) FEET AND ONE (1) INCH NORTH OF THE NORTH LINE OF SAID THIRD STREET, THENCE SOUTH ALONG THE EAST LINE OF SAID PROSPECT AVENUE THIRTY THREE (33) FEET TO THE PLACE OF BEGINNING.

237 South Prospect Avenue:

PART OF LOT NUMBERED TWENTY FOUR (24) AND TWENTY FIVE (25) IN BLOCK NUMBER SIX (6) OF THE CORRECTED PLAT OF IVES ADDITION TO THE CITY OF SEDALIA, MISSOURI, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF PROSPECT AVENUE, A STREET IN THE CITY OF SEDALIA, TWO HUNDRED ELEVEN AND SIXTEEN ONE HUNDREDTHS (211.16) FEET NORTH OF THE NORTH LINE OF THIRD STREET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID THIRD STREET ONE HUNDRED TWENTY THREE (123) FEET TO THE WEST LINE OF AN ALLEY RUNNING NORTH AND SOUTH IN BLOCK SIX (6) OF THE CORRECTED PLAT OF IVES ADDITION TO THE CITY OF SEDALIA, MISSOURI; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY FORTY FOUR (44) FEET AND NINE AND THREE FOURTH (9 ¾) INCHES; THENCE WEST TO A POINT IN THE EAST LINE OF SAID PROSPECT AVENUE, TWO HUNDRED FIFTY SIX (256) AND ONE (1) INCH NORTH OF THE NORTH LINE OF SAID THIRD STREET; THENCE SOUTH ALONG THE EAST LINE OF SAID PROSPECT AVENUE FORTY-FOUR (44) FEET NINE AND THREE FOURTHS (9 ¾) INCHES TO THE PLACE OF BEGINNING, IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI

Title of Document: **QUIT CLAIM DEED**

Execution Date of Document: _____, 2026

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

Grantee's Name & Mailing Address: **Aleksey Romenskiy and Mariia Romenskaia, 410 Tower Street, Sedalia, Missouri 65301**

Legal Description of Properties located in Pettis County, Missouri:

235 South Prospect Avenue:

PART OF LOTS NUMBERED TWENTY FIVE (25) AND TWENTY SIX (26) IN BLOCK NUMBER SIX (6) OF THE CORRECTED PLAT OF IVES' ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT POINT IN THE EAST LINE OF PROSPECT AVENUE IN THE CITY OF SEDALIA, MISSOURI, TWO HUNDRED FIFTY SIX (256) FEET AND ONE (1) INCH NORTH OF THE NORTH LINE OF THIRD STREET, A STREET IN THE CITY OF SEDALIA, MISSOURI, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID THIRD STREET ONE HUNDRED TWENTY THREE (123) FEET TO THE WEST LINE OF THE ALLEY RUNNING NORTH AND SOUTH IN BLOCK NUMBER SIX (6) OF THE CORRECTED PLAT OF IVES' ADDITION TO THE CITY OF SEDALIA, MISSOURI, THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY THIRTY THREE (33) FEET AND THREE AND ONE-HALF (3 ½) INCHES, THENCE WEST TO A POINT IN THE EAST LINE OF SAID PROSPECT AVENUE TWO HUNDRED EIGHTY NINE (289) FEET AND ONE (1) INCH NORTH OF THE NORTH LINE OF SAID THIRD STREET, THENCE SOUTH ALONG THE EAST LINE OF SAID PROSPECT AVENUE THIRTY THREE (33) FEET TO THE PLACE OF BEGINNING.

237 South Prospect Avenue:

PART OF LOT NUMBERED TWENTY FOUR (24) AND TWENTY FIVE (25) IN BLOCK NUMBER SIX (6) OF THE CORRECTED PLAT OF IVES ADDITION TO THE CITY OF SEDALIA, MISSOURI, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF PROSPECT AVENUE, A STREET IN THE CITY OF SEDALIA, TWO

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

THIS INDENTURE made on the _____ day of _____, 2026 by and between **City of Sedalia, Missouri**, party of the first part and **Aleksey Romenskiy and Mariia Romenskaia**, party of the second part;

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

SEE ABOVE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging unto said party of the second part and his successors and assigns forever; so that neither the said party of the first part nor its successors or assigns; nor any other person or persons, for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed by its City Administrator and attested by its Municipal Clerk, and the seal of the City of Sedalia, Missouri to be hereto attached, the day and year first written above.

City of Sedalia, Missouri

By: _____
Matthew Wirt, City Administrator

ATTEST:

Jason S. Myers, MRCC
City Clerk

(SEAL)

STATE OF MISSOURI)
) ss.
COUNTY OF PETTIS)

On this _____ day of _____, 2026, before me appeared Matthew Wirt, to me personally known, who being by me duly sworn, did say that he is City Administrator of the City of Sedalia, a Missouri municipal corporation, and that seal affixed to the foregoing instrument is the seal of said City and that instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said county the day and year first above written.

(SEAL)

Notary Public
My commission expires: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A QUIT CLAIM DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 236 SOUTH PROSPECT AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO ALEKSEY ROMENSKIY AND MARIIA ROMENSKAIA.

WHEREAS, The City of Sedalia, Missouri has received a proposal from Aleksey Romenskiy and Mariia Romenskaia to purchase property commonly known as 236 South Prospect Avenue for the sum and amount of Three Thousand Three Hundred Thirty-four Dollars (\$3,334.00) as contained in the commercial real estate sale agreement and quit claim deed attached hereto and incorporated by reference.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the commercial real estate sale agreement by and between the City of Sedalia, Missouri and Aleksey Romenskiy and Mariia Romenskaia in substantially the same form and content as the agreement has been proposed.

Section 2. The Council of the City of Sedalia, Missouri, hereby approves the giving of a quit claim deed by the City of Sedalia, Missouri to Aleksey Romenskiy and Mariia Romenskaia for the conveyance of property commonly known as 236 South Prospect Avenue in substantially the same form and content as proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 5th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Council Agenda

CITY OF SEDALIA, MISSOURI

COMMERCIAL REAL ESTATE SALE AGREEMENT

THIS AGREEMENT (“Agreement”) is entered into as of the _____ day of _____, 2026, by and between, the City of Sedalia, Missouri (“Seller”), a city of the third class dully existing under the laws of the State of Missouri and Aleksey Romenskiy and Mariia Romenskaia (“Buyer”), collectively the “Parties.”

WHEREAS, Seller owns real estate property consisting of a vacant lot, the address of which is 236 South Prospect Avenue, Sedalia, Missouri 65301 described in the Legal Description provided fully in Exhibit A of this Agreement;

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

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

1. The Property

The real property (“Property”) consisting of a vacant lot, the address of which is 236 South Prospect Avenue, Sedalia, Missouri 65301.

Tax Parcel Information (i.e., “Parcel ID” or “Tax Map & Lot”): 152004218016000

The Legal Description of the Property is expressed fully in Exhibit A of this Agreement.

2. Transaction and Price

- a. Subject to the terms and conditions set forth herein, at the Closing, as defined below, Seller agrees to sell, assign, convey, transfer, and deliver to Buyer, and Buyer agrees to purchase and acquire from Seller, all of the rights, title, and interest that Seller has in and to the Property.
- b. This is an all cash transaction. No loan or financing of any kind is required in order for Buyer to purchase the Property from the Seller.
- c. The purchase price (“Purchase Price”) for the Property shall be three thousand three hundred thirty-four dollars (\$3,334.00).

3. Condition of Property

- a. The Parties agree and acknowledge, regarding the condition of the Property subject to this Agreement, that the Property is to be sold “as is” and that Seller makes no representations or warranties, either express or implied, as to the condition of the Property or any improvements thereon, as to the suitability or fitness of the Property or any improvements thereon.

- b. Notwithstanding, Seller shall advise Buyer of any substantial change in the condition of the Property prior to closing.

4. Property to be sold 'As-Is'

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

5. Title

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

6. Closing

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

7. Conveyance

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

8. Seller's Warranties, Representations and Covenants

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

9. Buyer's Warranties, Representations and Covenants

- a. AUTHORITY: Buyer (i) is an individual; (ii) has the authority and power to enter into this Agreement and to consummate the transactions contemplated herein; and (iii) upon execution hereof will be legally obligated to Buyer in accordance with the terms and provisions of this Agreement.
- b. PROJECT PROPOSAL: Buyer represents and warrants that it will construct a single family residence on this property. Such construction is to begin within six (6) months from Closing Date. Buyer further covenants that in connection with the construction of the single family residence it will comply with all applicable building codes in effect at such time. Further, that during Buyer's ownership of this Property, the Property shall be maintained at all times in compliance with applicable property maintenance codes established by the City.

10. Seller's Purchase Option

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

11. Conflicts

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

12. Seller's Default

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

13. Buyer's Default

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

14. Closing Procedure

- a. Unless otherwise agreed or stated herein, the Closing shall be in accordance with the laws located in the State of Missouri,
- b. POSSESSION AND OCCUPANCY: The Seller will deliver possession and occupancy of the Property to the Buyer at Closing.
- c. COSTS: The Buyer will pay the Buyer's attorneys' fees, taxes, and recording fees on notes, mortgages, and financing statements and recording fees for the deed. The Seller will pay the Seller's attorneys' fees.
- d. DOCUMENTS: The Seller will provide: the deed.

15. Recording

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

16. Binding Effect

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

17. Severability

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

18. Governing Law

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

19. Entire Agreement

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

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

BUYER-Aleksey Romenskiy & Mariia Romenskaia SELLER

Aleksey Romenskiy Date

Mariia Romenskaia Date

City of Sedalia, Missouri Date
Matthew Wirt, City Administrator

Attest: _____
Jason S. Myers, MRCC City Clerk

EXHIBIT A:

LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE AGREEMENT

236 South Prospect Avenue:

**LOTS FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK 5 OF IVE'S ADDITION TO THE CITY OF
SEDALIA, PETTIS COUNTY, MISSOURI**

Title of Document: **QUIT CLAIM DEED**

Execution Date of Document: _____, 2026

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

Grantee's Name & Mailing Address: **Aleksey Romenskiy and Mariia Romenskaia, 410 Tower Street, Sedalia, Missouri 65301**

Legal Description of Property located in Pettis County, Missouri:

236 South Prospect Avenue:

LOTS FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK 5 OF IVE'S ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI

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

THIS INDENTURE made on the ____ day of _____, 2026 by and between **City of Sedalia, Missouri**, party of the first part and **Aleksey Romenskiy and Mariia Romenskaia**, party of the second part;

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

SEE ABOVE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging unto said party of the second part and his successors and assigns forever; so that neither the said party of the first part nor its successors or assigns; nor any other person or persons, for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

RESOLUTION NO: _____

**A RESOLUTION DECLARING A ONE HUNDRED AND EIGHTY (180) DAY
MORATORIUM ON THE PROCESSING OF APPLICATIONS UNDER THE
CHAPTER 353 MIDTOWN RESIDENTIAL AREA DEVELOPMENT PLAN**

WHEREAS, the City Council approved the Midtown Residential Area Development Plan in 2020; and

WHEREAS, since approval of the Development Plan, there has been confusion as to how projects are approved, which projects qualify, and how much tax abatement or funding may be approved for a project; and

WHEREAS, the Council's careful and prudent analysis of the Development Plan, any proposed amendments, and other pertinent information is required by the City Council to reach an informed decision as to the propriety of such changes to the Development Plan and to successfully draft an amended Development Plan to properly promote the health, safety, and general welfare of the City's citizens if such amendment is found to be necessary subsequent to the City Council's analysis; and

WHEREAS, a one hundred and eighty (180) day moratorium is necessary to give the City Council time to examine the issues, benefits, and consequences of amendments to the Development Plan and to develop and pass any necessary amendments, 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 eighty (180) days, the City Council and the Sedalia Redevelopment Corporation shall not approve, process or accept any application for tax abatement or funding under the Midtown Residential Area Development Plan; unless an application has already been received.

Section 2: This Resolution shall have no effect upon projects that were approved under the Midtown Residential Area Development Plan prior to the approval of this Resolution.

Section 3: 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 4: 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 October 5, 2026.

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, MRCC
City Clerk

Office of the Mayor

TO: Members of City Council
FROM: Mayor Traves Williams
DATE: October 1, 2026
RE: New Appointment

I would like to make the following recommendation:

New Appointment:

BOARD/COMMITTEE	MEMBER	TERM
Bothwell Regional Health Center Board of Trustees		
	Carla Young	Completing Cassie Brown's Term Expiring 6/2029