



City Council Meeting Agenda

Monday, October 19, 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. SERVICE AWARDS/SPECIAL AWARDS/RETIREMENT AWARDS** - None
- I. GOOD AND WELFARE** - “During the Good and Welfare section of our meeting agenda, residents of Sedalia are invited to directly address the City Council. Participants must sign up in advance using the form provided in the Municipal Building lobby prior to the start of the meeting. The sign-up form requires a name, address, telephone number, and the subject of the comment.

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

All remarks will be recorded into the public record. While this is not a time for debate or direct engagement with Council members, your comments are an important part of civic participation. We ask that all contributions remain respectful, relevant to the community, and in accordance with City Code. By entering the Council Chamber, all visitors acknowledge, accept, and agree to abide by these guidelines.

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

II. APPROVAL OF PREVIOUS SESSION MINUTES

- A. Council Meeting** – October 5, 2026

III. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES

- 1.** Acceptance of Citizen’s Traffic Advisory Commission minutes dated September 16, 2026
- 2.** Acceptance of Planning and Zoning Commission minutes dated August 5, 2026

IV. ROLL CALL OF STANDING COMMITTEES

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

- 1. Presentation** – Revenue Collection Trends (Jessica Pyle, Presenter)
- 2. Strategic Planning Presentation** – City Clerk’s Office (Jason Myers, Presenter)
- 3. Annual Audit Services** – Mauldin & Jenkins

Council Discussion led by Chairwoman Boggett

BILL NO. 2026-121 Call for Ordinance Authorizing an agreement for Audit Services
– Mayor Williams

- 4. Amendments** – ERP Contract – Tyler Technologies - \$11,000.00

Council Discussion led by Chairwoman Boggess

BILL NO. 2026-122 Call for Ordinance Authorizing an Amendment to the ERP System Agreement
– Mayor Williams

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

1. Bid rejection – Cemetery Committal Shelter

Council Discussion led by Chairwoman Franklin

Motion and Second to formally reject bids for Committal Shelter at Crown Hill Cemetery

2. 2-Way Stop Sign – South Montgomery and East 4th

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-123 Call for Ordinance establishing a 2-way stop sign at the intersection of South Montgomery Avenue and East 4th Street – Mayor Williams

3. Signed Crosswalk – South Side East 4th Street Crossing South Montgomery

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-124 Call for Ordinance establishing a signed crosswalk along the South side of East 4th Street crossing South Montgomery Avenue – Mayor Williams

4. Speed Limit – Brandon Avenue

Council Discussion led by Chairwoman Franklin

BILL NO. 2026-125 Call for Ordinance authorizing a reduced speed limit on Brandon Avenue
– Mayor Williams

BILL NO. 2026-126 Call for Ordinance placing a 25mph speed limit sign on Brandon Avenue
– Mayor Williams

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

1. Approve Records Destruction Request from the Police Department

2. Grant Submission – Sedalia Police Department – FY2026 Patrick Leahy Bulletproof Vest Grant –
Total Cost \$15,828.00 (Grant Amount \$7,920.00; Police Responsibility \$7,908.00)

Council Discussion led by Chairman Robinson

R 2183 Call for Resolution authorizing the Sedalia Police Department to act as an agent for the City of Sedalia in the application process for the FY 2026 Patrick Leahy Bulletproof Vest Partnership Grant – Mayor Williams

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

1. Final Plat – Wooded Hollow

Council Discussion led by Chairwoman Ames

BILL NO. 2026-127 Call for Ordinance approving final plat of Wooded Hollow, an addition to the City of Sedalia, Pettis County, Missouri – Mayor Williams

2. Final Plat – Prairie Hollow

Council Discussion led by Chairwoman Ames

BILL NO. 2026-128 Call for Ordinance approving final plat of Prairie Hollow, an addition to the City of Sedalia, Pettis County, Missouri – Mayor Williams

3. Sale of Property – 201 East Broadway – Irma J. Lopez - \$75,000

Council Discussed led by Chairwoman Ames

BILL NO. 2026-129 Call for Ordinance approving a special warranty deed for the sale of property commonly known as 201 East Broadway Boulevard from the City of Sedalia, Missouri to Irma J. Lopez – Mayor Williams

V. OTHER BUSINESS

A. APPOINTMENTS – None

B. LIQUOR LICENSES

Renewals:

*Paul Beykirch dba County Distributing Co. Inc., 1800 Eagleview Drive, Wholesale Beer Only - \$50.00

*Paige Shearer dba The Local Tap, 700 South Ohio, Liquor by the Drink - \$450.00

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

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

A. Roll Call Vote for Closed Door Meeting

B. Discussion of closed items

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

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

VIII. ADJOURN MEETING

A. Motion and second to adjourn meeting

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

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/216185194490791?p=GjzxL32QJSz1gBHLFw>

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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

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

POSTED ON OCTOBER 16, 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 19th 6:30 p.m.

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

1. Finance Director Jessica Pyle will provide an update on current revenue collection trends.
2. City Clerk Jason Myers will provide a strategic plan presentation to council for FY28.
3. The City issued a Request for Proposals (RFP) on August 17, 2026, for professional auditing services for fiscal years 2027, 2028, and 2029. Five proposals were received and opened on September 22, 2026.

The Government Finance Officers Association (GFOA) recommends periodically conducting a competitive selection process for independent auditing services. This process provides an opportunity to evaluate costs, qualifications, and the benefits of bringing a fresh perspective to the City's financial operations.

Following a review of the proposals, the Finance Department recommends awarding the contract to Mauldin & Jenkins, which submitted the lowest overall bid. The firm has been in business since 1918 and has extensive experience providing governmental auditing services. The proposed cost for the first year of auditing services is \$56,500, excluding applicable travel and lodging expenses. Staff recommends approval of the proposal from Mauldin & Jenkins for professional auditing services for fiscal years 2027, 2028, and 2029, and authorization for the City Administrator to execute the necessary documents.

4. As part of the City's ongoing implementation of the new Enterprise Resource Planning (ERP) system, additional services are needed from Tyler Technologies to assist with the conversion of customer and invoice information. Data conversion is the process of transferring existing customer and billing information from the City's current software into the new ERP system, ensuring the information is properly formatted and can be accurately accessed and used in the new system. The proposed amendment to the existing agreement with Tyler Technologies provides for these additional conversion services. Staff recommends approval of the ordinance authorizing the amendment to the agreement with Tyler Technologies, Inc., in the amount of \$11,000, and authorizing the City Administrator to execute the necessary documents.

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

1. The City received four bids on October 6, 2026, for the construction of a committal shelter at Crown Hill Cemetery. The proposed shelter would provide a designated location for graveside committal services. The project is being considered in cooperation with a family interested in funding the construction of the shelter. Unfortunately, the bids received exceeded the amount the family was willing to contribute toward the project. As a result, staff recommends rejecting all bids at this time.
2. The Citizens' Traffic Advisory Commission received a request to establish a two-way stop at the intersection of East 4th Street and South Montgomery Avenue. The Commission considered the request at its September 16, 2026, meeting and voted unanimously (7-0) to recommend denying the request. For final consideration, an ordinance has been prepared for City Council's that would authorize the installation of a two-way stop at the intersection. Item #3 for Public Works offers an alternative to this item.
3. At its September 16, 2026, meeting, the Citizens' Traffic Advisory Commission considered a request to establish a two-way stop at the intersection of East 4th Street and South Montgomery Avenue to improve safety for those using the Katy Trail. Following discussion, the Commission voted unanimously (7-0) to deny the request for stop signs and instead recommended installing a signed pedestrian crosswalk at the intersection. An ordinance has been prepared for City Council's consideration to establish the crosswalk along the south side of East 4th Street, crossing South Montgomery Avenue, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) standards.
4. The Citizens' Traffic Advisory Commission considered a request from Councilman Redford to reduce the speed limit on Brandon Avenue to 15 mph due to concerns about the safety of children in the neighborhood. Prior to the Commission's September 16, 2026, meeting, Councilman Redford clarified that his request was to install a speed limit sign to remind motorists of the existing speed limit rather than reduce it. Following discussion, the Commission voted unanimously (7-0) to deny the proposed speed limit reduction and instead recommended installing a speed limit sign. An ordinance has been prepared for City Council's consideration authorizing the installation of a 25 mph speed limit sign on Brandon Avenue in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) standards.

Public Safety Committee – There are two items for consideration through the Public Safety Committee.

1. The Sedalia Police Department is requesting City Council's authorization to destroy certain departmental records that have met the required retention periods. The records include Uniform Crime Reports, traffic citations and warnings, driver condition reports, juvenile referral duplicates, tow sheets, abatements, and photo disks from various years. The records have been reviewed by the Police Department's Records Supervisor and verified as eligible for destruction in accordance with the Missouri Municipal Records Manual.

2. The Sedalia Police Department is requesting authorization to apply for funding through the federal Patrick Leahy Bulletproof Vest Partnership (BVP) Program, which provides reimbursement of up to 50% of the cost of bulletproof vests purchased for law enforcement officers. The Department replaces officers' bulletproof vests on a five-year cycle to maintain safety and effectiveness. In FY2028, seven officers will be due for replacement vests, and an additional five vests are anticipated for new officers. The total estimated cost for the twelve vests is \$15,828, with approximately \$7,920 in federal reimbursement, leaving the City's estimated share at \$7,908. Purchase and delivery are planned for FY2028.

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

1. The final plat for Wooded Hollow, an addition to the City of Sedalia, was presented to the Planning and Zoning Commission for consideration at its October 7, 2026, meeting. Following its review, the Commission voted unanimously (7-0, with three members absent) to recommend approval of the final plat. The proposed ordinance provides for City Council's final consideration and approval of the subdivision plat, including the dedication of public utility easements as shown on the plat.
2. The final plat for Prairie Hollow, an addition to the City of Sedalia, was presented to the Planning and Zoning Commission for consideration at its October 7, 2026, meeting. Following its review, the Commission voted unanimously (7-0, with three members absent) to recommend approval of the final plat. The proposed ordinance provides for City Council's final consideration and approval of the subdivision plat, including the dedication of public utility easements as shown on the plat.
3. The City has received an offer from Irma J. Lopez to purchase City-owned property located at 201 East Broadway Boulevard for \$75,000. The property consists of a vacant lot, and the proposed purchaser intends to construct a small retail store at the location. The proposed agreement provides for the property to be sold in its current, as-is condition, with the purchaser responsible for closing costs. The agreement also provides that the City will release any outstanding liens associated with previous property maintenance abatements and forgive any related balances prior to closing. The purchaser will be required to comply with applicable building and property maintenance codes. The proposed ordinance allows for approval of the real estate sale agreement with Irma J. Lopez for \$75,000 and authorization for the City Administrator to execute the necessary documents.



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
OCTOBER 5, 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 October 5, 2026 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Pro-Tem Tina Boggess presiding. Mayor Pro-Tem Boggess called the meeting to order and asked for a moment of legislative prayer followed by the Pledge of Allegiance.

ROLL CALL:

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

Presentation – Development of Bicycle Park Related to the Katy Trail

Nathan Hooton stated his intent is to engage with City leaders about purchasing City-owned land for the purpose of developing a 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. The property is undeveloped and located behind the Katy Depot near the intersection of East 5th Street and Thompson Road.

Phase 1 – present to July-October 2027:

- Create space to support food trucks, vendors, spectators that directly support The Big Rub Gravel Race and Bike Across Missouri events.
- Collaborate with MODNR to discuss access points for on/off trail traffic and develop other infrastructure needs such as 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 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.

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 who has final say on project design?
- Are there economic development programs to help offset infrastructure installation/upgrade?
- How much will the City sell this property for this community project?

SERVICE AWARDS:

25 Year Gift Card/Certificate	Barry White	Battalion Chief	Fire
10 Year Pin/Certificate	Kyle Schmitt	Police Officer	Police
5 Year Pin/Certificate	Benjamin Stultz	Filtration Plant Chief Operator	Water

SPECIAL AWARDS: None

RETIREMENT AWARDS:

- Mark Cherry – Detective – Police – 12 Years, 2 ½ Months of service – Retired September 1, 2026.
Mr. Cherry received a \$200.00 gift card as a retirement gift.

GOOD & WELFARE:

Deidre Esquivel, 1715 W 18th, and Chair of the Board of Trustees for Bothwell Regional Health Center, spoke in support of Carla Young and her appointment to the board. Ms. Young has been involved in state and federal government, 14 years served as the 4th District Congressional Chair, previously served 10 years as Chair for former Congresswoman Vicky Hartzler and she has also been a Delegate to four Republican national conventions. Those relationships have benefitted Bothwell such as bringing U.S. Representative Mark Alford to the hospital, giving him an opportunity to see the important role Bothwell plays in rural healthcare. Those relationships have also helped Bothwell secure community funding for the Rural Innovations Center which will be support projects throughout the 4th Congressional District. The hospital needs strong advocates; people who understand government, how descisions are made and know the people who can help the hospital get things done. Members of the current Board of Trustees support Ms. Young's appointment and respectfully ask Council to vote and confirm her to the Bothwell Regional Health Center Board of Trustees.

Deb Ulmer, 2175 Woodington Drive, stated she has been coming to Council Meetings for the last 2 years and has seen other Council Meetings and there is always dialogue. Ms. Ulmer stated she has not been to any of the City Council Meetings where any of the Councilmembers have answered questions.

Ms. Ulmer stated her water bill is \$240.00 a month, but she does have an irrigation system. The neighbor's bill is only \$60.00 unless the irrigation system is ran.

Ms. Ulmer stated the Administrator makes a hefty salary. If he is not able to do the job making that kind of money, maybe we need someone else. Why is the Mayor not included in the Assistant Administrator interviews? He would be a viable support for the interviews and he should be included in them.

Councilwoman Boggess was allowed to vote on the Hubbard Apartments, abstaining the last two votes. Ms. Ulmer said to her it was a conflict of interest since Councilwoman Boggess manages those apartments. The roof was already started before Council voted. Ms. Ulmer stated she would like to know if Councilwoman Ames is trying to have the Mayor impeached. It has been less than a year and he should be given a chance.

Rene Vance, 19813 Tanglenook, stated the Senior Center has their meatloaf dinner fundraiser on Sunday, October 11th and the cost is \$12.00.

Lisa Estrada, 1106 E. 14th, stated she has spoken with the community about the water rates. The community can not handle a lot of increases. Ms. Estrada stated she would like to see information put out on the increases on water and why citizens are receiving these increases. There have been three increases in the last few years.

Janet Mizanskey, 723 E 5th, stated with the water ordinance it seems like Council is always trying to get more money. Ms. Mizanskey stated taking this little amount of money could be a lot to the elderly people or a single family. Ms. Mizanskey asked Council to think about it a little more and table it to the next meeting.

MINUTES: The Council Meeting minutes of September 21, 2026 were approved on motion by Scribner, seconded by Ames. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

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

Presentation – FY 2025-2026 Audit Results
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Amanda Shultz and Mercedes Kindle, with Williams Keepers, presented the audit results for the fiscal year ending March 31, 2026.

An unmodified or clean opinion was issued and the financial statements present fairly in material respects, the financial position of activities and funds, respective changes in financial position and cash flow for the year in conformity with generally accepted accounting principles (GAAP). The auditors found the City's accounting records to be in good order, noted no unusual or significant transactions, and reported no material weaknesses in internal controls. The auditors received full cooperation from City staff.

A Single Audit was performed this year due to receiving and spending more than \$1 Million of grant money during the fiscal year. Total federal grant funds spent was approximately \$2.5 Million. The majority was the ARDA funds. There were two additional reports issued required by the Single Audit. One is required by government auditing standards which includes two findings which are significant deficiencies related to internal control over financial reporting. The second report is a uniform guidance report in which a clean or unmodified report was issued with compliance.

Four new accounting standards were required to be implemented by the City during the year. The first one is statement 102 which deals with certain risk disclosures which was implemented during fiscal year 2026. Statements 103 dealing with financial reporting model improvements and 104 dealing with disclosure of certain capital assets will be effective during fiscal year 2027. Statement 105 dealing with subsequent events will be effective during fiscal year 2028.

The Management Letter did not identify any material weaknesses in internal control. The auditors consider the following deficiencies in the City's internal control to be significant deficiencies: Segregation of duties and preparation of financial statements. Segregation of duties is specifically related to the approval of manual journal entries. The City did implement the recommendation in the middle of fiscal year 2026. Preparation of financial statements relates to those adjusting journal entries. The auditors are not recommending the City to prepare the financial statements since having the auditors do it is more cost-effective. In addition, auditors became aware of a matter that is an

opportunity for strengthening internal control and operating efficiency but did not meet the definition of a significant deficiency or material weakness related to capital assets.

PUBLIC WORKS – Chairwoman Michelle Franklin; Vice Chairman David Covington

Strategic Planning Presentation – Cemetery

Cemetery Director Roger Waters stated that the Cemetery Department provides casket and cremation burials in-ground and above ground in the Columbarium's. Since Crown Hill was founded in February 1866, there have been 25,088 burials through September 2026. There have been 79 burials, 44 grave lots and 4 Niches sold this year. Cemetery personnel sets Military Government markers for veterans and oversees the monument companies setting the headstones with proper location and footing for the size of the stones. During the spring, summer and fall cemetery personnel mow approximately 70 acres per week and in the winter are straightening headstones, trimming trees, working on mowing equipment and clearing snow from the roadways.

Hebrew Cemetery located on South Grand has been owned by the City since 2001. There are 236 people buried at the cemetery. Calvary Cemetery belongs to the Catholic Church, opened in 1868 and lies within Crown Hill Cemetery. There have been 3,996 burials in Calvary Cemetery through September 2026 and the City collects monthly fees for maintenance and fees for the opening and closing of grave lots.

There are currently 1,850 grave lots available in the new addition of the Cemetery. Some of the areas are not the best because they are next to roadway ditches and there are drainage issues. In the near future they are going to have to plan on new burial sections and new roads. The Columbarium installed in March of 2023 has 64 niches with 32 sold through September 2026. Director Waters would like to purchase a Columbarium that would be built for double occupancy in each niche.

The area west of Veterans Memorial Drive purchased by the City in 2021 would be made into a cremation area due to the trees and the terrain. A walking trail on the higher part of the ground would serve the purpose and be cheaper than placing a road in it. The Committal Shelter project will also go in this location if the bids come in that are suitable for the family that has offered to build this for the cemetery. The bid opening is October 6, 2026. In this year's budget they will be asking for security cameras to be installed and a mower.

Strategic Planning Presentation – Airport Department

Airport Director Mitchell Mullen stated the Sedalia Regional Airport handles 9,000-10,000 operations a year. There are two runways, 18 hangars, 26 based aircraft and privately owned hangars that are under a land lease with the City. The airport provides citizens and local businesses with air transportation and is essential to provide full service to local commerce. According to a 2012 MODOT economic impact study, the Sedalia Regional Airport has an annual economic impact of \$3.63 Million.

Flight School: Total of 6 check ride passes which included 2 Certified Flight Instructors and 4 Private Pilots; acquired 2nd plane which increased revenue from \$4,818.35 last fiscal year to \$6,560.06 this fiscal year.

Grant Based Projects: Rehabilitation of Northern Parallel Taxiway and Northern 500' Runway 18-36 was completed November 2025.

Other Projects: In April, hangar was sold to ProEnergy and funds will be used towards FBO remodel and new hangar; new private corporate hangar being built by CSC Construction Group, LLC.

Future Projects: Reconstruct Southern Taxiway; replace runway precision approach path indicator lights; complete airport rebrand and reestablish Airport Advisory Board.

Goals:

- Provide safe and efficient service to all customers.
 - Service more transient traffic. As an FBO (service and fuel supplier) customers receive best possible service. The Airport takes care of every flight from start to finish and as a City-owned service is more competitive than a privately-owned provider.
 - Work towards increasing flight instruction and aircraft rental.
 - Increase community engagement.
- 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 regarding 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, 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.

BILL NO. 2026-115, ORDINANCE NO. 12501 – 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 was read once by title.

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

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

Prior to Roll Call Vote, motion by Ames, seconded by Robinson to amend the Ordinance to include a 10% senior discount to the fee schedule. All in favor.

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

- Council previously received a presentation 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 rate increases was held on September 21, 2026. 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.

BILL NO. 2026-116, ORDINANCE NO. 12502 – 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 was read once by title.

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

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

Prior to Roll Call Vote, motion by Ames, seconded by Robinson to amend the Ordinance to include a 10% senior discount to the fee schedule. All in favor.

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

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

COMMUNITY DEVELOPMENT – Chairwoman Cheryl Ames; Vice Chairman David Covington

- 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.

BILL NO. 2026-117, ORDINANCE NO. 12503 – AN ORDINANCE ANNEXING A CERTAIN ADJACENT, UNINCORPORATED AREA INTO THE CITY OF SEDALIA, MISSOURI was read once by title.

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

Final Passage – Motion by Scribner, 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 City 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.

BILL NO. 2026-118, ORDINANCE NO. 12504 – 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 was read once by title.

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

Final Passage – Motion by Cross, 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 City received proposals from Aleksey Romenskiy and Mariia Romenskaia to purchase 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. The ordinances approve the real estate sale agreements and authorizes conveyance of all three properties by quit claim deeds.

BILL NO. 2026-119, ORDINANCE NO. 12505 – 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 was read once by title.

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

Final Passage – Motion by Scribner, 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. 2026-120, ORDINANCE NO. 12506 – 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 was read once by title.

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

Final Passage – Motion by Scribner, 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”.

- 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.

RESOLUTION NO. 2182 – 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 was read once by title and approved on motion by Scribner, seconded by Robinson. Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Covington, Cross, Redford and Franklin. No one voted “No”.

APPOINTMENTS: The following appointment was read and approved on motion by Cross, seconded by Ames. Roll Call Vote: Voting “Yes” were Robinson, Ames, Scribner, Boggess, Cross and Franklin. Voting “No” were Covington and Redford.

Bothwell Regional Health Center Board of Trustees

Carla Young – Completing Cassie Brown’s Term Expiring June 2029

BIDS: None.

LIQUOR LICENSES: None

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Franklin stated on October 18th, 11:00am – 2:00pm, is the Sedalia Business Women’s Chicken Dinner and tickets are \$12.00.

Councilwoman Boggess stated she had point of information in regards to the interview process for the Assistant City Administrator. Every Council Member including the Mayor recieved emails about these interviews and they know when they are happening. Nobody is left out. Everyone is notified.

The meeting adjourned at 8:05 p.m. on motion by Scribner, seconded by Robinson 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 9:15 p.m. on motion by Robinson, seconded by Cross.

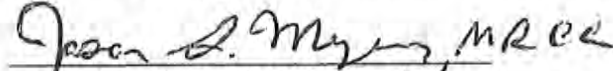
ROLL CALL:

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 9:16 p.m. on motion by Robinson, seconded by Covington. All in Favor.

THE CITY OF SEDALIA, MISSOURI


Tina Boggess, Mayor Pro-Tem


Jason S. Myers, MRCC City Clerk

TRAFFIC ADVISORY COMMISSION MEETING

SEPTEMBER 16, 2026

The Traffic Advisory Commission duly met on Wednesday, September 16, 2026 at 12:00 p.m. at the City of Sedalia Municipal Building. Chairman Esquivel called the meeting to order.

ROLL CALL:

Members		Ex-Officio Members	
Deidre Esquivel	Present	AJ Silvey	Present
James Callis	Present	Matt Irwin	Present
John Rucker	Present		
Dennis Henderson	Present		
Byron Matson	Present	Secretary	Elizabeth Nations
Charles Leftwich	Present		
Don Huber	Present		

Minutes from the July 15, 2026 meeting were approved.

Guests: Councilman Jack Robinson and Ron Toellner

OLD BUSINESS:

Traffic in the 1400 block of New England Dr.

The request will remain tabled.

NEW BUSINESS:

Installation of a 2-way stop sign at the intersection of S. Montgomery Ave. and E. 4th St.

Jack Robinson made a request for a north/south stop sign on S. Montgomery Ave. where it intersects E. 4th St. and the Katy Trail to help protect riders. He stated it is the only north/south street without a stop sign. He stated people on the trail are not the best at yielding the right of way.

Ms. Nations stated for background-stop signs were installed there in 2004 and in 2018 the Commission removed the signs after a traffic study was completed and traffic volume did not meet the MUTCD standards. Mr. Robinson stated that was before the trail extension was put in.

There was discussion concerning putting in a crosswalk and signs due instead of stop signs due to the amount of traffic in the residential area.

Mr. Leftwich made the motion to deny the installation of a 2-way stop sign and instead to install a signed crosswalk. Mr. Callis seconded. All were in favor.

Installation of a 2-way stop sign at the intersection of S. Beacon Ave. and W. 14th St.

Debbie Ulmer made a request for a 2-way stop sign at the intersection of S. Beacon Ave. and W. 14th St. as she stated there was another wreck there on July 28th. She stated a dip sign was put in but it still does not help as drivers still do not slow down or look both ways.

Ms. Nations stated Ms. Ulmer made the same request in September 2024 and was denied because it did not meet the MUTCD standards. Staff then installed a dip sign.

Mr. Silvey stated there was a recorded accident in May. That was the only accident reported in the past five years. He did not have a copy of an accident report for July 28th. He will have to pull the report.

Mr. Callis motioned to table the request to allow for additional information on crash reports to be researched. Mr. Henderson seconded. All were in favor.

Change the speed limit on Brandon Ave. to 15 mph

Mayor Williams requested on the behalf of Councilman Redford to change the speed limit on Brandon Ave. to 15mph. Neighbors have concerns about the kids in the neighborhood.

Councilman Redford reached out to say he is actually requesting that a speed limit sign to be posted in the area so people can see what the speed limit is.

Mr. Matson made the motion to deny changing the speed limit to 15 mph and instead to install a speed limit sign. Mr. Henderson seconded. All were in favor.

OTHER ITEMS FOR DISCUSSION:

Mr. Henderson stated there are concerns about 7 Brew and the water leak on W. Broadway Blvd. Staff stated the Water Department has been in contact with the business, and they are working to remedy the issue. There was also discussion about the added traffic in the surrounding neighborhood after the business opened.

Mr. Callis discussed the intersection of St. Fair Blvd. and W. Main St. He stated there was a visibility issue with a business's fence. There was discussion about the intersection, how it is offset, and traffic surrounding it.

Mr. Toellner discussed the US 65/W. 32nd/ B Hwy Improvement project. He stated he would like to see a big turnout for the Open House scheduled for September 24th to see what the newest plans are from the engineers and MoDOT.

There was also discussion concerning the Clarendon Rd. project.

The next meeting date is scheduled for October 14, 2026.

The meeting adjourned at 12:33 p.m.



Let's Cross Paths

Planning and Zoning

Meeting Minutes

Wednesday, August 05, 2026, at 5:30 pm

Council Chambers

Municipal Building

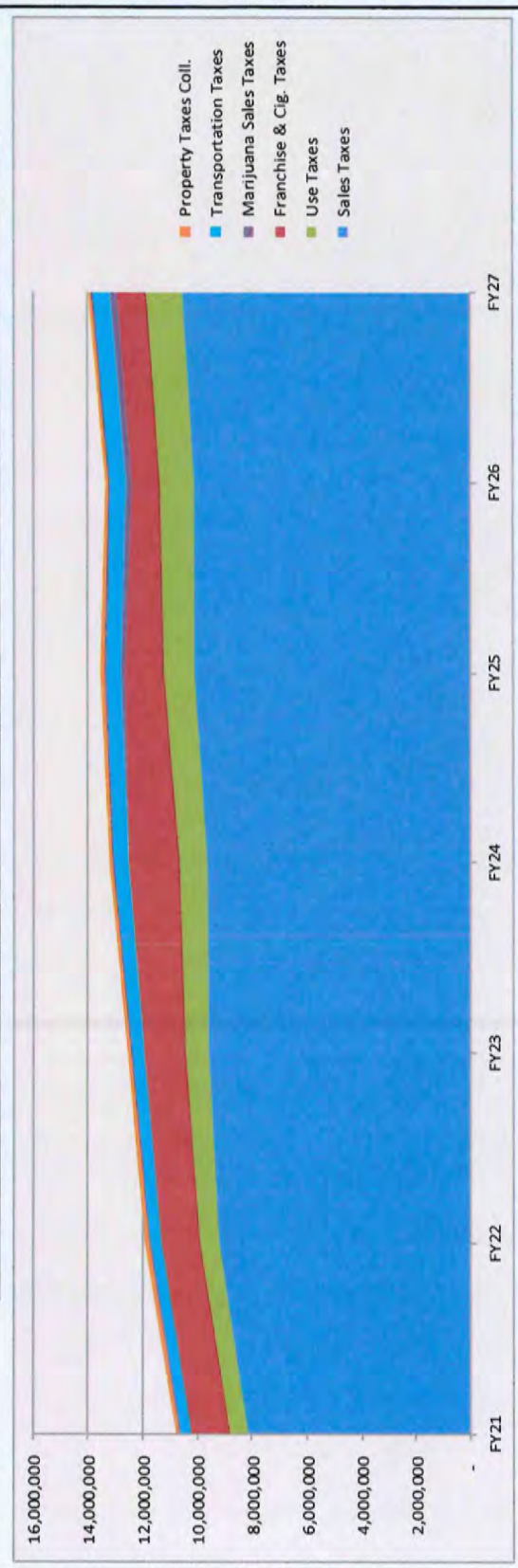
- 1) Call to order
 - a. The meeting was called to order at 5:30pm.
- 2) Roll Call
 - Present:
Ann Richardson, Jerry Ross, Jack Robinson, Virginia Brainard, Rhonda Ahern, Terri McDermott, Billy Hellvey
 - Absent:
Ian Shoemaker, Ann Graff, Val Bloess
 - Staff:
Dimitrius Maduros, Nicole Hathaway, Chris Franklin
- 3) Approval of July 1, 2026, meeting minutes.
 - a. **Jerry Ross motioned to approve; Terri McDermott seconded. All approved. (7 yes, 0 no, 3 absent)**
- 4) Public Hearing – 906 W 7th - The Embassy - Dimitrius Maduros presented the application submitted by Brian Mackay for 906 W 7th.
 - a. Jason Mackay spoke about the impact The Embassy has made and answered questions from the Planning and Zoning Commission members.
 - b. Chuck Leftwich (908 W Broadway Blvd., Sedalia, MO) explained that he is not opposed to the type of facility, but he is not supportive of the location. Mr. Leftwich states that he has received many calls from other citizens with concerns regarding 906 W 7th.
 - c. Heather Smith (809 W 6th St., Sedalia, MO) stated that the letter she received stated that the letter she received was about rezoning the property. Ms. Smith read a letter she prepared to the Planning and Zoning Commission explaining why she is not supportive of transitional housing.
 - d. Brian Mackay (22850 Knottingham Dr., Sedalia, MO) explained the backstory of The Embassy and 906 W 7th.
 - e. Andy Thomas (1305 Southwest Blvd., Jefferson City, MO) explained his role in monitoring The Embassy.
 - f. Renee Vance read a statement from June Dial (822 W 7th St., Sedalia, MO) that explained why she is not supportive of a rezoning at 906 W 7th.
 - g. Dillion Springer (809 W 7th St., Sedalia, MO) explained that he is not supportive of the transitional housing due to the safety of his family and the community. Mr. Springer

- h. Justin Peterman (1415 E 3rd St., Sedalia, MO) explained that he is a recovered addict currently employed with The Embassy as a case manager. Mr. Peterman explained why transitional housing is needed for recovering addicts and spoke about the impact The Embassy has and can make and expressed his support.
 - i. Raymond Blue (902 W 7th St., Sedalia, MO) explained that he is not supportive of the transitional housing.
 - j. Aaron Winty (1404 S Barrett Ave., Sedalia, MO) explained that he is a graduate of The Embassy, trying to go through other programs in the past and finding that The Embassy was the only successful program.
 - k. (911 W 7th., Sedalia, MO) explained that she is concerned about the safety of her children.
 - l. Chuck Leftwich (908 W Broadway Ave., Sedalia, MO) spoke again to tell everyone that if the agenda item gets approved, it is extremely hard to reverse.
- 5) New Business
- a. 906 W 7th – The Embassy
- Jerry Ross motioned for 2 staff; Jack Robinson seconded.**
(6 yes, 1 no, 3 absent)
- 6) Next Meeting Date
- a. None.
- 7) Adjourn
- a. **Jerry Ross motioned to adjourn; Jack Robinson seconded. All approved. The meeting was adjourned at 7:03pm.**

City of Sedalia Certain Taxes Collected

Description	Current Month Totals									
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Increase (Decrease)	% Increase (Decrease)	Month
Sales Taxes	1,212,463	1,350,821	1,452,465	1,258,148	1,485,165	1,537,988	1,528,878	(9,110)	(0.6%)	October
Use Taxes	73,710	95,430	106,401	157,957	182,722	168,418	202,413	33,995	20.2%	October
Marijuana Sales Taxes	-	-	-	-	23,078	30,813	13,546	(17,266)	(56.0%)	October
Franchise & Cig. Taxes	255,170	234,430	294,187	251,847	250,183	203,264	211,046	7,782	3.8%	September
Transportation Taxes	77,665	78,062	94,797	99,967	106,467	116,246	109,186	(7,059)	(6.1%)	September
Property Taxes Coll.	18,132	16,542	19,962	23,378	27,827	18,473	15,921	(2,552)	(13.8%)	September
Current Month Totals	1,637,141	1,775,286	1,967,813	1,791,296	2,075,441	2,075,201	2,080,990	5,789	0.3%	

Description	Fiscal Year To Date Totals										FY To Date Through
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Increase (Decrease)	% Increase (Decrease)		
Sales Taxes	8,128,610	9,179,055	9,588,852	9,611,801	10,097,293	10,093,228	10,524,508	431,281	4.3%	October	
Use Taxes	693,994	736,903	857,715	1,062,276	1,184,765	1,332,529	1,341,738	9,209	0.7%	October	
Marijuana Sales Taxes	-	-	-	-	151,352	170,023	213,971	43,948	25.8%	October	
Franchise & Cig. Taxes	1,381,512	1,370,107	1,483,166	1,858,549	1,351,105	993,408	1,094,581	101,173	10.2%	September	
Transportation Taxes	412,920	477,322	504,229	549,488	590,995	636,103	667,525	31,422	4.9%	September	
Property Taxes Coll.	143,264	154,270	137,357	156,202	177,026	158,409	167,573	9,164	5.8%	September	
FYTD Totals	10,760,299	11,917,657	12,571,319	13,238,316	13,552,536	13,383,699	14,009,896	626,197	4.7%		





Let's Cross Paths

City Clerk's Office

DEPARTMENT PRESENTATION

OCTOBER 19, 2026

DEPARTMENT STAFF



Jason S. Myers, MRCC
City Clerk



Janeice Dodick
Deputy City Clerk



Rachel Walton
Receptionist/Administrative Aide

Why We Exist

- ▶ The Office of the City Clerk is one of the oldest positions in Municipal Government. First Sedalia City Clerk was appointed in 1867. Combined, the last 4 City Clerks have had:
 - ▶ Total number of years with the City – 142
 - ▶ Total number of years as City Clerk – 64
- The office of the City Clerk serves the City Council, all City departments and the general public for information regarding the operations and legislative history of the City.
- Per State Statute, the City Clerk is charged with safeguarding and keeping all records of the City and administering official Oaths of Office.
- ▶ Records Include – Board/Council Minutes, Articles, Ordinances, Resolutions, Contracts, Deeds, Easements, Personnel Files, etc.
- ▶ Oaths of Office – Swearing in of Elected Officials, Board Members, Department Heads
- ▶ Per City Ordinance, the City Clerk is the Custodian of the City Seal.
- ▶ Custodian ensures seal is properly stored and protected from unauthorized use or damage
- ▶ Determines how seal is used and applied only to official City documents (Ordinances, Resolutions, etc.)
- ▶ City Clerk is responsible for Council agendas and minutes for all official Council meetings.

Current Services

- ▶ Information center for the City – First point of contact.
- ▶ Switchboard – Citizens prefer speaking to a “live” person over automation.
- ▶ Incoming/Outgoing Mail – End of FY 26-City Clerk & Finance Director consolidated 2 postage machines into 1
- ▶ Open & Tabulate Bids
- ▶ Post all meetings, public events & notices to be compliant with Sunshine Law (24 hours)
- ▶ By Ordinance, Treasurer of the Fire Pension Fund; Fund transferred to Lagers effective April 1, 2026
- Accept filings for elected offices and coordinate elections with the Pettis County Clerk.
 - General Elections – Held in April every year (Mayor 4-year term; Council 2-year terms)
 - Special Elections for issues (Issuance of Bonds, Continuance/Increase in Sales Taxes, Use Taxes, etc.)

Current Services

- ▶ Maintain databases for various index books – All of these indexes are put together in a way that information contained in the various books cross reference other books so that information can be searched by key words or phrases for easier and quicker access.
 1. Code of Ordinances Index – Internal index of all ordinances/resolutions including plats, contracts, rezoning, etc. passed since 1864.
 2. Master Traffic Books – Per City Ordinance, City Clerk is required to Maintain; contains information on stop signs, speed limits, truck routes, parking restrictions, etc.
 3. Council Minutes Index
 4. Scrapbook Index of City articles
 5. City Officials/Past employees – Lists every Mayor, Council, Board Members, Staff Members & Employees by name, ward, job titles, department(s) & dates of employment
 6. Elections – list all Election Dates, filers and all propositions back to 1871.
 7. Claim History
 8. Bid Summaries

Current Services

- ▶ Maintain department inventories and all insurance policies to assure City is covered in case of loss or disaster.

Effective 9-1-2025, consolidated individual insurance policies for Liability/Auto, Property & Workers Compensation into 1 policy with Travelers Insurance; For the 2026-2027 renewal, total premium increased by 4%, while the overall rate impact remained below 1%.

- ▶ Liability/Auto
 - ▶ Property
 - ▶ Fuel Tank Insurance (City Garage & Airport)
 - ▶ Police K-9
 - ▶ Worker's Compensation
 - ▶ Airport Liability
 - ▶ Public Official Bonds
 - ▶ Government Crime – Employee Theft
 - ▶ Airport Courtesy Car
 - ▶ Wind/Hail Buy Back (Heckart Community Center)
 - ▶ Machinery & Equipment (Heckart Community Center)
 - ▶ Rental Airplane/Flight Instructor
 - ▶ Cyber Risk
- ▶ Maintain current Certificates of Insurance on contracts/leases, Airport Hangars, employees receiving car allowances, etc.

PHONE CALLS ANSWERED AS OF SEPTEMBER 30, 2026

<u>2025</u>	<u>2026 (To Date)</u>
22,257	11,857

Ordinances/Resolutions Completed and Scanned As of October 5, 2026

	<u>2025</u>	<u>2026 (To Date)</u>
Ordinances	208	117
Resolutions	<u>36</u>	<u>26</u>
Total	244	143

Agendas and Minutes As of October 5, 2026

	<u>2025</u>	<u>2026</u> (To Date)
Regular	24	18
Work Session	4	2
Special	6	4
Closed Door	<u>25</u>	<u>20</u>
Total	59	44

City-Owned Properties For Sale

- ▶ City Clerk's Office accepts offers for the sale of City-Owned "Land Bank Properties"
- ▶ Interested parties must submit the following information when wanting to purchase a property or properties: Buyer(s) Name(s), Offer Amount, Planned intention for the lot(s)
- ▶ Offers are then taken to the City Council for consideration and direction for staff to accept, reject or counter-offer
- ▶ Once an offer is accepted, draft sale agreement(s) and deed(s) are sent to interested party for review and agreeance; Once agreed upon, Ordinance(s), agreement(s) & deed(s) are taken to a City Council Meeting for formal consideration

City-Owned Properties For Sale

- ▶ 45 Land Bank Properties – 90% of these properties have a “Dirty” title
- ▶ Property titles are considered “Dirty” when burdened by liens (i.e. unpaid mortgages, contractor debts, past due property taxes), Ownership Gaps (i.e. unresolved inheritance, missing heirs, unfilled deeds), Legal Issues (i.e. boundary disputes, divorce, clerical errors), creditor levies, etc. Common problems with Dirty titles include financing, issuance of standard title insurance, decreased resale or market value, etc. In order to obtain clean or “Quiet Title”, hire real estate attorney to conduct a title search and resolve liens or claims thru court system by filing a Quiet Title Lawsuit
- ▶ Property titles are considered “Clean” or “Clear” if there is undisputed ownership of a property without any liens, claims or legal defects that block a sale.

City-Owned Properties For Sale

- ▶ To find out what properties are for sale and the area they are located in, you can find the information on the City's website. Here are the steps to follow:
- ▶ Go to the City's website at www.sedalia.com
- ▶ Once there, you will select the "Grow" tab
- ▶ Then click on "Zoning & Business Development Maps"
- ▶ Then select "Interactive Mapping Website"
- ▶ Then select the "View" box under City of Sedalia Owned Properties for Sale
- ▶ Once there, you will be able to view all of the properties for sale and will be able to see the Parcel ID Number, Address, Zoning and Square Footage of the lots. For other information on lots, you will need to contact the City Clerk's Office.

Permanent Record Books

- Permanent Record Books: Book holds 3-4 years of information; 2 separate books – 1 for Council Minutes and 1 for Ordinances/Resolutions



Records Requests

Records Request Fees hadn't been raised since 2017 so Council approved Fee Increase for Records Requests for Police, Fire & General at August 18, 2025 Council Meeting. Fees went into effect October 1, 2025.

- Police: Increased from \$24.75/hr. to \$32.22/hr.
- Fire/General: Increased from \$23.60/hr. to \$29.67/hr.
- No Fee Increase Requested for 2026

BOTH RATES ARE BASED ON CURRENT SALARY BASE RATE AND CURRENT BENEFITS.

- **MISSOURI SUNSHINE LAW ALLOWS FOR COPY CHARGE OF NOT MORE THAN \$.10/PG. FOR 9"X14" OR SMALLER.**

RECORDS REQUEST NUMBERS AS OF

OCTOBER 16, 2026

FIRE-RECORDS REQUESTS

	<u>2025</u>	<u>2026 (To Date)</u>
- # of Requests	80	53
- # of Requestors	67	49
- # of Hrs. Billed	15 ¼	11 ½
- Billed Amount	\$393.86	\$357.40

RECORDS REQUEST NUMBERS AS OF OCTOBER 16, 2026

GENERAL-RECORDS REQUESTS

	<u>2025</u>	<u>2026 (To Date)</u>
- # of Requests	239	238
- # of Requestors	67	105
- # of Hrs. Billed	195 ½	139
- Billed Amount	\$5,967.10	\$4,045.21

Strategies Going Forward - Scanning

- ▶ As the City grows, so has the amount of paperwork generated as well as the responsibility in taking care of those records. With tighter budgets and less space, scanning has become a vital part of the City Clerk's Office. We have scanned the majority of our records/documentation and continue to scan on a regular basis to allow for easy access and document searches.



Strategies Going Forward - Microfilming

Per Secretary of State, all permanent records must be microfilmed for preservation:

- Microfilm is the most cost-effective method of retention and the only media recognized by the State for preservation of historical records
- The Clerk's Office assists the Human Resources Department filming terminated employee files, employee sick leave files, employee worker's compensation files, etc.
- Film General Ledgers & Payroll for Finance Department as requested
- We do our own prepping & scanning of all documents for cost savings before sending to Microfilm Company to convert to microfilm
- New Microfilm Reader/Scanner with print interface should be looked at in the next 3-5 years (Current machine 36 years old-can still get parts but will gradually become obsolete)

Strategies Going Forward - Code Book

Code of Ordinances was last re-codified in 2010 (2-year process that started in 2008). At some point, municipalities recodify to account for legislative changes, identification of newly adopted potential conflicts and for an overall new appearance. It is suggested that recodification occur approximately every 10 years.

The City Clerk's Office regularly coordinates with CivicPlus to keep the City Code of Ordinances Book current and up to date by scanning Ordinances/Resolutions to them after passage and approval.

Code Book Supplements: Supplements received on a quarterly basis.

- Recodification should be looked at within the next 2-3 years.

On-Going Department Goals

- ▶ Provide a welcoming environment to Sedalia citizens & visitors whether on the phone or in person.
- ▶ Accurately record and carefully preserve and safeguard the legislative history of the City.
- ▶ Ensure compliance within established City policies and State Statutes.
- ▶ Maximize timely access to City records and information.
- ▶ Increase automation to streamline services.
- ▶ Identify and improve the services we provide to meet the changing needs of our citizens.

"Coming together is a
beginning. Keeping
together is progress.
Working together is
success."

- Henry Ford



Questions???

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AGREEMENT FOR AUDIT SERVICES.

WHEREAS, the City of Sedalia, Missouri, received 5 bids to provide Audit Services to the City of Sedalia from various firms; and

WHEREAS: Mauldin & Jenkins was the lowest and best bid provided for the three (3) audit year ending periods requested; and

WHEREAS, under the agreement, the City of Sedalia, Missouri, shall pay the sums and amounts of Fifty-Six Thousand Five Hundred (\$56,500.00) for Year ending March 31, 2027; Fifty-eight Thousand Five Hundred (\$58,500.00) for Year ending March 31, 2028; and Sixty-one Thousand Five Hundred (\$61,500.00) for Year ending March 31, 2029 plus travel expenses to Mauldin & Jenkins for said audit services as described in the proposed agreement attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby authorizes the agreement by and between the City of Sedalia, Missouri and Mauldin & Jenkins as it has been proposed and attached hereto.

Section 2. The Mayor or City Administrator are hereby authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on the agreement in substantively the same form and content as it has been proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19th day of October 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

Memo

Date: October 6, 2026

To: Matthew Wirt, City Administrator

From: Jessica Pyle, Finance Director

Re: Award bid for audit services

On August 17, 2026, the City sent out a Request for Proposal for Audit Services. On September 22, 2026, the five (5) proposals were opened, with Mauldin & Jenkins being the lowest and best bid provided for the three (3) audit year ending periods requested. A copy of the completed Bid Tabulation is attached hereto.

Mauldin & Jenkins submitted the lowest bid with similar hours required to complete the audit work as the other proposals.

Mauldin & Jenkins was established in 1918, serving governmental clients. As a client, City of Sedalia will have the opportunity for free continuing education on accounting-related topics on a quarterly basis.

Action Requested: Motion for approval of the Proposal for Audit Services from Mauldin & Jenkins and permission for the Finance Director to execute any and all documentation necessary to utilize their services for audit services for the fiscal years ending 2027, 2028, and 2029.

	Mauldin & Jenkins 300 Mulberry St., Ste 300 Macon, GA 31202	Bergankdv Creative Planning 5454 West 110th Street Overland Park, KS 66211	Williams Keepers LLC 2500 W Broadway, Ste 100 Columbia, MO 65203	CliftonLarsonAllen LLP 1100 Walnut Street, Ste 3400 Kansas City, MO 64106	SJHL, LLC 4301 SW Huntoon St. Topeka, KS 66604
Audit Fees					
Year Ended March 31, 2027					
City	67,250.00	65,000.00	75,000.00	85,390.00	88,500.00
Single Audit	6,000.00	5,500.00	6,000.00	8,000.00	6,000.00
Discount from Standard Fees/Exp.	-\$16,750.00	-	-	-	-
Total	56,500.00	70,500.00	81,000.00	93,390.00	94,500.00
Year Ended March 31, 2028					
City	\$65,000.00	\$68,500.00	\$76,250.00	\$88,700.00	\$94,775.00
Single Audit	\$6,000.00	\$5,500.00	\$6,000.00	\$8,300.00	\$6,000.00
Discount from Standard Fees/Exp.	-\$12,500.00	-	-	-	-
Total	58,500.00	\$74,000.00	\$82,250.00	\$97,000.00	\$100,775.00
Year Ended March 31, 2029					
City	\$66,875.00	\$72,000.00	\$77,500.00	\$92,010.00	\$101,250.00
Single Audit	\$6,000.00	\$6,000.00	\$6,000.00	\$8,600.00	\$6,000.00
Discount from Standard Fees/Exp.	-\$11,375.00	-	-	-	-
Total	61,500.00	\$78,000.00	\$83,500.00	\$100,610.00	\$107,250.00
Year Ended March 31, 2027	\$56,500.00	70,500.00	81,000.00	93,390.00	94,500.00
Year Ended March 31, 2028	\$58,500.00	\$74,000.00	\$82,250.00	\$97,000.00	\$100,775.00
Year Ended March 31, 2029	\$61,500.00	\$78,000.00	\$83,500.00	\$100,610.00	\$107,250.00
	Note: Out of Pocket: Meals/Lodging \$3,000 and Transportation \$1,500 each year. Includes GASB reporting.		Note: Assistance w/GASB adjustments, if requested \$2,500 each year.	Note: Includes GASB Stmt No. 68 & GASB Stmt 101 adjustments, Tech & Client support fee (7%)	Note: Includes GASB 68 & 101 reporting each year.

Fee Schedule

As requested by the City, we have enclosed our all-inclusive maximum fees for the City's financial and compliance audits for the fiscal years ended March 31, 2027 through 2029. The cost schedules on the following pages contain all pricing information relative to the financial and compliance audit.

SCHEDULE OF PROFESSIONAL FEES AND EXPENSES FOR THE 2027 FINANCIAL AND COMPLIANCE AUDIT			
	Hours	Hourly Rate	Total
Partners	50	\$225	\$ 11,250
Managers	140	175	24,500
Staff Professionals	210	150	31,500
Total for Services Described in RFP	<u>400</u>		<u>67,250</u>
Out-of-pocket expenses:			
Meals and lodging			3,000
Transportation			1,500
Mauldin & Jenkins discount from standard fees and expenses			<u>(16,750)</u>
Total all inclusive not to exceed price for 2027 financial audit			<u>\$ 55,000</u>

SCHEDULE OF PROFESSIONAL FEES AND EXPENSES FOR THE 2028 FINANCIAL AND COMPLIANCE AUDIT			
	Hours	Hourly Rate	Total
Partners	50	\$230	\$ 11,500
Managers	125	180	22,500
Staff Professionals	200	155	31,000
Total for Services Described in RFP	<u>375</u>		<u>65,000</u>
Out-of-pocket expenses:			
Meals and lodging			3,000
Transportation			1,500
Mauldin & Jenkins discount from standard fees and expenses			<u>(12,500)</u>
Total all inclusive not to exceed price for 2028 financial audit			<u>\$ 57,000</u>

SCHEDULE OF PROFESSIONAL FEES AND EXPENSES FOR THE 2029 FINANCIAL AND COMPLIANCE AUDIT			
	Hours	Hourly Rate	Total
Partners	50	\$235	\$ 11,750
Managers	125	185	23,125
Staff Professionals	200	160	32,000
Total for Services Described in RFP	375		66,875
Out-of-pocket expenses:			
Meals and lodging			3,000
Transportation			1,500
Mauldin & Jenkins discount from standard fees and expenses			(11,375)
Total all inclusive not to exceed price for 2029 financial audit			\$ 60,000

Important Notes to be Considered:

Note (1) – Unlimited Correspondence: It is Mauldin & Jenkins’ policy to not charge for simple discussions and conversations that occur between the governmental entity and Mauldin & Jenkins that are only simple discussions (i.e., a phone call to ask certain questions that do not require additional research).

Note (2) – Free Periodic/Quarterly Continuing Education: As noted in our technical proposal, we provide free quarterly continuing education classes to our clients. This could amount to approximately \$3,000 of annual savings for the City’s estimated finance department per person.

Note (3) – Additional Services: If it should become necessary for the City to request Mauldin & Jenkins to provide any additional services (such as bond issuances, etc.), then such additional work shall be performed only if set forth in an addendum to the contract between the City and Mauldin & Jenkins.

Note (4) – Single Audit: In the years in which the City is required to have a Single Audit, we propose a fee of \$6,000 for each major program.

Note (5) – No Hidden Fees or Costs: Our proposed fee is based on our understanding of the City’s current operations, financial reporting framework, and anticipated audit scope as described in the RFP, as well as our experience with similar governmental entities. **We do not routinely modify fees, and our quoted fees will not change during the contract term unless one of the limited circumstances described below occurs.**

Circumstances that could warrant a fee modification include:

- Significant changes in scope after the engagement begins (for example, new funds or component units, major changes in reporting requirements, or the addition of significant grant programs or Single Audit requirements not contemplated in the proposal).
- Unanticipated delays or conditions beyond our control that materially affect audit effort (such as records not being available, substantial post-fieldwork adjustments, or late implementation of new accounting standards).
- Extraordinary events (such as natural disasters, cyber incidents, or other emergencies) that significantly impact audit timing or procedures.

If any of these situations were to arise, we would communicate promptly and transparently with City management as soon as the issue is identified. No additional work would be performed, and no fee modification would be proposed, without prior discussion with the City. Our approach emphasizes open communication, advance notice, and mutual agreement, ensuring there are no surprises and that the City maintains full control over any decision affecting audit fees.

Bid Tabulation

Annual Audit

September 22, 2026 2:00 p.m.

City Council Chambers

	Mauldin & Jenkins 300 Mulberry St., Ste 300 Macon, GA 31202	Bergankdv Creative Planning 5454 West 110th Street Overland Park, KS 66211	Williams Keepers LLC 2500 W Broadway, Ste 100 Columbia, MO 65203	CliftonLarsonAllen LLP 1100 Walnut Street, Ste 3400 Kansas City, MO 64106	SIHL, LLC 4301 SW Huntoon St. Topeka, KS 66604
<u>Audit Fees</u>					
Year Ended March 31, 2027					
City	67,250.00	65,000.00	75,000.00	85,390.00	88,500.00
Single Audit	-	5,500.00	6,000.00	8,000.00	6,000.00
Discount from Standard Fees/Exp.	-\$16,750.00	-	-	-	-
Total	\$55,000.00	\$70,500.00	\$81,000.00	\$93,390.00	\$94,500.00
Year Ended March 31, 2028					
City	\$65,000.00	\$68,500.00	\$76,250.00	\$88,700.00	\$94,775.00
Single Audit	-	\$5,500.00	\$6,000.00	\$8,300.00	\$6,000.00
Discount from Standard Fees/Exp.	-\$12,500.00	-	-	-	-
Total	\$57,000.00	\$74,000.00	\$82,250.00	\$97,000.00	\$100,775.00
Year Ended March 31, 2029					
City	\$66,875.00	\$72,000.00	\$77,500.00	\$92,010.00	\$101,250.00
Single Audit	-	\$6,000.00	\$6,000.00	\$8,600.00	\$6,000.00
Discount from Standard Fees/Exp.	-\$11,375.00	-	-	-	-
Total	\$60,000.00	\$78,000.00	\$83,500.00	\$100,610.00	\$107,250.00
Year Ended March 31, 2027	\$55,000.00	70,500.00	81,000.00	93,390.00	94,500.00
Year Ended March 31, 2028	\$57,000.00	\$74,000.00	\$82,250.00	\$97,000.00	\$100,775.00
Year Ended March 31, 2029	\$60,000.00	\$78,000.00	\$83,500.00	\$100,610.00	\$107,250.00
	Note: Out of Pocket: Meals/Lodging \$3,000 and Transportation \$1,500 each year.		Note: Assistance w/GASB adjustments, if requested \$2,500 each year.	Note: Includes GASB Stmt No. 68 & GASB Stmt 101 adjustments, Tech & Client support fee (7%)	Note: Includes GASB 68 & 101 reporting each year.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE ERP SYSTEM AGREEMENT.

WHEREAS, The City of Sedalia, Missouri, has received an amendment from Tyler Technologies, Inc. for Tyler Payments Products related to Customer and Invoice conversion as set forth in the amendment attached to this Ordinance and incorporated by reference herein; and

WHEREAS, under the terms of the amendment, the City of Sedalia shall pay the sum and amount of Eleven Thousand Dollars (\$11,000.00) to Tyler Technologies, Inc. for said services as more fully described in the amendment attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the amendment by and between the City of Sedalia, Missouri, and Tyler Technologies, Inc. in substantively the same form and content as it has been proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on said amendment in substantively the same form and content as it has been proposed.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19th day of October 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October 2026.

ATTEST:

Traves Williams, Mayor

Jason S. Myers, MRCC City Clerk



Quoted By: Jamie Lavalle
 Quote Expiration: 03/30/27
 Quote Name: City of Sedalia MO-ERP-GB
 Conversion
 Quote Description: City of Sedalia MO-ERP-GB
 Conversion

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

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

Professional Services

Description	Quantity	Unit Price	Ext Discount	Extended Price	Maintenance
Conversions – See Detailed Breakdown Below				\$ 8,200.00	\$ 0.00
Project Management	16	\$ 175.00	\$ 0.00	\$ 2,800.00	\$ 0.00
TOTAL				\$ 11,000.00	\$ 0.00

Summary

	One Time Fees	Recurring Fees
Total Tyler License Fees	\$ 0.00	\$ 0.00
Total SaaS	\$ 0.00	\$ 0.00
Total Tyler Services	\$ 11,000.00	\$ 0.00

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Total Third-Party Hardware, Software, Services	\$ 0.00	\$ 0.00
Summary Total	\$ 11,000.00	\$ 0.00
Contract Total	\$ 11,000.00	

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

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

All Primary values quoted in US Dollars

Detailed Breakdown of Conversions (Included in Summary Total)

Description	Qty	Unit Price	Unit Discount	Extended Price
Revenue Management				
General Billing	1	\$ 8,200.00	\$ 0.00	\$ 8,200.00
TOTAL				\$ 8,200.00

Comments

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

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;

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Page 2

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

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

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

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

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

In the event Client cancels services less than four (4) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by

Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

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

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

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

General Billing conversion includes: Standard - CID, Recurring Invoices, Bills(Header, Detail), Payment History, Invoices - up to 5 years

Standard Project Management responsibilities include project plan creation, initial stakeholder presentation, bi-weekly status calls, updating of project plan task statuses, and go-live planning activities.

CROWN HILL CEMETERY
COMMITTAL SHELTER

Matthew Wirt – City Administrator

The City of Sedalia received bids on October 6, 2026 to build a Committal Shelter at Crown Hill Cemetery. We received four bids for this project.

The City of Sedalia would like to reject the bids at this time because it does not fall within the budget that the family was willing to spend at this time to build the Committal Shelter.

Roger Waters – Cemetery Director

TABULATION OF BIDS Crown Hill Committal Shelter Ocotber 6, 2026 2:00 p.m. Council Chambers					
Description	MidWestern Construction & Design Kevin Ward, President 13505 S Mur-Len Road 105 #311 Olathe, KS 66062	Drinkard Construction LLC Get It Curt Drinkard, Owner 711 Pinto Lane California, MO 65018	Professional Contractors & Engineers, Inc. Wade Horn, Executive VP & COO 5900-C North Tower Drive Columbia, MO 65202	McColister Construction, LLC Reed McColister, Owner 18800 Hwy Y Sedalia, MO 65301	Price
All labor, materials, equipment, permits, mobilization, site preparation, installation, cleanup, and other work necessary to provide a complete, code-compliant, and fully functional committal shelter.	Price	Price	Price	Price	Price
BID AS DOCUMENT SPECIFICS					
All labor, materials, equipment, permits, mobilization, site preparation, installation, cleanup, and other work necessary to provide a complete, code-compliant, and fully functional committal shelter.	\$204,395.00	\$134,205.00	\$268,000.00		
BID WITH ARCHED WINDOWS					
All labor, materials, equipment, permits, mobilization, site preparation, installation, cleanup, and other work necessary to provide a complete, code-compliant, and fully functional committal shelter.	\$219,537.00			Add \$4,000.00	
BID WITH WOOD FRAME					
All labor, materials, equipment, permits, mobilization, site preparation, installation, cleanup, and other work necessary to provide a complete, code-compliant, and fully functional committal shelter.	\$191,249.00	Red iron option included in bid.		\$299,000.00	

BID WITH RAISED ELECTRIC		\$204,395.00	\$143,605.00	
All labor, materials, equipment, permits, mobilization, site preparation, installation, cleanup, and other work necessary to provide a complete, code-compliant, and fully functional committal shelter.				
BID WITH BURIED ELECTRIC		\$206,895.00		
All labor, materials, equipment, permits, mobilization, site preparation, installation, cleanup, and other work necessary to provide a complete, code-compliant, and fully functional committal shelter.				
Addenda No. 1			*X	
Addenda No. 2				
Bid Bond		Yes	*9/17/26-updated bid form	
E-Verify		No	Yes	Yes

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A 2-WAY STOP SIGN AT THE INTERSECTION OF SOUTH MONTGOMERY AVENUE AND EAST 4TH STREET.

WHEREAS, the Citizen's Traffic Advisory Commission received a request to install a 2-way stop sign at the intersection of South Montgomery Avenue and East 4th Street; and

WHEREAS, the Citizen's Traffic Advisory Commission met on September 16, 2026, and voted 7 "Yes" to 0 "No" to deny establishing a 2-way stop at said intersection.

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 establishing a 2-way stop sign at the intersection of South Montgomery Avenue and East 4th Street.

Section 2. The City Street Department is ordered to install stop sign accordingly and the City Clerk is ordered to modify the City's Master Schedule of Traffic Restrictions accordingly.

Section 3. This Ordinance shall take effect and be in full force 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 19th day of October 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk



CITY OF SEDALIA
TRAFFIC ADVISORY COMMISSION
REQUEST/SUGGESTION SUBMISSION FORM

Date: 17 July

Submitters Name: JACK ROBINSON

Submitters Address: 1617 W 7

Submitters E-Mail Address: bryantmotors1936@yahoo.com

Submitters Phone: 660 633 2100

Submitters Signature: Jack D Robinson

Request/Reason for Need:

North / South stop sign on Montgomery
where it intersects E. 4th (Katy Trail) to protect riders.
It is the only N/S street without a stop sign.

Public Works Dept. Recommendation:

Commission voted to install a signed
crosswalk.

Public Works Director Signature: _____

TRAFFIC ADVISORY COMMISSION RECOMMENDATION

The City of Sedalia Traffic Advisory Commission reviewed this request/reason for need on: 11th day of Sept. 2020 by a vote of 7 to 0.

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

Attested to by Commission Chairman:

Darrel Zurell on 10, 14, 26

City Council Action:

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A SIGNED CROSSWALK ALONG THE SOUTH SIDE OF EAST 4TH STREET CROSSING SOUTH MONTGOMERY AVENUE.

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

Section 1. A signed crosswalk is hereby established along the South side of East 4th Street crossing South Montgomery Avenue in accordance with MUTCD standards.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19th day of October 2026.

Presiding Officer of the Council

Approved by the Mayor of the City of Sedalia, Missouri this 19th day of October 2026.

Traves Williams, Mayor

Attest:

Jason S. Myers, MRCC
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDUCED SPEED LIMIT ON BRANDON AVENUE.

WHEREAS, the Citizen's Traffic Advisory Commission received a request to reduce the speed limit on Brandon Avenue from 25 mph to 15 mph; and

WHEREAS, the Citizen's Traffic Advisory Commission met on September 16, 2026, and is recommending to the City Council by a vote of 7 "Yes" to 0 "No" to deny the reduced speed limit on Brandon Avenue from 25 mph to 15 mph.

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 the reduced speed limit on Brandon Avenue in the City of Sedalia, Missouri.

Section 2. The City Street Department is ordered to update the speed limit signs accordingly and the City Clerk is ordered to modify the City's Master Schedule of Traffic Restrictions accordingly.

Section 3. This Ordinance shall take effect and be in full force 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 19th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk



CITY OF SEDALIA
TRAFFIC ADVISORY COMMISSION
REQUEST/SUGGESTION SUBMISSION FORM

Date: 8/10/26
Submitters Name: Mayor Williams
Submitters Address: Brandon AVE
Submitters E-Mail Address: traves.williams@cityofsedalia.com
Submitters Phone: (660) 553-1871
Submitters Signature: Travis Williams

Request/Reason for Need:

Council member Redford has a request to change the speed limit on Brandon AVE. The neighbor has concerns about the kids in the neighborhood. Redford would like to change the speed to 15 MPH.

Public Works Dept. Recommendation:

Commission voted to place a speed limit (mph) sign.

Public Works Director Signature: _____

TRAFFIC ADVISORY COMMISSION RECOMMENDATION

The City of Sedalia Traffic Advisory Commission reviewed this request/reason for need on: 16th day of Sept. 2020 by a vote of 7 to 0.

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

Attested to by Commission Chairman:

Debbie L. Segumil on 10, 14, 26

City Council Action:

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PLACING A 25MPH SPEED LIMIT SIGN ON BRANDON AVENUE.

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

Section 1. A 25mph speed limit sign is hereby placed on Brandon Avenue in accordance with MUTCD standards.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19th day of October 2026.

Presiding Officer of the Council

Approved by the Mayor of the City of Sedalia, Missouri this 19th day of October 2026.

Traves Williams, Mayor

Attest:

Jason S. Myers, MRCC
City Clerk

Sedalia Police Department
DEPARTMENTAL MEMORANDUM
Office of the Chief of Police

To : City Administrator Matthew Wirt
City Clerk Jason Myers

From : Chief David Woolery_____

Date : October 8th, 2026

Ref : Request for Destruction of Records

The Sedalia Police would like to request permission from the Sedalia City Council to have the following list of items destroyed. This list has been verified for destruction by Records Supervisor Ellen Cross in accordance with the Missouri Municipal Records Manual.

Uniform Crime Reports (MIBRS) 2023
Manually Written Uniform Traffic Citations (Duplicates) 2024
Manually Written Traffic Warning Tickets 2024
Driver Condition Reports (Duplicates) 2022
Juvenile Referrals (Duplicates) 2022
Tow Sheets 2022
Abatements 2022
Photo Disks 2019

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE FY 2026 PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP GRANT.

WHEREAS, the City of Sedalia desires to pursue funding available under the FY 2026 Patrick Leahy Bulletproof Vest Partnership Grant for the purposes of continued development of the operations of the Sedalia Police Department; and

WHEREAS, the Sedalia Police Department has a legitimate law enforcement need for these funds if awarded for the purposes of effective law enforcement through the purchase of twelve Point Blank AXII-4 bulletproof vests at a total cost of \$15,828.00. The Grant request is for \$7,920.00 through the Patrick Leahy Bulletproof Vest Partnership Grant with the Sedalia Police Department responsible for \$7,908.00 of the cost.

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

Section 1. The Sedalia Police Department is hereby authorized to act as the agent for the City of Sedalia, Missouri in the application process for the FY 2026 Patrick Leahy Bulletproof Vest Partnership Grant for the purposes of continued enhancement of the Sedalia Police Department's Operation and effectiveness.

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

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

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

PASSED by the Council of the City of Sedalia, Missouri, this 19th day of October 2026.

Presiding Officer of the Council

ATTEST:

Jason S. Myers, MRCC
City Clerk



Sedalia Police Department
DEPARTMENTAL MEMORANDUM
Office of the Chief of Police

To : City Administrator Matthew Wirt

From : Chief David Woolery

Date : October 15, 2026

Ref : FY26 Patrick Leahy Bulletproof Vest Partnership (BVP) Program

The Sedalia Police Department seeks approval to apply for funding through the Patrick Leahy Bulletproof Vest Partnership (BVP) Program. This federal program provides reimbursement to state and local jurisdictions for up to 50 percent of the cost of body armor vests purchased for law enforcement officers.

Each sworn member of the Sedalia Police Department is issued a uniquely fitted bulletproof vest, which is replaced on a five-year cycle to maintain safety and performance standards. In Fiscal Year 2028, seven officers will reach the end of their current vest's service life. The Department also anticipates five new hires, each of whom will require a custom-fitted vest.

Through this grant, the Department plans to purchase twelve Point Blank AXII-4 bulletproof vests at a total cost of \$15,828. The BVP Program is expected to reimburse approximately \$7920 of this expense. Purchase and delivery are scheduled for FY2028.

BILL NO. _____

ORDINANCE NO. _____

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

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

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

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

EXHIBIT A

LEGAL DESCRIPTIONS

Wooded Hollow Legal Description:

*PART OF THE SE ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA,
PETTIS COUNTY, MISSOURI*

**APPLICATION FOR AN
AMENDMENT TO THE ZONING DISTRICT MAP**

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

DO NOT WRITE IN THIS SPACE

Date of Public Hearing	_____
Date Submitted	_____
Date Advertised	_____
Date of Mailing	_____
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

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

6. Area of subject property, square feet and/or acres 50.74 acres
7. Present Use of subject property Vacant/undeveloped.
8. Desired use of subject property Single-family residential development.
9. What is the present use of the adjoining properties? North farm
South residential / farm East residential / farm West vacant
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development Begin construction this fall/winter of 2026.
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone AE Has base flood elevation been established? Yes
If yes, please explain how such elevation was determined. Topographic survey & FEMA map.
See attached final plat showing FEMA floodplain located along the north property line only.

13. Public Utilities available at site: Sewer Yes " at lift station for development
at north area of development Water Yes
Natural Gas unknown " at _____ Electric Yes
at east end of development
14. Exhibits furnished See attached Final Plat and Preliminary Plat (preliminary utility sheet).
15. Theron J. Broadfoot 30277 Carpenter Road, Sedalia, MO 65301
Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner ☐ Agent ☒
17. Other _____
(Explain)



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

September 3, 2026

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

Re: Request for Approval of Proposed Subdivision Plat
Wooded Hollow (62 lots, zoned C-3)
Sacajawea Road
Sedalia, MO 65301

Dear Commission:

On behalf of the property owner Prairie Hollow Development Co., LLC, we are requesting approval of the proposed referenced subdivision plat (Wooded Hollow).

We believe this request is justified because it will provide much needed single-family residential build-ready lots for quality homes for our community thereby benefiting the growth and stability of our local economy. Also, this subdivision will fit in quite nicely with the surrounding area.

Sincerely,

Theron J. Broadfoot, PE

SETTING: COMMUNITY RECOGNITION

Council Agenda

September 21st, 2026

NOTIFICATION LETTER

To whom it may concern,

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

PURPOSE OF RE-ZONING: Final Plat of "Wooded & Prairie Hollow" – Residential Sub-Divisions

PROPERTY ADDRESS: Sacajawea Rd, Sedalia, MO, 65301

WOODED HOLLOW LEGAL DESCRIPTION: PART OF THE SE ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI.

PRAIRIE HOLLOW LEGAL DESCRIPTION: PART OF SECTION 13, T45N, R22W, 5TH P.M., AND PART OF SECTION 18, T45N, R21W, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI.

The public hearing will be held to consider the application(s) for the above-described tract(s). Hearing will begin at 5:30 pm on Wednesday, October 7th, 2026 and any interested persons or property owners are invited to attend.

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

Respectfully,

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

NOTICE OF PUBLIC HEARING

Whereas, the City Planning & Zoning Commission and the City of Sedalia, Missouri have received application from Theron Broadfoot on behalf of Prairie Hollow Development Co., LLC, owner of the property located at:

Sacajawea Rd, Sedalia, MO, 65301

WOODED HOLLOW - LOCATED IN PART OF THE SE ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI

PRAIRIE HOLLOW – LOCATED IN PART OF SECTION 13, T45N, R22W, 5TH P.M., AND PART OF SECTION 18, T45N, R21W, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI

Requesting Final Plat approval, and that said application is acted upon as provided in Ordinance No. 6741. Therefore, in compliance with Chapter 89.320 of the revised Statutes of Missouri, 1969, as amended, other applicable statutes and Planning & Zoning Ordinance No. 8325, as amended.

The City Planning & Zoning Commission will meet in the Council Chambers at the Municipal Building, 200 South Osage Avenue, Sedalia, Missouri at 5:30 pm on October 7th, 2026, for the purpose of a public hearing in relation to said application at which time, site and place, parties in interest and citizens shall have an opportunity to be heard.

Dated at Sedalia, Missouri the 18th day of September, 2026. Handicapped citizens needing accommodation in order to attend this meeting should contact the office of the City Clerk at (660) 827-3000 no later than 48 hours prior to the scheduled meeting.

THE PLANNING & ZONING COMMISSION
Of the City of Sedalia, Missouri
Dimitrius Maduros, Chief Building Official
Traves Williams, Mayor

September 18th, 2026.

BILL NO. _____

ORDINANCE NO. _____

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

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

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

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

EXHIBIT A

LEGAL DESCRIPTIONS

Prairie Hollow Legal Description:

*PART OF SECTION 13, T45N, R22W, 5TH P.M., AND PART OF SECTION 18, T45N, R21W, 5TH P.M.,
SEDALIA, PETTIS COUNTY, MISSOURI*



Broadfoot Engineering, LLC

30277 Carpenter Road

Sedalia, MO 65301

Phone: 660-619-7001

broadfooteng@yahoo.com

September 3, 2026

City of Sedalia Members of the Planning and Zoning Commission

200 S. Osage Ave.

Sedalia, MO 65301

Re: Request for Approval of Proposed Subdivision Plat
Prairie Hollow (62 lots, zoned C-3)
Sacajawea Road
Sedalia, MO 65301

Dear Commission:

On behalf of the property owner Prairie Hollow Development Co., LLC, we are requesting approval of the proposed referenced subdivision plat (Prairie Hollow).

We believe this request is justified because it will provide much needed single-family residential build-ready lots for quality homes for our community thereby benefiting the growth and stability of our local economy. Also, this subdivision will fit in quite nicely with the surrounding area.

Sincerely,

Theron J. Broadfoot, PE

September 21st, 2026

NOTIFICATION LETTER

To whom it may concern,

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

PURPOSE OF RE-ZONING: Final Plat of "Wooded & Prairie Hollow" – Residential Sub-Divisions

PROPERTY ADDRESS: Sacajawea Rd, Sedalia, MO, 65301

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PRAIRIE HOLLOW LEGAL DESCRIPTION: PART OF SECTION 13, T45N, R22W, 5TH P.M., AND PART OF SECTION 18, T45N, R21W, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI.

The public hearing will be held to consider the application(s) for the above-described tract(s). Hearing will begin at 5:30 pm on Wednesday, October 7th, 2026 and any interested persons or property owners are invited to attend.

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

Respectfully,

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

NOTICE OF PUBLIC HEARING

Whereas, the City Planning & Zoning Commission and the City of Sedalia, Missouri have received application from Theron Broadfoot on behalf of Prairie Hollow Development Co., LLC, owner of the property located at:

Sacajawea Rd, Sedalia, MO, 65301

WOODED HOLLOW - LOCATED IN PART OF THE SE ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI

PRAIRIE HOLLOW – LOCATED IN PART OF SECTION 13, T45N, R22W, 5TH P.M., AND PART OF SECTION 18, T45N, R21W, 5TH P.M., SEDALIA, PETTIS COUNTY, MISSOURI

Requesting Final Plat approval, and that said application is acted upon as provided in Ordinance No. 6741. Therefore, in compliance with Chapter 89.320 of the revised Statutes of Missouri, 1969, as amended, other applicable statutes and Planning & Zoning Ordinance No. 8325, as amended.

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Dated at Sedalia, Missouri the 18th day of September, 2026. Handicapped citizens needing accommodation in order to attend this meeting should contact the office of the City Clerk at (660) 827-3000 no later than 48 hours prior to the scheduled meeting.

THE PLANNING & ZONING COMMISSION
Of the City of Sedalia, Missouri
Dimitrius Maduros, Chief Building Official
Traves Williams, Mayor

September 18th, 2026.

**APPLICATION FOR AN
AMENDMENT TO THE ZONING DISTRICT MAP**

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

DO NOT WRITE IN THIS SPACE

Date of Public Hearing	_____
Date Submitted	_____
Date Advertised	_____
Date of Mailing	_____
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

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

6. Area of subject property, square feet and/or acres 31.42 acres
7. Present Use of subject property Vacant/undeveloped.
8. Desired use of subject property Single-family residential development.
9. What is the present use of the adjoining properties? North vacant
South residential / farm East vacant West residential / farm
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development Begin construction this fall/winter of 2026.
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone _____ Has base flood elevation been established? _____
If yes, please explain how such elevation was determined. _____

13. Public Utilities available at site: Sewer Yes " at lift station for development
at north area of development Water Yes
Natural Gas unknown " at _____
Electric Yes
at east end of development
14. Exhibits furnished See attached Final Plat and Preliminary Plat (preliminary utility sheet).
15. Theron J. Broadfoot 30277 Carpenter Road, Sedalia, MO 65301
Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner ☐ Agent ☒
17. Other _____
(Explain)



MEMORANDUM

To: Planning & Zoning Commission
From: Dimitrius Maduros, Chief Building Official
Date: September 21st, 2026
Subject: Wooded & Prairie Hollow – Final Plat
Applicant: Theron Broadfoot on behalf of Prairie Hollow Development Co., LLC.

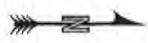
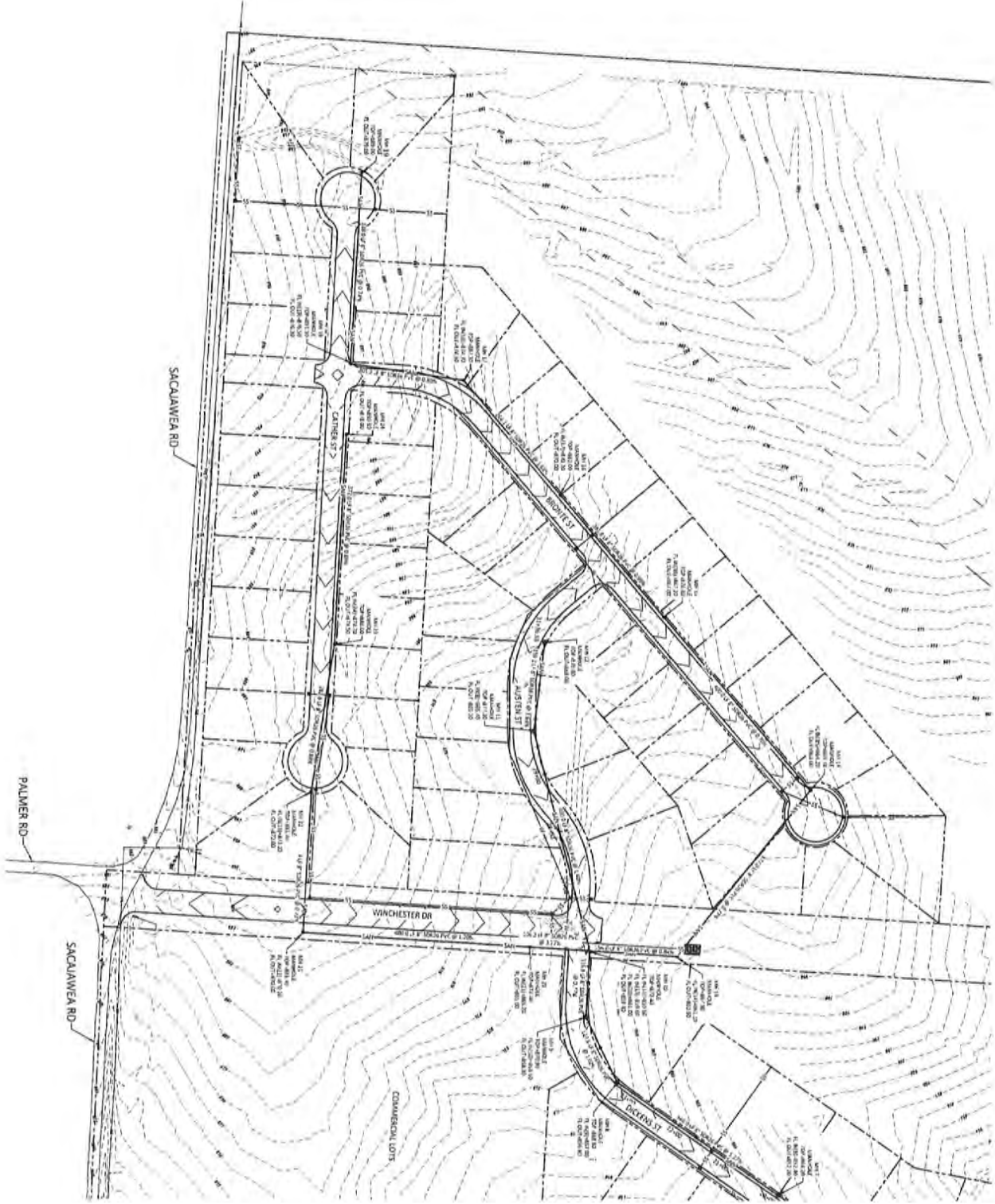
Description of Request: Applicant request approval of the Final plat of both Wooded & Prairie Hollow – In creation of residential development.

Land Use Review: The land is currently undeveloped and zoned R-3 – Apartment House. Land to North is AG (County) – Land to the West is AG (County) – Land to the East is AG (County) and utilized as Residential – land to the South is AG (County) and is currently utilized as Residential.

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

1. The property is undeveloped and is intended for new residential development. The Final Plat allows for a total of 124 residential lots to be created within this development, expanding the availability of housing in the area.
2. The Final Plat will have no adverse effect on the surrounding area and thus will not create a hazard or nuisance to the surrounding area.
3. The intended use is in alignment with the city's future land use plan within the city's comprehensive plan.

If you have any questions or concerns regarding anything outlined in this advisory, please contact me at (660) 619 - 2910 or dmaduros@sedalia.com.



B BROADFOOT ENGINEERING, LLC 30077 Corporate Blvd. Sedalia, Missouri 65301 (660) 825-7000 bfe@broadfooteng.com		PRELIMINARY		Theron J. Broadfoot Professional Engineer PE - 2009015435	
PRAIRIE HOLLOW & WOODED HOLLOW SACALAWEA ROAD SEDALIA, MISSOURI 65301					
DATE: MAY 1, 2026					
DESIGNED BY	DATE	CHECKED BY	DATE		
DRAWN BY CANNES ST ALBERTA ST WINCHESTER DR PALMER RD SACALAWEA RD	1/24 1/24 1/24 1/24 1/24	1/24 1/24 1/24 1/24 1/24	1/24 1/24 1/24 1/24 1/24		
C1.0					

Council Agenda

ELECTRIC EASEMENT
BOOK S20 PAGE 366

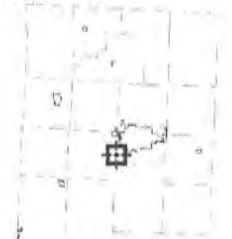


BROADFOOT ENGINEERING, LLC 2077 Carpenter Road St. Louis, Missouri 63108 Phone: (314) 435-1100 broadfootengr.com		PRELIMINARY		Theron J. Broadfoot Professional Engineer PE - 2009015435	
				DATE: MAY 1, 2026	
PRAIRIE HOLLOW & WOODED HOLLOW SACAJAWEA ROAD SEDALIA, MISSOURI 65301					
EASTERN SANITARY SEWER PLAN					
SCALE: 1" = 50'	DATE: MAY 1, 2026	PROJECT NUMBER:	DESIGNED BY:	CHECKED BY:	DATE: MAY 1, 2026
C2.0					

Council Agenda



Overview



Legend

-  Corporate Limits
-  Parcels
-  Roads

Parcel ID	146013000011000	Alternate ID	n/a	Owner Address	PRAIRIE HOLLOW DEVELOPMENT CO LLC
Sec/Twp/Rng	13/45/22	Class	Ag Land		27701 HACKBERRY DR
Property Address	SACAJAWEA RD	Acreage	72.49		SEDALIA, MO 65301-0558
	SEDALIA				

District R002

Brief Tax Description E 1/2 SE (EX 7.22A SE COR) & E 1/2 NE S OF RR (EX 41 E SI) 13 45 22
(Note: Not to be used on legal documents)

Disclaimer. The information provided on this site is for convenience only and is compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on this site is not intended to replace any official source. The applicable county sources should be consulted for verification of the information provided on these pages. Users are advised that their use of any of this information is at their own risk.

Date created: 9/14/2026

Last Data Uploaded: 9/12/2026 4:41:52 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 201 EAST BROADWAY BOULEVARD FROM THE CITY OF SEDALIA, MISSOURI TO IRMA J. LOPEZ.

WHEREAS, The City of Sedalia, Missouri has received a proposal from Irma J. Lopez to purchase property commonly known as 201 East Broadway Boulevard for the sum and amount of Seventy-five Thousand Dollars (\$75,000.00) 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 Irma J. Lopez 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 Irma J. Lopez for the conveyance of property commonly known as 201 East Broadway Boulevard 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 19th day of October, 2026.

Presiding Officer of the Council

Approved by the Mayor of said City this 19th day of October, 2026.

Traves Williams, Mayor

ATTEST:

Jason S. Myers, MRCC
City Clerk

CITY OF SEDALIA, MISSOURI

COMMERCIAL REAL ESTATE SALE AGREEMENT

THIS AGREEMENT ("Agreement") is entered into as of the _____ day of _____, 2026, by and between, the City of Sedalia, Missouri ("Seller"), a city of the third class duly existing under the laws of the State of Missouri and Irma J. Lopez ("Buyer"), collectively the "Parties."

WHEREAS, Seller owns real estate property consisting of a vacant lot, the address of which is 201 East Broadway Boulevard, 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 201 East Broadway Boulevard, Sedalia, Missouri 65301.

Tax Parcel Information (i.e., "Parcel ID" or "Tax Map & Lot"): 152003304002000

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. A loan or financing may be required in order for Buyer to purchase the Property from the Seller.
- c. The purchase price ("Purchase Price") for the Property shall be seventy-five thousand dollars (\$75,000.00).

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 small retail store on this property. Buyer further covenants that in connection with the construction of the small retail store 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. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. Governing Law

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

18. 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-Irma J. Lopez

SELLER

Irma J. Lopez

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

201 East Broadway Boulevard:

**ALL OF LOTS 11 AND 12 IN BLOCK 30 IN M.E. SMITH'S AND SARAH MARTIN'S SECOND
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 **Irma J. Lopez (“Grantee”)**. Grantee’s mailing address is 2202 South Washington Avenue, 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 **201 East Broadway Boulevard** and more fully described as:

ALL OF LOTS 11 AND 12 IN BLOCK 30 IN M.E. SMITH’S AND SARAH MARTIN’S SECOND 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

By: _____
Matthew Wirt, City Administrator

Jason S. Myers, MRCC
City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF PETTIS)

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.

Notary Public
My commission expires: