



City Council Meeting Agenda
Monday, October 7, 2024 – 6:30 p.m.
City Hall, 200 South Osage, Sedalia MO

MAYOR: ANDREW L. DAWSON

MAYOR PRO-TEM: TINA BOGGESS

- A. CALL TO ORDER** – Mayor Dawson – Council Chambers
- B. PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. SERVICE AWARDS**
 - 1. Matthew Kowalski – Firefighter – Fire – 5 years of service
- E. SPECIAL AWARDS/RETIREMENT AWARDS** – None
- I. APPROVAL OF PREVIOUS SESSION MINUTES**
 - A.** Council Meeting – September 23, 2024
- II. UNFINISHED BUSINESS**
 - B. PUBLIC WORKS** – Chairman Bob Hiller; Vice Chairwoman Tina Boggess
 - 1. Establishing “No Parking” – 710 West 6th Street – Monday thru Friday, 7:00 AM to 4:00 PM
Council Discussion led by Chairman Hiller
 - Call for Ordinance Establishing “No Parking” in front of 710 West 6th Street Monday Thru Friday during the hours of 7:00 AM to 4:00 PM – Mayor Dawson
- III. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES** - None
- IV. ROLL CALL OF STANDING COMMITTEES**
 - A. PUBLIC WORKS** – Chairman Bob Hiller; Vice Chairwoman Tina Boggess
 - 1. Strategic Planning Presentation – Cemetery Department (Roger Waters, Presenter).
 - 2. Authorizing Four Permanent Utility Easements – Sewer and Water purposes – 3615 South Limit, 3701 South Limit, 3805 South Limit and 3815 South Limit.
Council Discussion led by Chairman Hiller
 - Call for Ordinance Approving and Accepting a permanent utility easement for Sewer and Water purposes for property located at 3805 South Limit – Mayor Dawson
 - Call for Ordinance Approving and Accepting a permanent utility easement for Sewer and Water purposes for properties located at 3815 South Limit and 3905 South Limit – Mayor Dawson
 - Call for Ordinance Approving and Accepting a permanent utility easement for Sewer and Water purposes for property located at 3615 South Limit – Mayor Dawson
 - Call for Ordinance Approving and Accepting a permanent utility easement for Sewer and Water purposes for property located at 3701 South Limit – Mayor Dawson
 - 3. Budget Amendment and Quote Acceptance – WPC VAC Truck Repair – Red Equipment, LLC – \$43,089.74

Council Discussion led by Chairman Hiller

R Call for Resolution of the City Council of the City of Sedalia, Missouri, stating facts and reasons for the necessity to amend and increase the City's Annual Budget for Fiscal Year 2025 – Mayor Dawson

O Call for Ordinance amending the Budget for the Fiscal Year 2024-2025 regarding WPC VAC truck repairs – Mayor Dawson

O Call for Ordinance Approving and Accepting a quote for repairs of Water Pollution Control VAC truck – Mayor Dawson

4. Budget Amendment – 3 Year Agreement – ESRI, LLC – Purchase of ArcGIS Online – Three Year total \$60,900.00 – Year 1 \$11,300.00; Year 2 \$20,300.00; Year 3 \$29,300.00.

Council Discussion led by Chairman Hiller

R Call for Resolution of the City Council of the City of Sedalia, Missouri stating facts and reasons for the necessity to amend and increase the City's Annual Budget for Fiscal Year 2025 – Mayor Dawson

O Call for Ordinance amending the Budget for the Fiscal Year 2024-2025 regarding PW Admin ArcGIS Purchase – Mayor Dawson

O Call for Ordinance Authorizing an Enterprise Agreement for purchase of ArcGIS online program – Mayor Dawson

B. FINANCE / ADMINISTRATION – Chairwoman Tina Boggess; Vice Chairman Thomas Oldham

1. Motion and Second on decision regarding Health Insurance updates.

C. PUBLIC SAFETY – Chairman Jack Robinson; Vice Chairman Steve Bloess

1. Budget Amendment – Police Department – Rams, bullet resistant shields and laptop - \$12,187.00

Council Discussion led by Chairman Robinson

R Call for Resolution of the City Council of the City of Sedalia, Missouri stating facts and reasons for the necessity to amend and increase the City's Annual Budget for Fiscal Year 2025 – Mayor Dawson

O Call for Ordinance amending the Budget for the Fiscal Year 2024-2025 regarding Police equipment purchases – Mayor Dawson

D. COMMUNITY DEVELOPMENT – Chairwoman Rhiannon M. Foster; Vice Chairman Bob Cross – No Report.

V. OTHER BUSINESS

A. ACCEPTANCE OF BOARD RESIGNATION

B. APPOINTMENTS

1. Sedalia Public Library Board – Tessa Childers, replacing Reva Woodward, 3 Year Term 7/1/2024-6/30/2027

C. LIQUOR LICENSES

Renewals:

*Jennifer Edwards dba End Zone Sports Bar & Grill LLC, 3129 West Broadway, Liquor by the Drink & Sunday Sales - \$750.00

*Kelly Wertz-Black dba State Fair Spirits, 1419 South Limit, Packaged Liquor, Taste Testing, and Sunday Sales \$487.50

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*Kevin Long dba Loyal Order of Moose 1494, 119 Winchester, Liquor by the Drink & Sunday Sales - \$750.00

*Minerva Perez-Marin dba El Tapatio, 3000 South Limit, Liquor by the Drink & Sunday Sales – \$750.00

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

VII. GOOD AND WELFARE - “During the ‘Good and Welfare’ section of our meeting agenda, we invite residents of Sedalia to step forward and directly address their City Council. Each participant is requested to clearly state their name and address and will have three minutes to present their statement. This session is specifically designed for residents to express their views or concerns; it is not intended for dialogue, debate, or question-and-answer interactions with the Council. All statements made during this time will be formally recorded in the public record. We urge participants to keep their remarks respectful and focused on matters relevant to our community. Your contributions are a vital part of our continuous efforts to enrich and improve Sedalia, and we thank you for adhering to these guidelines and helping us maintain the decorum of this important process.”

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

A. Roll Call Vote for Closed Door Meeting

B. Discussion of closed items

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

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

IX. BUSINESS RELATED TO CLOSED DOOR MEETING

A. Motion and Second to return to regular meeting

B. Roll Call

C. Approval of Closed-Door Meeting Items

X. ADJOURN MEETING

A. Motion and second to adjourn meeting

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<https://global.gotomeeting.com/join/578973061>

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Please be mindful of others on the call by eliminating as much background noise as you can. Mute yourself until you are ready to speak. Do not put the call on hold, if you need to leave even for a short time, hang up as you can always dial back in after your other call. If you hear an echo or squeal, you may have your computer speakers on as well as the phone, mute your computer speakers to eliminate this.

If you want to join in ***listen only*** mode you can dial the following number and enter the access code.

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Access Code: 578-973-061

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


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

POSTED ON OCTOBER 4, 2024, 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

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OFFICE OF THE CITY ADMINISTRATOR

To: Honorable Mayor Andrew L. Dawson & City Council Members
From: Kelvin Shaw, City Administrator 
Re: Agenda items for City Council meeting on Monday, October 7, 2024, 6:30 p.m.

Public Works Committee – There is one item of unfinished business for consideration through the Public Works Committee.

1. As reported at your last meeting, the Citizens Traffic Advisory Commission received a request to establish a no parking zone in front of 710 West 6th Street. The residents there include some foster children with special needs. The parent requested the no parking to improve the safety of these children while getting on and off of the school bus, by providing a clear line of site from the residence for boarding and exiting the bus. The Commission voted to recommend approval of the no parking zone to Council. During the discussion on this ordinance, a concern was raised regarding setting a precedent that would encourage others to come forward to request no parking in front of their homes as a matter of preference. From this debate, a compromise was suggested to limit the no parking to only during school hours. Therefore, Council voted to postpone action on the matter and direct staff to modify the language of the bill. Since the last meeting, individual Council Members have been in contact with the requester to work on this compromise, and indications are that establishing a small no parking zone for Monday through Friday from 7:00 a.m. to 4:00 p.m. would accomplish her goals. Staff has modified the language of the ordinance and presents it for your consideration.

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

1. Roger Waters, our Cemetery Director, will kick off this year's presentations of strategic planning for each department. A few years ago, we reduced the number of departments that will be presenting down to the departments that are primarily external customer-facing and will continue that practice this year. While it is still important for the support departments to plan, their efforts need to center around providing the necessary structure for the other departments to provide the services to our customers. Having only the customer-facing departments make presentations, facilitates staying focused squarely on service to the customer. For example, while it is important for Information Technology (IT) to plan and develop the necessary infrastructure and tools to allow the other departments to serve their customers efficiently, it is less important for Council to get that far down into the operational details. This in turn allows Council to focus more of its attention to those services that have a direct impact on the citizens.

I ask that in each of the individual presentations they address the following four questions:

- a) Why is the service needed?
- b) Why should the City be doing it?
- c) What level of service are we providing now?

- d) How are we going to accomplish it? In other words, strategies going forward for services, including any major budget requests related to new or expanded initiatives. This is not their full budget request, and therefore, we should not get bogged down into details of ongoing budget line items.

These presentations will all lead up to and set the stage for the Council strategic planning session on January 11th (the second Saturday in January). During this session, we review the highlights of each of these individual department strategic plans to bring them together into an overall plan for the City, to include setting relative priorities. This high-level direction from Council then becomes the basis for the budget development to match that strategy. We will then have budget work sessions February through March, culminating with a budget adoption the last meeting in March.

2. Staff has been working on a project to extend sewer utilities to the new Bobcat dealership along with some other existing businesses in the area. To facilitate the extension of the main across 65 Highway to tie into existing mains on the west side of the highway, additional easements needed to be obtained. Staff has negotiated with the property owners and recommend acceptance of the easements represented in the four separate ordinances.
3. Vacuum and Jet Trucks are used in various ways across Public Works functions. The primary use has been for routine maintenance of sewer mains by jetting them out to dislodge items that cause clogs to keep them flowing properly. More and more, these trucks are proving useful for hydro excavating, particularly with the vast increase in the amount of fiber optics in the right of ways. Another common use is jetting out culverts and other storm water structures. Due to the ever-increasing usage of this equipment and the age of them, a new truck was purchased in April. The plan was to replace the oldest truck in the fleet, a 2008 model, with this new truck and then refurbish the other 2013 model. Upon having a detailed assessment made, the cost to refurbish the 2013 model significantly exceeded the amount budgeted. Also, the highest bid for the, now surplus, 2008 truck came in well below expectations. Staff worked with the dealer and negotiated a much more favorable trade-in value for the 2008 truck to apply to the repairs to the 2013 truck. In accordance with the negotiated arrangement, the quoted repair cost of \$83,300.98 will be offset partially with a trade-in allowance of \$40,221.24, leaving a net cost of \$43,089.74. Staff recommends approval of the budget amendment and acceptance of the deal to trade in the oldest truck to apply to the repairs of the next newer truck in the fleet.
4. The City uses a Geographic Information System (GIS) to map out and manage much of its infrastructure. This GIS system allows us to quickly see and share information such as property lot lines, ownership, zoning, voting precincts, wards, streets, elevation contours, water, sewer, storm water, fire hydrants, etc. The City participates in an intergovernmental agreement with Pettis County, which basically says the City provides the flyover orthography updates every two years to the whole County and in turn the County provides us access to the base layer of their recorded property information. We then add our additional layers of infrastructure information. Due to logistical challenges, there has been a slight lack of coordination in the way this has been managed in the City. Individual departments have maintained separate programs at outlying locations to manage and view this information, and along with it, have used copies of the database and added their individual layers. Consequently, each copy of the database may be in a different state of having updated information. Recently, the City

assigned the management of the information and programs to one person. With this better management, we can combine the software programs into one, and stop paying for licenses in different systems. Upon investigating the best way to accomplish this, we determined that if we moved to a cloud version of the software, the management of the database would be streamlined as well. This way everyone would be pointed to the same database and see the same updated data with all layers they need available to them. Likewise, this method would allow us to much more efficiently share this information with outside entities as a service. We have worked with the software company that represents the industry standard to develop a transition plan over the next three years. With a three-year agreement, they will provide us licenses to use the current versions of the software, and they will assist us in moving over to the cloud storage. Staff recommends approval of the three-year arrangement along with a budget amendment to cover the first-year cost. The second- and third-year costs will be partially offset with the savings of canceling the various packages we are currently using.

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

1. Our health insurance brokers provided a presentation regarding this important employee benefit at the last meeting. As a refresher, last year we made the move towards self-funding of employee health insurance benefits. As discussed then, this is a long-term play in that jumping in and out of this methodology can be expensive and savings take time to materialize. The strategy involves using the added flexibility self-funding has to offer, to over time push the group to being more healthy as a whole, which in turn reduces the costs. These are laudable goals not only for financial reasons, but also for our employees and their dependents quality of life, which in turn also provides an additional side financial benefit. With only being a partial year into this endeavor, our brokers and staff recommend maintaining stability with only minor changes. As our broker presented the updates, they posed some questions for you to consider. This method allowed time for Council to digest the information presented and ponder the questions in order to make informed decisions at this meeting. The decisions you make now will then be incorporated into the annual open enrollment process.

Specifically, the broker and staff recommend the following:

- a) Medical Employee Contributions, including Dependent Coverages, to be shared proportionately. (10.8% increase to their current contribution, which means the City picks up 90% of the added costs.)
- b) Medical Plan Funding Level – set using the actuarially estimated claims.
- c) Medical Plan Design – change the HSA plan deductible to coincide with the minimum allowed by the IRS to qualify (\$3,200 to \$3,300).
- d) Stop Loss Reinsurance Level – increase the stop loss level from \$85,000 to \$100,000 (reduces the actuarially expected net total cost by 2.9%) more risk = more potential reward.
- e) Dental Plan Design – leave the base plan as is (no change in premium), increase the benefit maximum for the buy up plan (8% premium increase on that plan only).

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

1. The Police Department has been successful in obtaining a grant to supply rams and bullet resistant shields in all marked patrol units. Of course, we hope we never have to use these, but certainly want them to be available to protect our officers if such a need arises. They were also successful in securing a grant to purchase a computer designed to withstand the rigorous environment of a patrol car for the drug enforcement unit. Staff recommends a budget amendment to recognize the extra revenue coming in of \$12,187.00 and to formally appropriate these funds for the purchases identified in the grants.

Community Development Committee – There are no items for consideration through the Community Development Committee.



Let's Cross Paths

CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
SEPTEMBER 23, 2024

The City has an on-line broadcast of Council Meetings available both live and recorded by going to https://global.gotomeeting.com/join/578973061

The Council of the City of Sedalia, Missouri duly met on September 23, 2024 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Andrew L. Dawson presiding. Mayor Dawson called the meeting to order and asked for a moment of prayer led by Chaplain Byron Matson followed by the Pledge of Allegiance.

ROLL CALL:

Table with 4 columns: Name, Status, Name, Status. Rows include Jack Robinson, Thomas Oldham, Chris Marshall, Tina Boggess, Bob Hiller, Bob Cross, Rhiannon Foster, Steve Bloess.

SPECIAL/SERVICE/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of September 3, 2024 were approved on motion by Cross, seconded by Foster. All in favor, except Oldham who abstained due to being absent.

The Special Council Meeting Minutes of September 16, 2024 were approved on motion by Oldham, seconded by Foster. All in favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The Citizens Traffic Advisory Commission Minutes dated July 10, 2024 were accepted on motion by Foster, seconded by Oldham. All in favor.

The Planning and Zoning Commission minutes dated August 7, 2024 were accepted on motion by Oldham, seconded by Foster. All in favor.

ROLL CALL OF STANDING COMMITTEES:

FINANCE & ADMINISTRATION - Chairwoman Tina Boggess; Vice Chairman Thomas Oldham

Presentation: FY 2024 Audit Results

Kristen Brown, with Williams Keepers, presented the audit results for the fiscal year ending March 31, 2024.

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).

No transactions were considered unusual or significant. Estimates affecting the financial statements were evaluated and found reasonable in relation to the financial statements as a whole. Financial statement disclosures are neutral, consistent and clear with all disclosures included. Accounting records were found to be in good order but significant audit adjustments were proposed related to year-end

accrual balances and GASB 34 activity. There were no disagreements with management on accounting or auditing issues, no difficulties performing the audit and full cooperation was received from City Staff. GASB 96, Subscription-Based Information Technology Arrangements, was implemented by the City during Fiscal Year 2024; GASB 100, Accounting Changes and Error Corrections, and GASB 101, Compensated Absences, will be effective for the City during Fiscal Year 2025.

No deficiencies were identified as “deficiency in internal control” or “material weakness”, however, a “significant deficiency” was found regarding the preparation of financial statements related to year-end accrual balances and GASB 34 activity and balances. Williams Keepers prepared the financial statements to include note disclosures to be complete and free from error under current accounting standards. Other internal control deficiencies were found but didn’t meet the criteria for “significant deficiency” or “material weakness.”

Presentation: Health Insurance Updates

Anna Konopasek, with IMA Financial Group, presented renewal information for 2025 for employee health insurance benefits as well as other employee benefit plans. Prior to January 1, 2024, the City had a fully insured plan with flat premiums paid to the insurance company on a monthly basis. The City moved to a self-funded plan all bundled with Blue Cross of Kansas City effective January 1, 2024 with risk capped at a maximum plan cost. For 2025, the City would receive a sizable increase assuming it be with Blue Cross or any fully insured carrier based on claim management.

Medical Renewal Recommendations:

- Funding (Budget) Recommendation: Fund at expected plan cost without margin - +11%
- Employee Contribution Recommendation: +11% (Bulk of increase on City)
- Plan Design Change Recommendation: IRS requires HSA deductible to increase from \$3,200 to \$3,300; No other design changes recommended
- Move COBRA Administration from Rocky Mount to P&A (will save 50% on administration cost)

	2025 Proposed EE Contributions			Monthly Increase from 2024 Employee \$\$			Monthly Increase from 2024 City of Sedalia \$\$		
	PPO \$3,000	PPO \$5,000	HSA \$3,300	PPO \$3,000	PPO \$5,000	HSA \$3,300	PPO \$3,000	PPO \$5,000	HSA \$3,300
Employee	\$36.92	\$0.00	\$0.00	\$3.60	\$0.00	\$0.00	\$58.36	\$61.79	\$58.25
Emp/Spouse	\$713.89	\$477.32	\$477.32	\$69.84	\$46.75	\$46.75	\$60.28	\$83.02	\$75.60
Emp/Child	\$590.80	\$390.56	\$390.56	\$57.79	\$38.27	\$38.27	\$59.94	\$79.23	\$72.40
Family	\$1,206.25	\$824.37	\$824.37	\$118.02	\$80.65	\$80.65	\$61.68	\$98.55	\$88.30

The City’s dental plan is on a rate guarantee with a renewal date of January 1, 2026. The only recommendation is to enhance the buy-up plan. IMA is proposing a plan design change that increases premiums paid by employees of 8%.

	Base Plan	Buy-Up Plan
<u>Deductible</u>		
(Ind./Family)	\$50/\$150	\$50/\$150
Waived for Type 1	(Calendar Year)	(Calendar Year)
Benefit Maximum	\$1,000	\$2,000
	\$1,000	\$1,200

Rollover Maximum	(\$350/year)	(\$400/year)
Diagnostic/Preventive	100%	100%
Basic Services	60%	80%
Major Services	40%	50%
Orthodontia	Not Covered	50%
Orthodontia Maximum	N/A	\$2,000
Out-of-Network	90 th USC	95 th USC

	Base Plan	Buy-Up Plan
EE Only	\$18.85	\$29.91
EE/Spouse	\$43.61	\$68.47
EE/Child	\$43.61	\$68.47
Family	\$67.49	\$113.81
Monthly Premium	\$3,140	\$4,323
Annual Premium	\$37,681	\$51,880
% Change	0%	8%
Combined Annual Premium	\$89,561	
\$ Change	\$3,846	
% Change	4.5%	

There are no suggested changes or renewal increase for Vision. Other plans such as Life/AD&D, Voluntary Life, Short & Long-term Disability, Accident/CI/Hospital, EAP and First Responders EAP are under rate guarantee so there is no change. IMA's intent is to come back to the October 7, 2024 Council Meeting for decision from Council on the recommended changes.

Financial Update: Finance Director Jessica Pyle reported on Fiscal Year to Date financials. July Sales and Use tax, including marijuana tax, is up Fiscal Year to Date \$484,000.00 or 5.2% over last fiscal year. A 4% increase was budgeted and currently the City shows a positive variance of \$114,155.00. Franchise tax is down significantly but the largest portion of that is related to the Charter Settlement on the Streaming video class action suit of \$377,000.00. The remainder of the \$125,000.00 is related to the decrease in gas tax which is down 43.7% Fiscal Year to Date. Transportation taxes are higher related to the gasoline tax which is up 8.1% to date and Vehicle Sales up 8.8% Fiscal Year to Date. Vehicle Fees increased this month and are up 3.1% over last fiscal year. Property taxes collected are a bit higher fiscal year to date but the majority come in December and January.

Discussion & Direction: Commercial Property Insurance Renewal

The City's commercial property insurance renews on September 1. The agent presented an incomplete quote to the City from the current carrier, Cincinnati Insurance, on August 28th which represented an 84% increase over the previous year. In sorting through the incomplete quote provided, staff found some coverages that are not necessary to pay for. The City was left with the choice of a gap in coverage or bind the policy based on an incomplete and incorrect premium quote. Mayor Dawson authorized binding the policy to avoid a gap.

Agency President Rodney Demaree and Becky Stetzenbach, with Assured Partners, stated they approached 15 insurance companies in addition to Cincinnati insurance. Within the last year, there have been 24 major storms that have generated at least \$1 Billion in claims or more in each of those storms.

19 of these storms occurred in the Midwest which is driving up insurance rates. Assured Partners provided the following quotes with increases requested by the City:

- Comparable Renewal - \$75,000 Deductible - \$507,022 (92% Increase)
- Move Building Deductible to \$100,000 - \$496,508 (2% Less)
- Remove Property in the Open under \$25,000 & Increase deductible to \$10,000 - \$487,976 (Another 2% Less)
- Remove Property in the Open under \$50,000 & Increase deductible to \$50,000 - \$459,913 (Another 5% Less)
- Net Premium will all reductions \$459,913 represents \$195,173 or a 74% Increase over previous year

Assured Partners did not get a firm quote from Cincinnati for about ten days after the bind date and recommended to City Administrator Shaw to bind at the \$507,022.00 and they would make changes and retro it back to the date where the City would not have any earned premium until changes are made. Motion by Oldham, seconded by Robinson to ratify binding the coverage. All in Favor. City Administrator Shaw stated that Staff will continue to work with the agent on options to bring the cost down and bring back recommendations.

COMMUNITY DEVELOPMENT – Chairwoman Rhiannon M. Foster; Vice Chairman Bob Cross

- When analyzing some of the potential reasons for vacant lots not being redeveloped, staff noted that many of the lots are smaller. When applying zoning codes, to include set-back requirements, some of the lots represent a challenge to fit a new home on. Staff investigated ways to remove some of the zoning code obstacles to facilitate options for developing housing on these lots. The resulting code allows for smaller homes below the current 650 minimum square feet, in certain areas of the City, under specific conditions. An overlay district is created that can be later expanded where property owners can apply for a permit to build a residence of at least 350 square feet. The Planning and Zoning Commission will then notify all owners within 185 feet of the applicant's property and hold a hearing to gather comments regarding the appropriateness of the proposed development.

BILL NO. 2024-178, ORDINANCE NO. 12135 – AN ORDINANCE AMENDING CHAPTER 64 OF THE CODE OF THE CITY OF SEDALIA, MISSOURI TO CREATE A NEW OVERLAY DISTRICT TO ALLOW FOR THE USE OF TINY HOMES ON SMALL LOTS was read once by title.

2nd Reading – Motion by Foster, 2nd by Bloess. All in Favor.

Final Passage – Motion by Foster, 2nd by Cross. All in Favor.

Roll Call Vote: Voting "Yes" were Marshall, Boggess, Hiller, Cross, Foster and Bloess. Voting "No" were Robinson and Oldham.

Strategic Overview Presentation: Code Enforcement

Chief Building Official Bryan Kopp gave an overview on the direction for Code Enforcement. Code Enforcement averaged 50 building inspections and 150 Code Enforcement visits. He believes that is 200 chances for Code Enforcement to visit properties within city limits, interact with residential and commercial neighbors to have dialogue with the public, to explain City codes and ordinances and assist them with understanding what the codes are and why Code Enforcement is there.

Chief Building Official Kopp has asked staff to advocate for the public, help residents understand why something may be in violation, help them clearly understand the path to fixing it and to have supportive

dialogue with the public. Code Enforcement engages the public through 3 categories: property maintenance, occupancy inspections and building permits. In regards to building permits, Chief Building Official Kopp is evaluating how Code Enforcement processes permits, reviews plans, issues permits and conducts inspections to include coordination with the Fire Department. He is looking for ways to streamline processes and improve communication with the public and applicants throughout the process. With occupancy inspections, he wants to improve how Code Enforcement translates correction items to the applicant and to improve consistency throughout the process. This will be accomplished through in house training and ICC certification/exams. For Property maintenance, consistency is key and explaining a clear path to compliance is critical. The better dialogue Code Enforcement has in the field will result in higher level compliance without issuing citations that can lead to court. Training will be in-house, individual development plans and through ICC certifications. Feedback will also help shape how Code Enforcement moves forward.

PUBLIC WORKS – Chairman Bob Hiller; Vice Chairwoman Tina Boggess

- The storm water improvement project in the area of Broadway and Center is nearing completion. As is customary in these contracts, some units of construction are estimated and assigned a unit rate. Then upon completion, actual quantities are used to calculate a final invoice and the contract is adjusted to close out the contract. In the case of this project, \$6,100.40 less of these unit cost items were necessary, resulting in a deduction to the final contract amount to \$506,877.35.

BILL NO. 2024-179, ORDINANCE NO. 12136 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER THREE FOR STORM DRAINAGE IMPROVEMENTS PROJECT AREA #14 was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

Final Passage – Motion by Foster, 2nd by Oldham. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

- Public Works Staff have identified some records that have met the retention requirements and are thereby no longer needed. Motion by Cross, seconded by Oldham to approve the records destruction request. All in Favor.

- The Citizens Traffic Advisory Commission received a request to lower the speed limit on Cunningham and Buckingham Drives in Cambridge Village to 20 miles per hour.

BILL NO. 2024-180, ORDINANCE NO. 12137– AN ORDINANCE ESTABLISHING A 20 MPH SPEED LIMIT ON CUNNINGHAM AND BUCKINGHAM DRIVES IN CAMBRIDGE VILLAGE was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

Final Passage – Motion by Oldham, 2nd by Foster. All in Favor.

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

- The Citizens Traffic Advisory Commission received a request to establish a no parking zone in front of 710 West 6th Street. The residents there include foster children with special needs. The parent requested the no parking to improve the safety of these children while getting on and off of the school bus. The Commission voted to recommend approval of the no parking zone.

BILL NO. 2024-181 – ESTABLISHING “NO PARKING” IN FRONT OF 710 WEST 6TH STREET was read once by title.

2nd Reading – Motion by Oldham, 2nd by Hiller.

Councilwoman Foster voiced concern about setting a precedent since there are numerous citizens with special needs children who would like to have no parking in front of their residence. Councilwoman Boggess suggested amending the language to reflect “No Parking” during certain hours, such as Monday through Friday during school hours. City Prosecutor Todd Smith stated that a better option is to table the item to afford time for development of proper language to reflect limitations to the prohibition on parking. Motion by Boggess, seconded by Foster to table the bill to draft language to limit the prohibition on parking to Monday through Friday during school hours. All in Favor.

PUBLIC SAFETY - Chairman Jack Robinson; Vice Chairman Steve Bloess

- Fire Chief Matt Irwin stated that the strategic plan included a schedule for replacing engines and ladder trucks, given their lead times of approximately three years. In working with the manufacturer to set specifications for the truck to place the order, they notified us that another community had one on order but backed out of the purchase. This truck will suit our needs and would be approximately \$200,000 cheaper and arrive two years sooner. Staff recommends moving forward with purchasing this unit. The vendor also offers a prepay discount of \$60,559. This discount would amount to approximately a 3.7% rate of return. Staff recommends not taking advantage of the early payment discount. The truck would thereby be \$1,680,000 with an estimated delivery and payment of October 2025.

BILL NO. 2024-182, ORDINANCE NO.12138– AN ORDINANCE AUTHORIZING AN AGREEMENT FOR THE PURCHASE OF A SPARTAN LADDER TRUCK FOR THE SEDALIA FIRE DEPARTMENT was read once by title.

2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

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

Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

- For several years, the City has been successful in obtaining a Justice Assistance Grant to help offset equipment costs for law enforcement. The Sedalia Police Department coordinates with the Pettis County Sheriff’s office to share in the grant. The City enters into an agreement with the Sheriff’s Office to reimburse them for their purchase under the grant upon receiving the necessary documents to satisfy the reporting requirements. The police department intends to use the City’s allocation of \$6,139 to fund an in car camera.

RESOLUTION NO. 2110– A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE 2024 JUSTICE ASSISTANCE GRANT (JAG) AND AN AGREEMENT BETWEEN THE CITY OF SEDALIA, MISSOURI AND THE COUNTY OF PETTIS, MISSOURI FOR DISTRIBUTION AND USE OF ANY AWARDED FUNDS was read once by title and approved on motion by Oldham, seconded by Robinson. All in Favor.

APPOINTMENT/REAPPOINTMENTS:

The following appointments/reappointments were read and approved on motion by Oldham, seconded by Foster. All in Favor.

Animal Advisory Control Board

Appoint – Chuck Leftwich – Replacing Arlene Furnell – Three Year Term Expiring June 2027

Reappoint – Jennifer Boatright – Three Year Term Expiring June 2027

Board of Appeals

Reappoint – Mike Patton – Five Year Term Expiring June 2029

Reappoint – Lee Scribner (Alternate) – Five Year Term Expiring June 2029

Citizens Traffic Advisory Commission

Reappoint – Chuck Leftwich – Three Year Term Expiring June 2027

Reappoint – John Rucker – Three Year Term Expiring June 2027
Reappoint – James Callis – Three Year Term Expiring June 2027
Reappoint – Dennis Henderson – Three Year Term Expiring June 2027

Housing Authority Board of Directors

Reappoint – David Esser – Four Year Term Expiring June 2028

Park Board

Appoint – Garry Holstein – Three Year Term Expiring June 2027
Reappoint – Dan VanDyne – Three Year Term Expiring June 2027
Reappoint – Connie Washington – Three Year Term Expiring June 2027

Public Library Board

Reappoint – Emily Schmidt – Three Year Term 7/1/2024 – 6/30/2027

Sedalia Historic Preservation Commission

Reappoint – Becky Imhauser – Three Year Term Expiring June 2027
Reappoint – John Simmons – Three Year Term Expiring June 2027

Sedalia Main Streets Board of Directors

Reappoint – Lucas Richardson – Three Year Term Expiring January 2027
Reappoint – Eron Harding – Three Year Term Expiring January 2027
Reappoint – David Esser – Three Year Term Expiring January 2027

Zoning Board of Adjustments

Reappoint – Chuck Leftwich – Five Year Term Expiring June 2029

BIDS: None

LIQUOR LICENSES: The following new/renewal Liquor Licenses were read and approved on motion by Oldham, seconded by Foster. All in Favor.

New:

*Juan Reyes dba Taqueria El Costeno LLC, 504 West 16th, Sunday Sales & Beer Only

Renewals:

- *Daniela Silva dba Morelos Taqueria Bakery & Grocery, 125 East 16th, Packaged Liquor & Sunday Sales
- *Theresa Moore dba Rudy's Discount Smoke Shop Inc., 3040 West Broadway, Packaged Liquor & Sunday Sales
- *Janice A. Ulmer dba Sedalia Elks Lodge #125, 320 South Kentucky, Liquor by the Drink & Sunday Sales
- *Crystal Sims dba Woods Express 570, 703 East Broadway, Packaged Liquor and Sunday Sales
- *Cathy Geotz dba Break Time #3084, 318 West Broadway, Packaged Liquor

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Boggess received a call from a constituent from the 2nd Ward about the West Clay Street area becoming a dumping ground with no housing and a lot of overgrown brush. The Street Department has gone out to clear it. Ms. Boggess stated that a call was made to the Police Department regarding a cage for keeping reptiles/snakes that was thrown out there. A resident living a few houses down from the area in question was taking a shower and a snake was in her bathroom. Ms. Boggess requested that she take pictures and send it to her.

Councilman Bloess addressed the letter sent out by the City and commented that residents have voiced their opinion that sending out the letter was a waste of money. Since the letter has been out he has

received a lot of dialogue and interaction with the community and also with citizens of Pettis County outside city limits. He responded to citizens with three points: The Commission stated that they were sovereign over the City and did not need to acquire permits, the Missouri Constitution, and its revised statutes, recognizes each governing body as a separate political subdivision of the state and the City and County were at an impasse.

The City's most important duty is public safety, life and property. The City has the authority and responsibility to enforce standards in order to accomplish that inside city limits. The County believed that for County property within City limits that was not the case. The City's legal counsel researched civil law and found several cases in Missouri which corresponded to the City's impasse. The County did have to get permits and follow code inside city limits. The City asked a judge for a declaratory judgement, which is an instrument for governing bodies to resolve issues without finding fault and it was believed to be a resolution. The County declared that the City was filing suit, at which point they withheld the City's revenue from the Road and Bridge Sales Tax and passed a resolution to stop drafting checks. The Road and Bridge Sales Tax was passed with support of the County and City in 2000. The City's share is \$365,400.00/year and that amount has not changed.

Last year, the County changed the allocation of the road tax to a grant process and offered the City \$300,000.00 when the City submitted its application. The City had to agree to construct a paved road that would cost \$2.5 Million which was never mentioned. The judge, City attorney and County attorney all agreed that the declaratory judgement was good law and the judge stated that if the County wanted to do construction it needed to file permits and the City could file an injunction. The tax sunsets in 2025. He stated he will only support continuation of the tax if wording is added to the ballot language outlining how the tax will be prorated and distributed to all the cities in the County. The City has lost about \$500,000.00 in revenue but continue to pay other obligations generated by the funding of the Pettis County Jail, renovation of the Sherriff's Office and Joint Communications. This has caused the City to dip into Cash Reserves which is not the intent for those funds.

The City was denied access to County Property within the city limits for structural inspections. The letter indicated that the City would provide the inspection at no cost or the property owner could have it done by their own Engineer and the City would reimburse up to \$500.00. Councilman Bloess stated that to the best of his knowledge, none of the 10-year inspections have been completed on County property. Because of the declaratory judgement, they have gained access to the County Jail to coordinate with the Sheriff a plan in the event of a fire.

Councilman Bloess is happy that there are citizens inside and outside the city who have an interest in the City and reminded everyone that most people check social media before hiring or moving to the area. Things said on social media can influence decisions and also have an impact on City Employees. He stated that what the City and Commissioners do is important. The issue with social media is there is no general journalistic standard and no one is accountable.

GOOD & WELFARE:

David Goodson, 1640 Hedge Apple Drive, stated that he knew based on the language regarding their sprinkler he would eventually get hassled by the City. His company ate the expense and put the sprinkler system in. He stated that prior to dealing with the sprinkler system, the Fire Department recommended a suppression system. City Council has the ability to effect change but fails to do so. The City has the ability to sit down with the County and solve the issue. A better safety focus would be on

Fire hydrants, water lines and mislabeled 911 addresses. They have a new political action committee called "Seeing Sedalia Succeed" and monies will be utilized for candidates who will support Sedalia in the right way.

Jim Marcum, 21524 Main Street Road, stated that the Transportation Advisory Council met for Pioneer Trails and it is time to vote. 80% of what is on the TAC list goes to the City of Sedalia. We need the vote otherwise Johnson and Lafayette county will take work away from Pettis County. He is inquiring if he can get the final individual to sign so they can send in the complete vote.

Gary Lobaugh, 821 South Arlington, stated that when Council has presentations and it is on the screen, the audience does not have monitors so they would like the charts referenced in the minutes. He inquired about language in the Tiny Homes bill which states no apartment buildings allowed. He would like to keep it just for homeowners. In reference to the financial update, Mr. Lobaugh asked to see both sides of the report, revenues and expenditures.

Janet Mizansky, 723 East 5th, reiterated her requests from prior meetings to increase the speaking time for citizens to 5 minutes and dismissing the City Administrator. Her perception is that Council does not care what citizens say. She has asked Councilwoman Boggess for a town hall for their Ward since May and has yet to receive a date; a stop sign at 5th and Montgomery to slow the traffic with no update; for Council to respect Citizens; and for City and County to solve the issue over the lawsuit.

Jason Unwen, with a Sedalia non-profit and resides in Cole Camp, expressed his gratitude for passing the bill for Tiny Homes. He feels that it is a better option for utilizing vacant lots than people just dumping trash on them. He recommended that the City work on Grants and offer tiny homes to offset the homeless issue through structured programs.

Debbie Covington, 2601 East 12th, commented that what she has learned about City Council members over the past 5 months is disheartening. It is not because of mistakes or differences in voting decisions, but rather the fact that citizens bring concerns and nothing happens. To continue on the same path shows constituents that you don't care and can do what you want. She also stated that people care enough to come to the meetings and sit through the business but only get 3 minutes to speak with no dialogue back. There still is no move toward streaming on social media to involve more citizens. The issue between City and County is disheartening and utilizing tax dollars to send out a letter to citizens when the money could be better spent elsewhere is disappointing.

Rene Vance, 19813 Tanglenook, stated that the Senior Center will have their Spud Sale on Wednesday, October 2, 2024. They are also in need for drivers to deliver meals.

Nancy Sims VanBuren, 422 W.T. Morris, stated that she believed that sidewalks were to be installed on the North side and she has not seen any work on the project. She inquired about the timeline for the work. She also asked for clarification on the placement of tiny homes and commented if property is not large enough for a house, how would it accommodate 2 tiny homes.

Samantha Gilpin (via GoTo Meeting), 1201 S. Montgomery, expressed concern with the ongoing stormwater project. The lack of oversight has been alarming. The project manager is absent except on project completion. Pooling water has become common in roadways and yards posing an inconvenience and safety hazard. Trash and construction waste is strung across properties, pathways and sidewalks. They have lost water supply 3 times, sewer line puncture, and gas line hit. There has also been confusion over work dates causing citizens to be unprepared for construction and water shut off.

Basements and garages have flooded due to the absence of a clear plan for water management due to the project. Ms. Gilpin urged City Council to take immediate action to address the issue.

The meeting adjourned at 8:35 p.m. on motion by Oldham, seconded by Cross to a closed-door meeting in the upstairs conference room pursuant to subsections 1 (Legal Advice), 2 (Real Estate) and 12 (Negotiated Contracts) of Section 610.021 RSMo. Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

Returned to open meeting at 9:35 p.m. on motion by Oldham, seconded by Foster.

ROLL CALL:

Jack Robinson	Present	Bob Hiller	Present
Thomas Oldham	Present	Bob Cross	Present
Chris Marshall	Present	Rhiannon Foster	Present
Tina Boggess	Present	Steve Bloess	Present

BUSINESS RELATED TO CLOSED DOOR MEETING:

BILL NO. 2024-183, ORDINANCE NO. 12139 – AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTIES COMMONLY KNOWN AS 2204 SOUTH MARVIN AVENUE AND 2206 SOUTH MARVIN AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO DMYTRO MATSKO was read once by title.

2nd Reading – Motion by Oldham, 2nd by Bloess. All in Favor.

Final Passage – Motion by Oldham, 2nd by Foster. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

BILL NO. 2024-184, ORDINANCE NO. 12140 – AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 318 WEST 16TH STREET FROM THE CITY OF SEDALIA, MISSOURI TO MAX KONDRATYUK was read once by title.

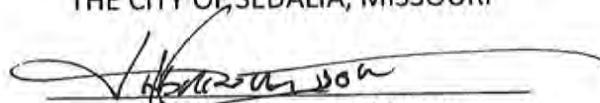
2nd Reading – Motion by Oldham, 2nd by Foster. All in Favor.

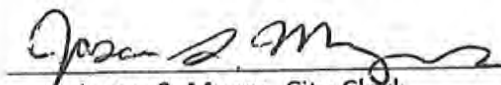
Final Passage – Motion by Foster, 2nd by Oldham. All in Favor.

Roll Call Vote: Voting "Yes" were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted "No".

The regular meeting adjourned at 9:40 p.m. on motion by Foster, seconded by Oldham. All in Favor.

THE CITY OF SEDALIA, MISSOURI


Andrew L. Dawson, Mayor


Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING “NO PARKING” IN FRONT OF 710 WEST 6TH STREET MONDAY THRU FRIDAY DURING THE HOURS OF 7:00 A.M. TO 4:00 P.M.

WHEREAS, the Citizen’s Traffic Advisory Commission received a request to establish “No Parking” in front of 710 West 6th Street 3 feet in both directions from the center of the sidewalk and place 2 no parking signs on both sides; and

WHEREAS, the Citizen’s Traffic Advisory Commission met on July 10, 2024, and is recommending to the City Council by a vote of 7 “Yes” to 0 “No” to establish “No Parking” in front of 710 West 6th street; and

WHEREAS, the City Council of the City of Sedalia, Missouri desires to amend the language of said “No Parking” restriction to include the language of “Monday thru Friday during the hours of 7:00 a.m. to 4:00 p.m.”

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 to establish “No Parking” Monday thru Friday during the hours of 7:00 a.m. to 4:00 p.m. in front of 710 West 6th Street 3 feet in both directions from the center of the sidewalk.

Section 2. The City Street Department is ordered to install “No Parking” 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 7th day of October, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk



CITY OF SEDALIA
TRAFFIC ADVISORY COMMISSION
REQUEST/SUGGESTION SUBMISSION FORM

Date: 10-7-2024
Submitters Name: Lindsay Phillips
Submitters Address: 710 W. 10th St
Sedalia, MO 65301
Submitters E-Mail Address: lindsayphillips83@gmail.com
Submitters Phone: 660 723 4861
Submitters Signature: Submitted by email

Request/Reason for Need:
Permanent loading/unloading zone in front of home. Has 3 foster children who are disabled who need home nurse care and bus access for school or other care. Not a lot of parking available on street.

Public Works Dept. Recommendation:
Paint the curb yellow 3 feet in both directions from the center of the sidewalk and place 2 no parking signs on both sides


Public Works Director Signature:  , P.E. 7-12-24

TRAFFIC ADVISORY COMMISSION RECOMMENDATION

The City of Sedalia Traffic Advisory Commission reviewed this request/reason for need on: 10 day of July, 2024, by a vote of 7 to 0.

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

Attested to by Commission Chairman:

 on 7/10/24.

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.



Let's Cross Paths

Parking Restriction Request

Loading/Unloading Zone

700 block of West 6th St

Requested By:

Lindsay Phillips, 710 W 6th St

Phone: 660-723-4861

Owner of Phillips Life Care Services LLC

Document Prepared By:

Corporal Aj Silvey #116

Sedalia Police Department

Traffic Management Unit

Problem Identification

On 5/22/2024 I made contact with the owner of 710 W 6th St, Lindsay Phillips, in reference to objects that had been placed in the roadway;



Lindsay explained that she had placed these orange features in the road in an attempt to keep a path clear from her sidewalk to the roadway and subsequently to the bus pickup location. Lindsay removed the features from the roadway at my request and we spoke in length about the situation.

Lindsay is the owner of Phillips Life Care Services LLC, operated out of her residence of 710 W 6th St. Her business contracts through Restoring Hope, LLC, to provide in-home care to disabled juveniles and adults. These individuals reside with Lindsay and her family fulltime. The individuals are typically in state custody through either Children's Division or Department of Mental Health. The severity of disability can vary but Lindsay currently has three (3) individuals with Down syndrome placed in her home. Lindsay also has children of her own residing in the residence.

Lindsay explained that all three go to various services through the day with First Student and OATS providing bus transportation both morning and afternoon. Lindsay said her three individuals have mobility issues and move very cautiously and slowly. Lindsay developed their transportation routine of sitting on the front porch, directly in view of the large windows. This allows Lindsay to monitor them as well as her own children during morning routine. When their respective bus arrives, the individuals walk directly to the roadway, step off of the curb, and load into the bus. Same routine for drop off.

Lindsay began having trouble with vehicles being parked in front of the sidewalk that leads to the road, which obstructed direct access to the bus. She also noted that if a vehicle was nearby, her individuals would place their hands on them for support. She expressed concern that they could be accused of damaging a vehicle. This all led to Lindsay placing the features in the roadway in an attempt to keep an area clear for direct access to a bus. Lindsay did this with advice from an individual associated with the city but I don't know who that was, nor is it important at this point. She did not place these features with knowledge she was willingly violating an ordinance.

Considerations

Lindsay's residence does have a private driveway located on the west side of the property. This driveway was discussed as a potential access point but the following issues were noted;

- The driveway is out of view from the residence windows-
- The driveway is not covered by security cameras-
- The driveway is often obstructed by their vehicles-
- The driveway slopes slowly to the roadway, which can become slippery for individuals with limited mobility-

I think these considerations hold enough weight to not consider the driveway a reliable pick up and drop off point.

Discussion

The frontage of 710 W 6th St is quite large for being located in an older neighborhood. The property boasts a 90 foot stretch of curbing in front of it. Lindsay explained they do not require that much to park any vehicle curbside that may belong to them.



The sidewalk does lead directly to the roadway and has a small step down.

In speaking with Lindsay, she intends on maintaining this business and LLC for the foreseeable future, indicating whatever solution we come up with will be relatively permanent.

This area in general has much more room than commonly associated with Sedalia's interior neighborhoods. I don't believe any specific zoning will detrimentally impact other residential parking at this location.

In summary, we have three options to consider. A bus stop, restricting parking entirely or, our likely best option, an unloading/loading zone.

- Also noted is the individuals utilize a non-traditional bus that is much shorter in length-

Guiding Documents

The MUTCD provides some insight into parking restriction.

It defines a loading zone as a specifically marked, signed or designated area for the loading and unloading of vehicles, either pedestrian or freight.

It defines school bus stop signs as only for warnings placed ahead of a location a bus will stop, providing drivers adequate warning.

Sedalia Municipal Ordinance Section 58-382 guides designation of curb loading zones;

The city traffic engineer is hereby authorized to determine the location of passenger and freight curb loading zones and shall place and maintain appropriate signs indicating the same and stating the hours during which the provisions of this section are applicable.

The city traffic engineer shall not designate or sign any curb loading zone upon special request of any person unless such person makes application for a permit for such zone and for two signs to indicate the ends of each such zone. The city traffic engineer upon granting a permit and issuing such signs shall collect from the applicant and deposit in the city treasury a service fee as provided in the city's fee schedule and may by general regulations impose conditions upon the use of such signs and for reimbursement of the city for the value thereof in the event of their loss or damage and their return in the event of misuse or upon expiration of permit. Every such permit shall expire at the end of one year.

City of Sedalia Fee Schedule

58-382 / Passenger and freight curb loading zone signs – each – annually = \$10

Sedalia Municipal Ordinance Section 58-383 guides the use of loading zones, stating;

(a)

Passenger. No person shall stop, stand or park a vehicle for any purpose or period of time other than for the expeditious loading or unloading of passengers in any place marked as a passenger curb loading zone during hours when the regulations applicable to such curb loading zone are effective, and then only for a period not to exceed three minutes.

Recommendation

I think at this point the best course of action is to consider a loading and unloading zone. Current municipal ordinance does not define the scope of a zone so we have flexibility to make it work both for Lindsay and her vulnerable clients, as well as for the neighborhood. Loading and unloading zones are also beneficial for the city because they require yearly re-evaluation. This allows us to take action at a location but not suffer permanent consequences by forever altering a block.

Lindsay has a valid purpose for this request and operates a valid LLC aimed at providing care to Sedalia's most vulnerable population. I believe it behooves us to take a small course of action to ensure their safety. Especially at a time Sedalia is looking to improve its vulnerable user infrastructure.

It would be my suggestion we designate a thirty (30) foot section in front of the sidewalk access point as a loading and unloading zone. This allows, if placed properly with the loading door in mind, for approximately 34 feet in front of it and a remaining 26 feet behind it. This still allows for approximately three vehicles to park in front of the property, while maintaining a safe area.

Example;



Thank you for your consideration in this matter.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A PERMANENT UTILITY EASEMENT FOR SEWER AND WATER PURPOSES FOR PROPERTY LOCATED AT 3805 SOUTH LIMIT.

WHEREAS, Terry L. and Kimi L. Arnold, have granted to the City of Sedalia a 30 foot wide permanent sanitary sewer and water utility easement for property located at 3805 South Limit for Sanitary Sewer extensions and replacement, Project B as more fully described in the easement attached hereto and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the permanent sanitary sewer and water utility easement from Terry L. and Kimi L. Arnold in substantively the same form and content as proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on the document 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 easement after it has been executed by the parties or their duly authorized representatives and after said ordinance and utility easement has been recorded with the Pettis County Recorder of Deed's Office.

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 7th day of October, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers, City Clerk

EXHIBIT A

LEGAL DESCRIPTION: 3805 SOUTH LIMIT:

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2003-1637 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2003-1637 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2003-1637 OF THE PETTIS COUNTY RECORDS, S 02°08'43" W, 202.43 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.14 ACRES, MORE OR LESS.

PERMANENT UTILITY EASEMENT

This Indenture, made this _____ day of June, 2024, by and between Terry L. Arnold and Kimi L. Arnold, of the County of Pettis, State of Missouri, party of the first part (“Grantor”) and the City of Sedalia, a municipal corporation, of the County of Pettis, State of Missouri, party of the second part (“Grantee”).

Mailing Address of Grantee: 200 S. Osage Avenue, Sedalia, Missouri 65301

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and 00/100 (\$1.00), to them paid by the said second party, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and sell, convey and confirm unto the Grantee, its successors and assigns, the following described real tract or parcel of land situated in the County of Pettis, State of Missouri, to-wit: an exclusive Permanent 30-foot-wide Sewer and Water Utility Easement over, under, along, through, across, and upon the property legally described in Exhibit A and shown on the map in Exhibit B, which is attached hereto and incorporated by this reference, for the purpose of and upon the terms and conditions hereinafter set forth.

Consideration includes the privileges and benefits mutually obtained. The improvement will allow sewer and water utility improvements to be available and will enhance property value. The Grantee will make a considerable investment on the easement area. The consideration herein stated compensates Grantor for allowing Grantee to go upon said lands and lay the initial or repair existing structures, however Grantee is obliged to maintain and repair disturbance of the easement area and any ingress and egress routes so no damage will result from the use by Grantee including to any adjacent land of the Grantor or Grantor’s heirs or assigns. After the initial construction, the Grantee will pay the Grantor or Grantor’s heirs or assigns any damages occasioned by use of the easement area and access routes, or in the alternative, at Grantee’s option, will be permitted to repair the same to the condition prior to the damage by Grantee as is reasonably feasible as promptly as weather, ground condition, and scheduling reasonably permit.

Purpose. A permanent 30-foot-wide utility easement over, under, along, through, across, and upon the property above described, for the construction and installation, inspection, maintenance, repair, rebuild, replace, and removal of sewer and water utility improvements.

Compliance with Laws. The Grantee shall use the Easement in compliance with all applicable statutes, ordinances, rules, and regulations of all governing authorities. This Permanent Utility Easement shall be construed under the laws of the State of Missouri.

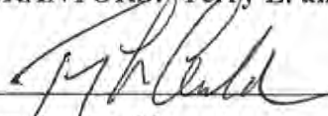
Warranty. The Grantor hereby covenants and warrants that it is the owner of the property covered by the Permanent Utility Easement and has the right to grant such Easement.

Sanitary Sewer Connection. Grantee shall allow Grantor to connect one (1) sanitary sewer line serving Grantor's property to the Grantee's sanitary sewer system and Grantor shall make connection at its expense. The Grantee shall not charge a fee for the Grantor's tap required to connect to the Grantee's sanitary sewer system. Grantor shall not be charged for sewer services until the connection is made. Grantor shall become a utility customer of the Grantee and shall pay all fees and charges established by the Grantee and as may be amended from time to time once the connection is made. The sanitary sewer line serving Grantor's property shall be constructed in compliance with Grantee's regulations and standards. Construction of the Grantor's sanitary sewer line shall be inspected by the Grantee and shall be subject to Grantee's approval. Grantor agrees to bring the new sanitary sewer line to the Grantee's sanitary sewer system within the Permanent Utility Easement and make connection. No additional sanitary sewer line connections shall be made without the Grantee's written consent.

Further Cooperation. Each party agrees to execute such further documents and to perform such other acts as may be reasonably necessary or desirable to further carry out the purpose and intent of the grant of the Permanent Utility Easement.

IN WITNESS WHEREOF, the parties have executed this Permanent Utility Easement on the day and year first above written.

GRANTORS: Terry L. and Kimi L. Arnold, Owners



Terry L. Arnold

6-13-24

Date



Kimi L. Arnold

6-13-24

Date

GRANTEE: City of Sedalia

Kelvin L. Shaw, City Administrator

Date

ATTEST:

Jason Myer, City Clerk

MISSOURI ACKNOWLEDGEMENT

STATE OF MISSOURI)
)
COUNTY OF Randolph SS.

On this 13th day of June, 2024, before me personally appeared Terry L. Arnold + Kimi L. Arnold
to me known to be the person(s) described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that they executed the same as their free act and deed and for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.

My term expires August 19 2024

Kelsie Mason

Notary Public

KELSIE MASON
Notary Public - Notary Seal
STATE OF MISSOURI
Randolph County
My Commission Expires: Aug. 19, 2024
Commission #20523500

EXHIBIT A

OWNER: TERRY L. ARNOLD AND KIMI L. ARNOLD
DEED DOCUMENT NO. 2003-1637
PERMANENT PUBLIC SANITARY SEWER AND WATER EASEMENT

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2003-1637 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2003-1637 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2003-1637 OF THE PETTIS COUNTY RECORDS, S 02°08'43" W, 202.43 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.14 ACRES, MORE OR LESS.

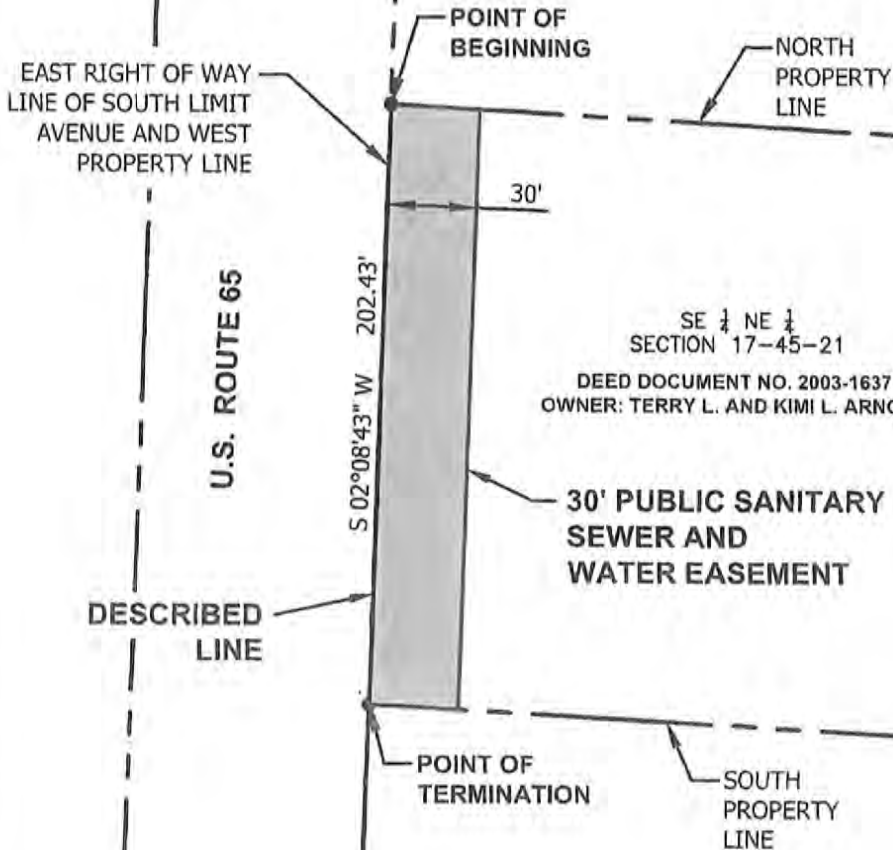
DUSTIN E. KAISER – PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2729

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
601 MONROE STREET, SUITE 201
JEFFERSON CITY, MISSOURI 65101
573-634-3181



7-28-2023

Drawings name: W:\Proj\11000\11201\11201.009_Misc\DWG\11201.009_ExhibitB.dwg Layout name: ARCAD_50171 Plotted by: 10/03/2023 Plotted on: Jul 27, 2023 - 12:17pm



DUSTIN E. KAISER
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. LS-2729

DISPLAY DRAWING

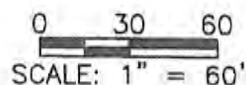


EXHIBIT B

BARTLETT & WEST, INC.
 MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
 601 MONROE STREET, SUITE 201
 JEFFERSON CITY, MISSOURI 65101
 573-634-3181

Bartlett & West
 601 MONROE STREET, SUITE 201 - JEFFERSON CITY, MO 65101
 PHONE: 573-634-3181 FAX: 573-634-3182
 MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
 www.bartlettwest.com

TERRY L. & KIMI L. ARNOLD
 SEDALIA, MISSOURI

PROJ NO:
 21201.009
 DATE:
 AUGUST 2023

SHEET NUMBER
1 of 1



GENERAL WARRANTY DEED

THIS DEED, Made and entered in to this 28th day of February, 2003, by and between ALAN RAMSEY, A SINGLE PERSON, of Newton County, State of Missouri, grantor(s), and TERRY L. ARNOLD and KIMI L. ARNOLD, HUSBAND AND WIFE, of Pettis County, State of Missouri, grantee(s).

Grantee'(s) mailing address is 3805 E. Limit Sedalia, MO 65301

WITNESSETH, that the said grantor(s), for and in consideration of the sum of One Dollar and other valuable consideration paid by the said grantee(s), the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the said grantee(s) the following described Real Estate, situated in the County of Pettis and State of Missouri, to wit:

BEGINNING AT A POINT IN THE EAST LINE OF THE RIGHT-OF-WAY OF U. S. HIGHWAY NO. 65, FORTY (40) FEET EAST OF THE NORTHWEST CORNER OF THE WEST FIVE (5) ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NUMBER SEVENTEEN (17) IN TOWNSHIP NUMBER FORTY FIVE (45) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PETTIS AND STATE OF MISSOURI, RUNNING THENCE EAST TWO HUNDRED (200) FEET, THENCE SOUTH TWO HUNDRED (200) FEET, THENCE WEST TWO HUNDRED (200) FEET TO THE EAST LINE OF THE RIGHT-OF-WAY OF U. S. HIGHWAY NO. 65; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF SAID HIGHWAY TWO HUNDRED (200) FEET TO THE PLACE OF BEGINNING.

"Subject to easements apparent or of record and restrictions, if any."

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said grantee(s) forever, the said grantor(s) and the heirs, executors, administrators and assigns of such grantor(s) shall and will WARRANT AND DEFEND the title to the premises unto the said grantee(s), and to the heirs and assigns of such grantee(s) forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2003 and thereafter, and special taxes becoming a lien after the date of this deed.

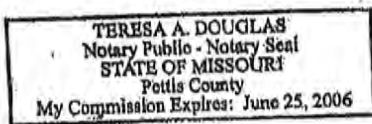
IN WITNESS WHEREOF, the said grantor(s) has or have hereunto set his/her/their hand or hands the day and year first above written.

Alan Ramsey
ALAN RAMSEY

**STATE OF MISSOURI
COUNTY OF PETTIS**

On this 28th day of February, 2003, before me personally appeared ALAN RAMSEY, A SINGLE PERSON, to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

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



Teresa A. Douglas
Notary Public

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A PERMANENT UTILITY EASEMENT FOR SEWER AND WATER PURPOSES FOR PROPERTIES LOCATED AT 3815 SOUTH LIMIT AND 3905 SOUTH LIMIT.

WHEREAS, Bravo Charlie Properties, LLC, have granted to the City of Sedalia a 30 foot wide permanent sanitary sewer and water utility easement for properties located at 3815 South Limit and 3905 South Limit for Sanitary Sewer extensions and replacement, Project B as more fully described in the easement attached hereto and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the permanent sanitary sewer and water utility easement from Bravo Charlie Properties, LLC in substantively the same form and content as proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on the document 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 easement after it has been executed by the parties or their duly authorized representatives and after said ordinance and utility easement has been recorded with the Pettis County Recorder of Deed's Office.

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 7th day of October, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI BEING PART OF THE TRACTS DESCRIBED BY THE DEED DOCUMENT NO. 2022-6693 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACTS DESCRIBED BY THE DEED DOCUMENT NO. 2022-6693 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACTS DESCRIBED BY THE DEED DOCUMENT NO. 2022-6693 OF THE PETTIS COUNTY RECORDS, N 02°08'43"E, 343.19 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.24 ACRES, MORE OR LESS.

THE SIDELINES OF SAID STRIP TO BE SHORTENED OR ELONGATED TO THE PROPERTY BOUNDARY LINE.

PERMANENT UTILITY EASEMENT

This Indenture, made this 11th day of ^{September} May, 2024, by and between Bravo Charlie Properties LLC, of the County of Pettis, State of Missouri, party of the first part ("Grantor") and the City of Sedalia, a municipal corporation, of the County of Pettis, State of Missouri, party of the second part ("Grantee").

Mailing Address of Grantee: 200 S. Osage Avenue, Sedalia, Missouri 65301

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and 00/100 (\$1.00), to them paid by the said second party, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and sell, convey and confirm unto the Grantee, its successors and assigns, the following described real tract or parcel of land situated in the County of Pettis, State of Missouri, to-wit: an exclusive Permanent 30-foot-wide Sewer and Water Utility Easement over, under, along, through, across, and upon the property legally described in Exhibit A and shown on the map in Exhibit B, which is attached hereto and incorporated by this reference, for the purpose of and upon the terms and conditions hereinafter set forth.

Consideration includes the privileges and benefits mutually obtained. The improvement will allow sewer and water utility improvements to be available and will enhance property value. The Grantee will make a considerable investment on the easement area. The consideration herein stated compensates Grantor for allowing Grantee to go upon said lands and lay the initial or repair existing structures, however Grantee is obliged to maintain and repair disturbance of the easement area and any ingress and egress routes so no damage will result from the use by Grantee including to any adjacent land of the Grantor or Grantor's heirs or assigns. After the initial construction, the Grantee will pay the Grantor or Grantor's heirs or assigns any damages occasioned by use of the easement area and access routes, or in the alternative, at Grantee's option, will be permitted to repair the same to the condition prior to the damage by Grantee as is reasonably feasible as promptly as weather, ground condition, and scheduling reasonably permit.

Purpose. A permanent 30-foot-wide utility easement over, under, along, through, across, and upon the property above described, for the construction and installation, inspection, maintenance, repair, rebuild, replace, and removal of sewer and water utility improvements.

Compliance with Laws. The Grantee shall use the Easement in compliance with all applicable statutes, ordinances, rules, and regulations of all governing authorities. This Permanent Utility Easement shall be construed under the laws of the State of Missouri.

Warranty. The Grantor hereby covenants and warrants that it is the owner of the property covered by the Permanent Utility Easement and has the right to grant such Easement.

Further Cooperation. Each party agrees to execute such further documents and to perform such other acts as may be reasonably necessary or desirable to further carry out the purpose and intent of the grant of the Permanent Utility Easement.

IN WITNESS WHEREOF, the parties have executed this Permanent Utility Easement on the day and year first above written.

GRANTOR: Bravo Charlie Properties LLC, Owner

Walter T. Bony, MANAGER

Owner

Sept. 16, 2024

Date

GRANTEE: City of Sedalia

Kelvin L. Shaw, City Administrator

Date

ATTEST:

Jason Myer, City Clerk

MISSOURI ACKNOWLEDGEMENT

STATE OF ~~MISSOURI~~^{Kansas})
COUNTY OF Sedgewick) SS.

On this 16th day of September, 2024, before me personally appeared Walter T. Berry

to me known to be the person(s) described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that they executed the same as their free act and deed and for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.

My term expires June 30, 2027

Kim Loving
Notary Public

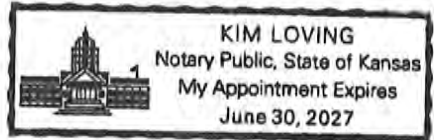


EXHIBIT A

OWNER: BRAVO CHARLIE PROPERTIES LLC
DEED DOCUMENT NO. 2022-6693
PERMANENT PUBLIC SANITARY SEWER AND WATER EASEMENT

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE DEED DOCUMENT NO. 2022-6693 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACTS DESCRIBED BY THE DEED DOCUMENT NO. 2022-6693 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACTS DESCRIBED BY THE DEED DOCUMENT NO. 2022-6693 OF THE PETTIS COUNTY RECORDS, N 02°08'43" E, 343.19 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.24 ACRES, MORE OR LESS.

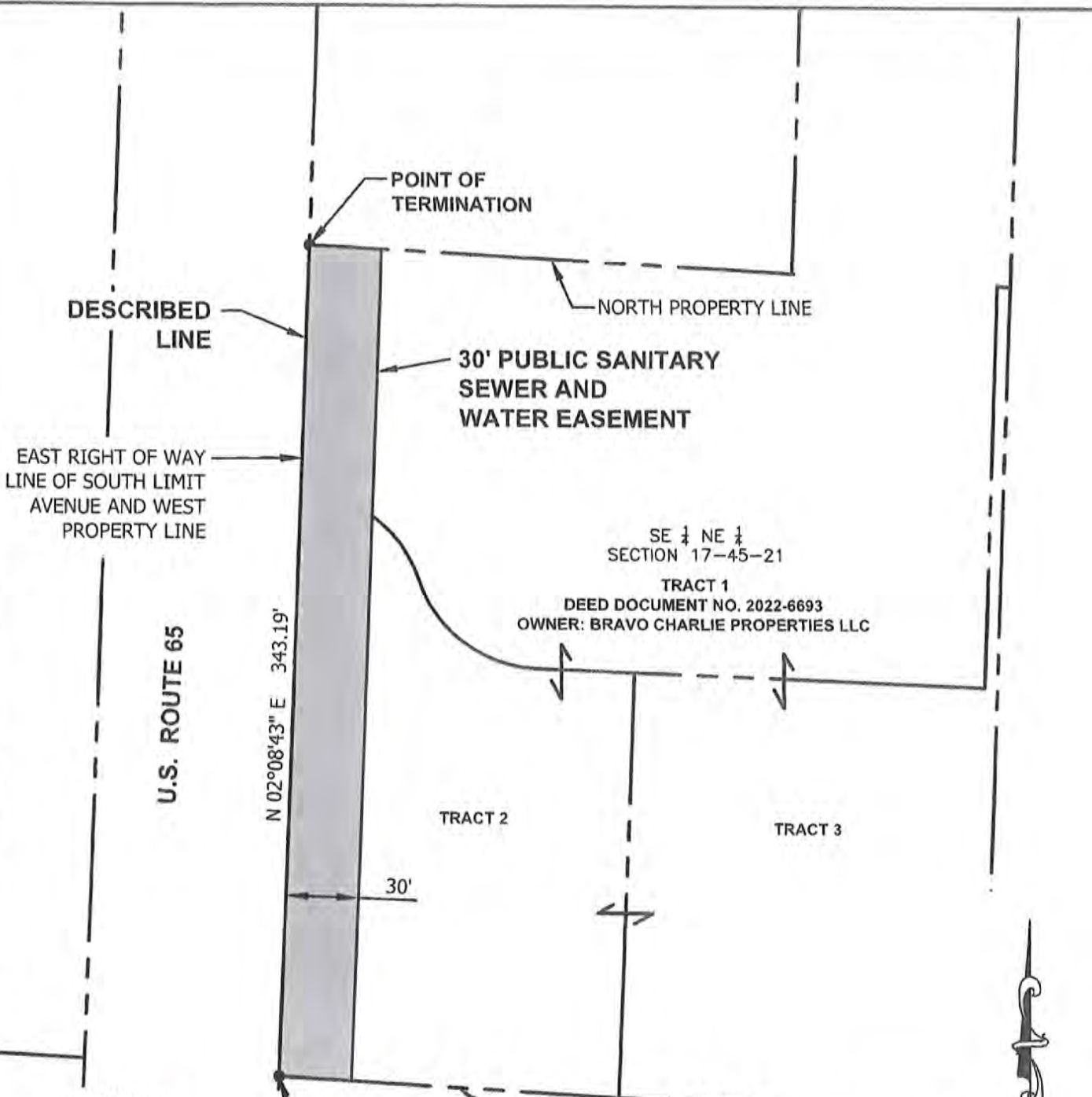
THE SIDELINES OF SAID STRIP TO BE SHORTENED OR ELONGATED TO THE PROPERTY BOUNDARY LINE.

DUSTIN E. KAISER – PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2729

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
601 MONROE STREET, SUITE 201
JEFFERSON CITY, MISSOURI 65101
573-634-3181



Develop name: W:\Proj\212001.009\21201.009_AutoCad\21201.009_Exp\18b3.dwg Layout name: BRAVO CHARLIE Plotted by: 06/06/2024 Plotted on: May 21, 2024 - 2:29pm



U.S. ROUTE 65

N 02°08'43" E 343.19'

SE 1/4 NE 1/4
SECTION 17-45-21
TRACT 1
DEED DOCUMENT NO. 2022-6693
OWNER: BRAVO CHARLIE PROPERTIES LLC

TRACT 2

TRACT 3

30'

POINT OF BEGINNING

SOUTH PROPERTY LINE

POINT OF TERMINATION

NORTH PROPERTY LINE

DESCRIBED LINE

30' PUBLIC SANITARY
SEWER AND
WATER EASEMENT

EAST RIGHT OF WAY
LINE OF SOUTH LIMIT
AVENUE AND WEST
PROPERTY LINE



0 30 60
SCALE: 1" = 60'

EXHIBIT B

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF
AUTHORITY NO. 2005013257
601 MONROE STREET, SUITE 201
JEFFERSON CITY, MISSOURI 65101
573-634-3181



DUSTIN E. KAISER
PROFESSIONAL LAND
SURVEYOR
LICENSE NO. LS-2729

DISPLAY DRAWING

Bartlett & West

BRAVO CHARLIE PROPERTIES LLC
SEDALIA, MISSOURI

PROJ NO:
21201.009
DATE:
MAY 2024

SHEET NUMBER
1 OF 1

2022-6693

RECORDED ON
12/27/2022 11:58 AM
PAGES: 3

BARBARA CLEVINGER
RECORDER OF DEEDS
PETTIS COUNTY, MO

Missouri General Warranty Deed

This Indenture, Made on 21st day of December, 20 22, by and between KYIV Holdings, LLC, a Missouri limited liability company; a Missouri limited liability company as GRANTOR, and Bravo Charlie Properties LLC, a Kansas limited liability company as GRANTEE, whose mailing address is: 2402 E 37th St. N. Wichita, KS 67219.

Property Address: 3815 S Limit Ave 3905 S Limit Ave, Sedalia, MO 63501

*3907 S. Limit Avenue
Sedalia MO 63501*

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of Pettis and State of Missouri, to wit:

See attached "Exhibit A"

Subject to easements, restrictions, reservations, and covenants of record, if any.


TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes and assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR or GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this Instrument on the day and year above written.

KYIV Holdings, LLC, a Missouri limited liability company

By: *Gregg A. Selbert*
Gregg A. Selbert, Manager

File No.: 0010040

 Security 1st Title



State of Kansas)
County of Johnson) ss.

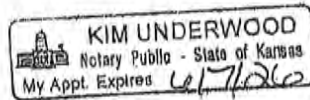
On this 21st day of December, 2022, before me personally appeared Gregg A. Selbert to me known, who being by me duly sworn, did say that he is the Manager of KYIV Holdings, LLC LLC, a(n) Missouri-limited liability company, that the foregoing instrument was signed on behalf of said company by authority of its governing document, and said (Manager) acknowledges said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Kansas County, Johnson the day and year last above written.

Kim Underwood
Kim Underwood

Notary Public in and for said
County and State

My Commission Expires:



File No.: 3010040


 Security 1st Title

Exhibit A

TRACT 1:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65, 362.64 FEET NORTH OF THE SOUTH LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), IN TOWNSHIP FORTY FIVE (45) NORTH OF RANGE TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN SEDALIA, PETTIS COUNTY, MISSOURI, SAID POINT BEING OPPOSITE STATION 23+43 OF SAID U.S. ROUTE 65, THENCE FROM A BEARING OF NORTH 88°54'50" EAST WITH A RADIUS OF 53.40 FEET, RUN TO A BEARING OF SOUTH 21°38'14" EAST, THENCE FROM A BEARING OF SOUTH 21°38'14" EAST WITH A RADIUS OF 53.50 FEET, RUN TO A BEARING OF NORTH 89°02'10" EAST, THENCE NORTH 89°02'10" EAST 184.94 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF SAID 5 ACRE TRACT, THENCE NORTH 01°01'30" WEST PARALLEL WITH THE EAST LINE OF SAID 5 ACRE TRACT 165.66 FEET, THENCE NORTH 89°59'50" EAST 5 FEET TO THE EAST LINE OF SAID 5 ACRE TRACT, THENCE NORTH 01°01'30" WEST 200 FEET TO THE NORTH LINE OF SAID 5 ACRE TRACT, THENCE SOUTH 89°59'50" WEST 90 FEET ALONG THE NORTH LINE OF SAID 5 ACRE TRACT, THENCE SOUTH 01°01'30" EAST 200 FEET, THENCE SOUTH 89°59'50" WEST 200 FEET TO THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 65, THENCE SOUTH 01°01'30" EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 65, 101.36 FEET TO THE PLACE OF BEGINNING.


TRACT 2:

THE WEST 140 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65, 118 FEET NORTH OF THE SOUTH LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 45 NORTH, OF RANGE 21 WEST, PETTIS COUNTY, MISSOURI, THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 65, 246.64 FEET, SAID POINT BEING OPPOSITE STATION 23+43 OF U.S. ROUTE 65, THENCE FROM A BEARING OF NORTH 88°54'50" EAST WITH A RADIUS OF 53.40 FEET RUN TO A BEARING OF SOUTH 21°38'14" EAST, THENCE FROM A BEARING OF SOUTH 21°38'14" EAST WITH A RADIUS OF 53.50 FEET RUN TO A BEARING OF NORTH 89°02'10" EAST, THENCE NORTH 89°02'10" EAST 184.94 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 5 ACRE TRACT 165.66 FEET, THENCE NORTH 89°59'50" EAST 5 FEET TO THE EAST LINE OF SAID 5 ACRE TRACT, THENCE SOUTH ALONG THE EAST LINE OF SAID 5 ACRE TRACT TO A POINT 118 FEET NORTH OF THE SOUTH LINE OF SAID 5 ACRE TRACT, THENCE WEST TO THE PLACE OF BEGINNING.

TRACT 3:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65, 118 FEET NORTH OF THE SOUTH LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 45 NORTH, OF RANGE 21 WEST, PETTIS COUNTY, MISSOURI, THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. ROUTE 65, 246.64 FEET, SAID POINT BEING OPPOSITE STATION 23+43 OF U.S. ROUTE 65, THENCE FROM A BEARING OF NORTH 88°54'50" EAST WITH A RADIUS OF 53.40 FEET RUN TO A BEARING OF SOUTH 21°38'14" EAST, THENCE FROM A BEARING OF SOUTH 21°38'14" EAST WITH A RADIUS OF 53.50 FEET RUN TO A BEARING OF NORTH 89°02'10" EAST, THENCE NORTH 89°02'10" EAST 184.94 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 5 ACRE TRACT 165.66 FEET, THENCE NORTH 89°59'50" EAST 5 FEET TO THE EAST LINE OF SAID 5 ACRE TRACT, THENCE SOUTH ALONG THE EAST LINE OF SAID 5 ACRE TRACT TO A POINT 118 FEET NORTH OF THE SOUTH LINE OF SAID 5 ACRE TRACT, THENCE WEST TO THE PLACE OF BEGINNING, EXCEPT THE WEST 140 FEET THEREOF.

File No.: 3010040

 Security 1st Title

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A PERMANENT UTILITY EASEMENT FOR SEWER AND WATER PURPOSES FOR PROPERTY LOCATED AT 3615 SOUTH LIMIT.

WHEREAS, Leonid Tsurkan and Sima Tsurkan, have granted to the City of Sedalia a 30 foot wide permanent sanitary sewer and water utility easement for property located at 3615 South Limit for Sewer extensions and replacement, Project B as more fully described in the easement attached hereto and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the permanent sanitary sewer and water utility easement from Leonid Tsurkan and Sima Tsurkan in substantively the same form and content as proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on the document 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 easement after it has been executed by the parties or their duly authorized representatives and after said ordinance and utility easement has been recorded with the Pettis County Recorder of Deed's Office.

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 7th day of October, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, N 02°08'43" E, 365.00 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.25 ACRES, MORE OR LESS.

PERMANENT PUBLIC SANITARY SEWER AND WATER AND INGRESS/EGRESS EASEMENT

A FIFTY-FIVE FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE SOUTH LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, S 86°42'26" E, 400.00 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.51 ACRES, MORE OR LESS INCLUSIVE OF 0.04 ACRES OF PERMANENT EASEMENT DESCRIBED ABOVE GRANTED THIS DATE.

PERMANENT UTILITY EASEMENT

This Indenture, made this 22nd day of May, 2024, by and between Leonid Tsurkan and Sima Tsurkan, of the County of Pettis, State of Missouri, party of the first part ("Grantor") and the City of Sedalia, a municipal corporation, of the County of Pettis, State of Missouri, party of the second part ("Grantee").

Mailing Address of Grantee: 200 S. Osage Avenue, Sedalia, Missouri 65301

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and 00/100 (\$1.00), to them paid by the said second party, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and sell, convey and confirm unto the Grantee, its successors and assigns, the following described real tract or parcel of land situated in the County of Pettis, State of Missouri, to-wit: an exclusive Permanent 30-foot-wide Sewer and Water Utility and 55-foot-wide Sewer and Water and Ingress/Egress Easement over, under, along, through, across, and upon the property legally described in **Exhibit A** and shown on the map in **Exhibit B**, which is attached hereto and incorporated by this reference, for the purpose of and upon the terms and conditions hereinafter set forth.

Consideration includes the privileges and benefits mutually obtained. The improvement will allow sewer and water utility improvements to be available and will enhance property value. The Grantee will make a considerable investment on the easement area. The consideration herein stated compensates Grantor for allowing Grantee to go upon said lands and lay the initial or repair existing structures, however Grantee is obliged to maintain and repair disturbance of the easement area and any ingress and egress routes so no damage will result from the use by Grantee including to any adjacent land of the Grantor or Grantor's heirs or assigns. After the initial construction, the Grantee will pay the Grantor or Grantor's heirs or assigns any damages occasioned by use of the easement area and access routes, or in the alternative, at Grantee's option, will be permitted to repair the same to the condition prior to the damage by Grantee as is reasonably feasible as promptly as weather, ground condition, and scheduling reasonably permit.

Purpose. A permanent 30-foot-wide and 55-foot-wide utility easement over, under, along, through, across and upon the property above described, for the construction, installation, inspection, maintenance, repair, rebuild, replace, and removal of sewer and water utility improvements.

Compliance with Laws. The Grantee shall use the Easement in compliance with all applicable statutes, ordinances, rules, and regulations of all governing authorities. This Permanent Utility Easement shall be construed under the laws of the State of Missouri.

Warranty. The Grantor hereby covenants and warrants that it is the owner of the property covered by the Permanent Utility Easement and has the right to grant such Easement.

Further Cooperation. Each party agrees to execute such further documents and to perform such other acts as may be reasonably necessary or desirable to further carry out the purpose and intent of the grant of the Permanent Utility Easement.

IN WITNESS WHEREOF, the parties have executed this Permanent Utility Easement on the day and year first above written.

GRANTORS: Leonid and Sima Tsurkan, Owners



Leonid Tsurkan

5-22-24
Date



Sima Tsurkan

5/22/24
Date

GRANTEE: City of Sedalia

Kelvin L. Shaw, City Administrator

Date

ATTEST:

Jason Myer, City Clerk

MISSOURI ACKNOWLEDGEMENT

STATE OF MISSOURI)
)
COUNTY OF Pettis) SS.

On this 22nd day of May, 2024, before me personally appeared Desnid Tsukan, Sima Tsukan
to me known to be the person(s) described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that they executed the same as their free act and deed and for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.

My term expires 6-15- 2026

Angela Sumner

Notary Public



EXHIBIT A

OWNER: LEONID TSURKAN AND SIMA TSURKAN
DEED DOCUMENT NO. 2006-5045
PERMANENT PUBLIC SANITARY SEWER AND WATER EASEMENT

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, N 02°08'43" E, 365.00 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.25 ACRES, MORE OR LESS.

PERMANENT PUBLIC SANITARY SEWER AND WATER AND INGRESS/EGRESS EASEMENT

A FIFTY-FIVE FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE SOUTH LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2006-5045 OF THE PETTIS COUNTY RECORDS, S 86°42'26" E, 400.00 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.51 ACRES, MORE OR LESS INCLUSIVE OF 0.04 ACRES OF PERMANENT EASEMENT DESCRIBED ABOVE GRANTED THIS DATE.

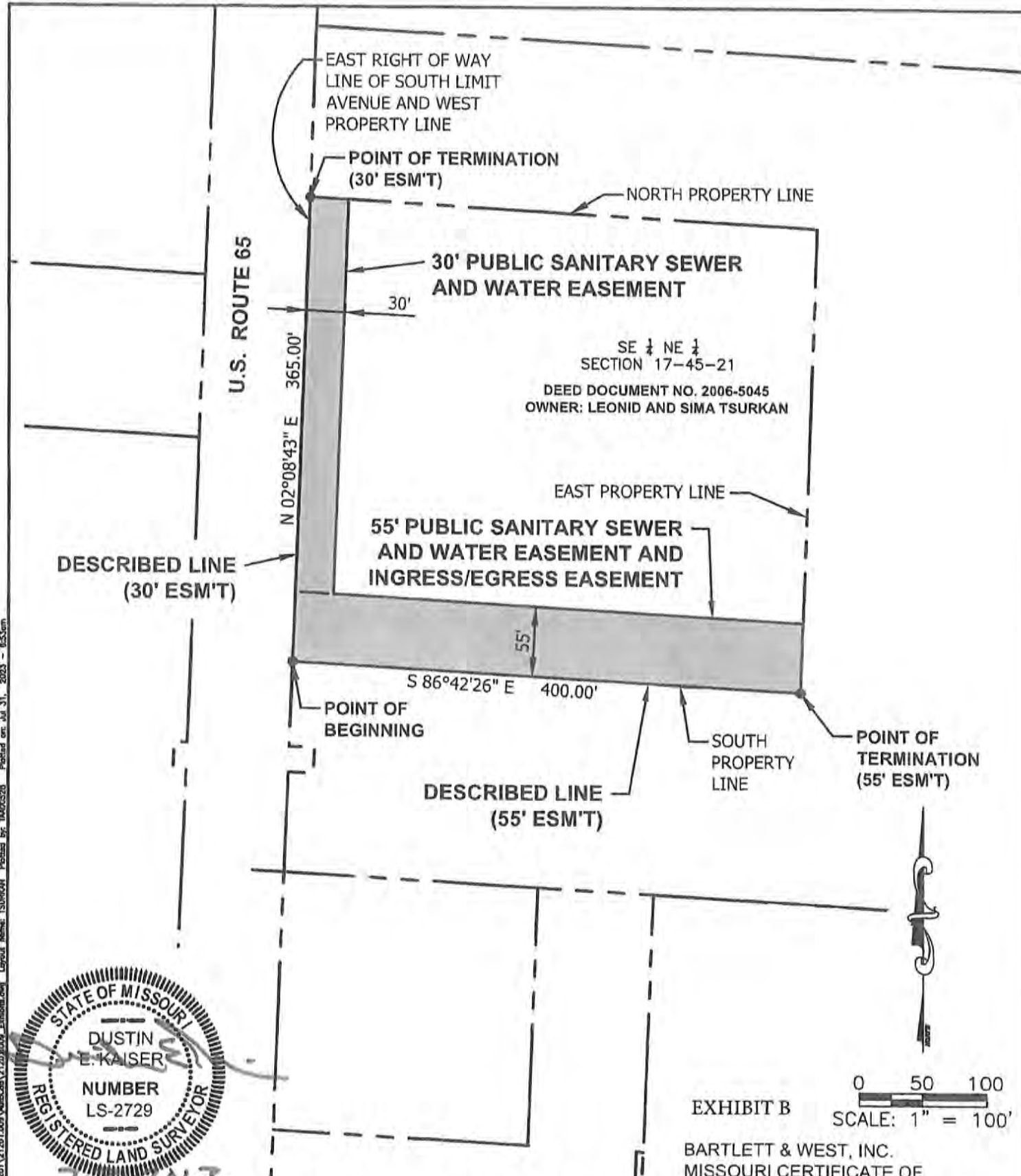
DUSTIN E. KAISER – PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2729

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
601 MONROE STREET, SUITE 201
JEFFERSON CITY, MISSOURI 65101
573-634-3181



7-31-2023

Drawing name: W:\Proj\212001\21201\21201\001\AutoCad\21201\009_Etabelle.dwg Layout name: T5101004H Posted by: TM005280 Posted on: Jul 31, 2023 - 6:53pm



STATE OF MISSOURI
 DUSTIN E. KAISER
 NUMBER LS-2729
 REGISTERED LAND SURVEYOR

DUSTIN E. KAISER
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. LS-2729

EXHIBIT B

 SCALE: 1" = 100'

BARTLETT & WEST, INC.
 MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
 601 MONROE STREET, SUITE 201
 JEFFERSON CITY, MISSOURI 65101
 573-634-3181

DISPLAY DRAWING

<p> 601 MONROE STREET, SUITE 201 - JEFFERSON CITY, MO 65101 PHONE: 573-634-3181 - FAX: 573-634-3184 MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257 </p>	LEONID AND SIMA TSURKAN SEDALIA, MISSOURI		PROJ NO: 21201.009	SHEET NUMBER
	DATE: AUGUST 2023		1 OF 1	1 OF 1

PETTIS COUNTY, SEDALIA, MO
JANET KRESSE, COUNTY RECORDER



07/19/2006
12:09:40PM

#2006-5045
1 OF 2

Warranty Deed

THIS DEED, Made and entered into this 19th day of July, 2006, by and between
Charles W. Ross and Mary R. Ross, husband and wife, (GRANTORS)
of the County of Pettis, State of Missouri, party or parties of the first part, and
Leonid Tsurkan and Silma Tsurkan, husband and wife, (GRANTEES)
of the County of Pettis, State of Missouri, party or parties of the second part.
Grantee's Mailing Address: 3615 South Limit
Sedalia, MO 65301

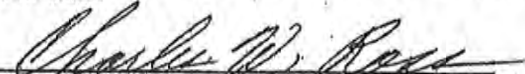
WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Pettis, State of Missouri, to-wit:

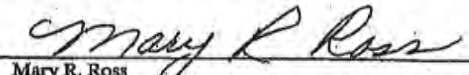
See Attached Legal Description

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises hereby conveyed unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, expecting, however, the general taxes for the calendar year 2006 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.


Charles W. Ross


Mary R. Ross

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE EAST LINE OF U.S. ROUTE NUMBER 65, 134.33 FEET SOUTH OF THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), IN TOWNSHIP FORTY-FIVE (45) NORTH OF RANGE TWENTY-ONE (21) WEST, PETTIS COUNTY, MISSOURI; THENCE EAST 400 FEET; THENCE SOUTH 365 FEET; THENCE WEST 400 FEET TO THE EAST LINE OF SAID U.S. ROUTE 65; THENCE NORTH ALONG THE EAST LINE OF SAID U.S. ROUTE 65, 365 FEET TO THE PLACE OF BEGINNING.

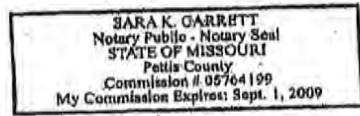
ALSO, AN EASEMENT FOR DRAINAGE PURPOSES OF THE SEWER LAGOON LOCATED ON THE ABOVE DESCRIBED TRACT OVER ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FORTY-FIVE (45) NORTH OF RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT THE TRACT DESCRIBED ABOVE.

STATE OF *Missouri*
COUNTY OF *Pettis*

On this *19th* day of *July*, *2006*, before me personally appeared Charles W. Ross and Mary R. Ross, husband and wife, to me personally known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires:



Sara K. Garritt
Notary Public

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A PERMANENT UTILITY EASEMENT FOR SEWER AND WATER PURPOSES FOR PROPERTY LOCATED AT 3701 SOUTH LIMIT.

WHEREAS, Terry L. and Kimi L. Arnold, have granted to the City of Sedalia a 30 foot wide permanent sanitary sewer and water utility easement for property located at 3701 South Limit for Sanitary Sewer extensions and replacement, Project B as more fully described in the easement attached hereto and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the permanent sanitary sewer and water utility easement from Terry L. and Kimi L. Arnold in substantively the same form and content as proposed

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on the document 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 easement after it has been executed by the parties or their duly authorized representatives and after said ordinance and utility easement has been recorded with the Pettis County Recorder of Deed's Office.

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 7th day of October, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2009-4678 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2009-4678 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2009-4678 OF THE PETTIS COUNTY RECORDS THE FOLLOWING COURSES: N 02°08'43" E, 78.65 FEET; THENCE S 87°51'17" E, 20.00 FEET; THENCE N 02°08'43" E, 20.00 FEET; THENCE N 87°51'17" W, 20.00 FEET; THENCE N 02°08'43" E, 67.08 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.14 ACRES, MORE OR LESS.

PERMANENT UTILITY EASEMENT

This Indenture, made this _____ day of June, 2024, by and between Terry L. Arnold and Kimi L. Arnold, of the County of Pettis, State of Missouri, party of the first part (“Grantor”) and the City of Sedalia, a municipal corporation, of the County of Pettis, State of Missouri, party of the second part (“Grantee”).

Mailing Address of Grantee: 200 S. Osage Avenue, Sedalia, Missouri 65301

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and 00/100 (\$1.00), to them paid by the said second party, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and sell, convey and confirm unto the Grantee, its successors and assigns, the following described real tract or parcel of land situated in the County of Pettis, State of Missouri, to-wit: an exclusive Permanent 30-foot-wide Sewer and Water Utility Easement over, under, along, through, across, and upon the property legally described in **Exhibit A** and shown on the map in **Exhibit B**, which is attached hereto and incorporated by this reference, for the purpose of and upon the terms and conditions hereinafter set forth.

Consideration includes the privileges and benefits mutually obtained. The improvement will allow sewer and water utility improvements to be available and will enhance property value. The Grantee will make a considerable investment on the easement area. The consideration herein stated compensates Grantor for allowing Grantee to go upon said lands and lay the initial or repair existing structures, however Grantee is obliged to maintain and repair disturbance of the easement area and any ingress and egress routes so no damage will result from the use by Grantee including to any adjacent land of the Grantor or Grantor’s heirs or assigns. After the initial construction, the Grantee will pay the Grantor or Grantor’s heirs or assigns any damages occasioned by use of the easement area and access routes, or in the alternative, at Grantee’s option, will be permitted to repair the same to the condition prior to the damage by Grantee as is reasonably feasible as promptly as weather, ground condition, and scheduling reasonably permit.

Purpose. A permanent 30-foot-wide utility easement over, under, along, through, across and upon the property above described, for the construction, installation, inspection, maintenance, repair, rebuild, replace, and removal of sewer and water utility improvements.

Compliance with Laws. The Grantee shall use the Easement in compliance with all applicable statutes, ordinances, rules, and regulations of all governing authorities. This Permanent Utility Easement shall be construed under the laws of the State of Missouri.

Warranty. The Grantor hereby covenants and warrants that it is the owner of the property covered by the Permanent Utility Easement and has the right to grant such Easement.

Sanitary Sewer Connection. Grantee shall allow Grantor to connect one (1) sanitary sewer line serving Grantor's property to the Grantee's sanitary sewer system and Grantor shall make connection at its expense. The Grantee shall not charge a fee for the Grantor's tap required to connect to the Grantee's sanitary sewer system. Grantor shall not be charged for sewer services until the connection is made. Grantor shall become a utility customer of the Grantee and shall pay all fees and charges established by the Grantee and as may be amended from time to time once the connection is made. The sanitary sewer line serving Grantor's property shall be constructed in compliance with Grantee's regulations and standards. Construction of the Grantor's sanitary sewer line shall be inspected by the Grantee and shall be subject to Grantee's approval. Grantor agrees to bring the new sanitary sewer line to the Grantee's sanitary sewer system within the Permanent Utility Easement and make connection. No additional sanitary sewer line connections shall be made without the Grantee's written consent.

Further Cooperation. Each party agrees to execute such further documents and to perform such other acts as may be reasonably necessary or desirable to further carry out the purpose and intent of the grant of the Permanent Utility Easement.

EXHIBIT A

OWNER: TERRY L. ARNOLD AND KIMI L. ARNOLD
DEED DOCUMENT NO. 2009-4678
PERMANENT PUBLIC SANITARY SEWER AND WATER EASEMENT

A THIRTY-FOOT WIDE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2009-4678 OF THE PETTIS COUNTY RECORDS, BEING ADJACENT, ADJOINING, ABUTTING, AND TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2009-4678 OF THE PETTIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65; THENCE WITH THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 65 AND THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED DOCUMENT NO. 2009-4678 OF THE PETTIS COUNTY RECORDS THE FOLLOWING COURSES: N 02°08'43" E, 78.65 FEET; THENCE S 87°51'17" E, 20.00 FEET; THENCE N 02°08'43" E, 20.00 FEET; THENCE N 87°51'17" W, 20.00 FEET; THENCE N 02°08'43" E, 67.08 FEET TO THE POINT OF TERMINATION OF THIS EASEMENT AND CONTAINS 0.14 ACRES, MORE OR LESS.

DUSTIN E. KAISER – PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2729

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257
601 MONROE STREET, SUITE 201
JEFFERSON CITY, MISSOURI 65101
573-634-3181



U.S. ROUTE 65

EAST RIGHT OF WAY
LINE OF SOUTH LIMIT
AVENUE AND WEST
PROPERTY LINE

PROPERTY LINE

POINT OF
TERMINATION

N 02°08'43" E
67.08'

N 87°51'17" W
20.00'

N 02°08'43" E
20.00'

30' PUBLIC SANITARY SEWER
AND WATER EASEMENT

N 02°08'43" E
78.65'

S 87°51'17" E
20.00'

DESCRIBED
LINE

30'

POINT OF
BEGINNING

SE 1/4 NE 1/4
SECTION 17-45-21

DEED DOCUMENT NO. 2009-4678
OWNER: TERRY L. AND KIMI L. ARNOLD

SOUTH
PROPERTY
LINE



DUSTIN E. KAISER
PROFESSIONAL LAND
SURVEYOR
LICENSE NO. LS-2729

DISPLAY DRAWING



0 50 100
SCALE: 1" = 100'

EXHIBIT B

BARTLETT & WEST, INC.
MISSOURI CERTIFICATE OF
AUTHORITY NO. 2005013257
601 MONROE STREET, SUITE 201
JEFFERSON CITY, MISSOURI 65101
573-634-3181

Bartlett & West

TERRY L. & KIMI L. ARNOLD
SEDALIA, MISSOURI

PROJ NO:
21201.009
DATE:
AUGUST 2023

SHEET NUMBER
1 OF 1

Drawing name: W:\Proj\21201\21201.009\21201.009_21201.009_21201.009_21201.009.dwg Layout name: ARNOLD_ARCHT1_Plot.dwg Printed on: Jul 27, 2023 - 12:22pm



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2009-4678

RECORDED ON
08/28/2009 02:45:47PM
PAGES: 3

JANET KRESSE
RECORDER OF DEEDS
PETTIS COUNTY, MO

Corporation General Warranty Deed

THIS INDENTURE, Made this 28th day of August, 2009, by and between

WESTWIN INVESTMENT CORPORATION, (GRANTORS)

a corporation of the State of Colorado, Party of the First Part, and

TERRY L. ARNOLD AND KIMI L. ARNOLD, HUSBAND AND WIFE, (GRANTEES)

Party or Parties of the Second Part, of the County of Pettis, State of Missouri,

Grantee's Mailing Address: *7030 White Birch
Sedalia, Mo 65301*

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, and by virtue and in pursuance of a resolution of the Board of Directors of said Party of the First Part, a corporation, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, their heirs and assigns, the following described Real Estate, situated in the County of Pettis, State of Missouri, to-wit:

See Attached EXHIBIT A for Legal Description

TO HAVE AND TO-HOLD the same, with all and singular the rights, privileges, appurtenances and amenities thereto belonging unto or in any wise appertaining unto, the said party or parties of the second part and their heirs and assigns, FOREVER, and the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee simple in the premises herein conveyed; that it has good right to convey the same; that the premises are free and clear of any encumbrances whatsoever done or suffered by it or those under whom it claims; that it will make and execute such other and further assurances and do such other acts and things as may be necessary for perfecting the title and confirming the premises hereby granted; and that it will warrant and defend the title to said premises unto the said party or parties of the second part and their heirs and assigns, against the lawful claims of all persons whomsoever; excepting, however, the general taxes for the year 2009 and special assessments becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed by its President, attested by its Secretary (if applicable), and its corporate seal hereto affixed (if applicable), the day and year first above written.

WESTWIN INVESTMENT CORPORATION

By: *Kurt A. Steidley*
Kurt A. Steidley, President

(Corporate Seal (if any)).

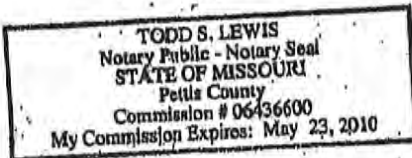
P00908063

STATE OF *Missouri* }
COUNTY OF *Pettis* }

On this 28th day of August, 2009, before me personally appeared Kurt A. Steidley, to me personally known, who being by me duly sworn (or affirmed) did say that Kurt A. Steidley is the President of WESTWIN INVESTMENT CORPORATION, a Corporation of the State of Colorado, and that the seal affixed (if any) to the foregoing instrument is the corporate seal of said corporation, and that the instrument was signed (and sealed, if applicable) on behalf of said corporation by authority of its Board of Directors, and said Kurt A. Steidley, President, acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: *5/23/2010*



Notary Public *Todd S. Lewis*

LEGAL DESCRIPTION

THE WEST 660.0 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 45 NORTH, OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI, EXCEPT THAT PART HERETOFORE DEEDED TO STATE OF MISSOURI FOR PART OF STATE HIGHWAY NO. 65; EXCEPT BEGINNING AT THE INTERSECTION OF THE EAST LINE OF U.S. HIGHWAY 65 AND THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, THENCE EAST 400 FEET; THENCE SOUTH 134.33 FEET; THENCE WEST 400 FEET TO THE EAST LINE OF SAID U.S. HIGHWAY 65; THENCE NORTH ALONG SAID LINE 134.33 FEET TO THE POINT OF BEGINNING; AND EXCEPT BEGINNING AT A POINT IN THE EAST LINE OF U.S. HIGHWAY 65, 134.33 FEET SOUTH OF THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE EAST 400 FEET; THENCE SOUTH 365 FEET; THENCE WEST 400 FEET TO THE EAST LINE OF SAID U.S. HIGHWAY 65; THENCE NORTH ALONG THE EAST LINE OF SAID U.S. HIGHWAY 65, 365 FEET TO THE POINT OF BEGINNING.

P00908063S



Let's Cross Paths

City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

To: Kelvin Shaw, City Administrator
Through: Chris Davies, City Engineer
From: Jeremy Stone, Public Works Project Manager
Date: September 20, 2024
Subject: Acceptance of Four (4) Permanent Utility Easements for Sanitary Sewer Extension

The Public Works Department is seeking approval of four (4) permanent utility easements. The City project, RFQ 2023-001 Sanitary Sewer Extensions and Replacements Project B is currently still in the design phase and this project will extend an existing sewer main from the 3500 block of S. Limit Ave. to the 4000 block of S. Limit Ave.

In order to construct this project, four (4) permanent utility easements are required. The easements are located at 3615 S. Limit Ave., 3701 S. Limit Ave., 3805 S. Limit Ave., and 3815 and 3905 S. Limit Ave. The property owners have agreed and signed the easement agreements.

The executed easement agreements are attached for review. Thank you for considering the acceptance of these easements.

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

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI,
STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AND INCREASE
THE CITY'S ANNUAL BUDGET FOR FISCAL YEAR 2025.**

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

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

WHEREAS, the City Council of the City adopted and approved the City's annual budget for Fiscal Year 2025 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 11990 on March 18, 2024, and

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

WHEREAS, expenses for City's operations for Fiscal Year 2025 have been higher than budgeted, but do not exceed revenues plus the City's unencumbered balance brought forward from previous years; and

WHEREAS, the City Council of the City desire to state the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2025 annual budget.

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

Section 1. Expenditures from the City's WPC Fund must be increased by a total of \$43,089.74 above the amount authorized in the adopted annual budget for Fiscal Year 2025. An amendment to increase said budget is necessary for the following facts and reasons:

- A. Repair 2013 Vac-com Vacuum Truck.

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

PASSED by the City Council of the City of Sedalia, Missouri, on October 7, 2024

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025
REGARDING WPC VAC TRUCK REPAIRS**

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

Section 1. The 2024-2025 fiscal year budget beginning April 1, 2024 and ending March 31, 2025 is hereby amended to modify certain budgeted line items as they appear on the attached schedule and made a part hereof as Exhibit A as if fully set out herein.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 7th day of October 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

Exhibit A
City of Sedalia
FY25 Budget Amendment 10/7/2024 WPC Vac Truck Repairs

Account / Description	Current Budget	Change	Amended Budget	Comments
Expenditures / Uses of Funds				
61-50-222-02 Veh & Equip Repairs & Parts	35,400.00	43,089.74	78,489.74	Vac Truck Repairs
Total Expenditure Change		<u>43,089.74</u>		
		<u>(43,089.74)</u>		Net Increase (Decrease) in Projected Fund Balance

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR REPAIRS OF WATER POLLUTION CONTROL VAC TRUCK.

WHEREAS, the City of Sedalia, Missouri received a quote from Red Equipment, LLC for repair, parts and nozzles for the Water Pollution Control VAC Truck; and

WHEREAS, under the quote, the City of Sedalia, Missouri shall pay the sum and of amount of Forty-three Thousand Eighty-nine Dollars and Seventy-four Cents (\$43,089.74) to Red Equipment, LLC for said repairs as more fully described in the quote attached hereto and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the quote from Red Equipment, LLC in substantively the same form and content as the quote has been proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri on the quote 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 quote 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 7th day of October 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk



Let's Cross Paths

City of Sedalia

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 www.sedalia.com

To: Matt Wirt, Assistant City Administrator
From: William Bracken, Utilities Director
Date: September 25th, 2024
Subject: Repairs to 2013 Vac-con Vacuum Truck and budget amendment

I recommend that we proceed with the repair quote from Red Equipment for the Water Pollution Control Department. The total cost, after trade-in, is \$43,089.74. Initially, we had budgeted \$3,000 for these repairs; however, after a detailed inspection, it was determined that the truck's condition was worse than originally expected. Replacing the truck with something used would be significantly more expensive and would likely also require repairs.

We attempted to auction the 2008 Vac-Con truck to help offset the repair costs, but the highest bid was only \$4,500. Red Equipment reached out and offered a trade-in deal, allowing us to apply most of the parts cost for that truck toward the repair bill. As the sole provider of Vac-Con equipment repairs, Red Equipment provided an initial repair estimate totaling \$83,300.98. With the trade-in value of \$40,221.24, the remaining balance is \$43,089.74. This will necessitate a budget amendment in the amount of \$43,089.74.

The repairs will return the 2013 model truck to service, enabling us to resume critical wastewater system repairs.



RED

EQUIPMENT, LLC

1150 S. Sterling Avenue, Independence, MO 64054

Phone: 816-231-2005 Fax: 816-461-8511

www.redequipmentco.com

May 22, 2024

City of Sedalia

201 S Marvin

Sedalia, MO 65301

To whom it may concern,

This letter is to state that Red Equipment, LLC is your sole source provider/dealer for Vac-Con Equipment including parts, repair and nozzles in the Western Missouri Territory. Red Equipment, LLC is also a dealer of Piranha hoses and fittings, ENZ sewer nozzles and miscellaneous sewer tools for Vac-Con trucks.

We look forward to taking care of any of your purchasing and service needs. Thank you for your business.

Thank you,

Bill Akins

General Manager

816.231.2005



Red Equipment, LLC.
 1150 S. Sterling Ave
 Independence, MO 64054
 Phone: 816-231-2005
 www.redequipmentco.com

Ship To: IN STORE PICKUP

Branch 01 - INDEPENDENCE		
Date 09/24/2024	Time 9:11:16 (O)	Page 1
Account No SEDAL001	Phone No	Est No 04 000173
Ship Via	Purchase Order	
Tax ID No		
	Salesperson AJ1	

Invoice To: SEDALIA CITY OF MO - WASTEWATER
 200 SOUTH OSAGE
 EMAIL INVOICES
 SEDALIA MO 65301

ESTIMATE EXPIRY DATE: 10/24/2024

SERVICE ESTIMATE - NOT AN INVOICE

Stock #: 11136666 VACUUM TRUCK MS #: 11136666
 Make: VC Model: VAC-CON
 Is to have the following work done

Misc Repairs
ADDITIONAL DESCRIPTION:
 Misc repairs/modifications

Part#	Description	Qty	Price	Amount
690-1770	SEALED CAM ROLL	5	64.97	324.85
	SEALED CAM ROLLER			
690-1179	DOOR SEAL 5 THR	1	391.63	391.63
	DOOR SEAL 5 THRU 16 YARD			
630-4017	REEL SUPPORT WA	1	181.67	181.67
	REEL SUPPORT WARNING SWITCH HARNESS			
640-0020	POWERBAND 2GR/5	1	146.47	146.47
	POWERBAND 2GR/5VX500 COG BELT			
650-1822	SERPENTINE BELT	1	218.90	218.90
711-54395	BOOM CRADLE ASS	1	1867.70	1867.70
711-54613	BOOM HOSE DOCKI	1	943.30	943.30
680-0001	KANAFLEX HOSE-	13	66.49	864.37
	KANAFLEX HOSE- 180AR 8'			
711-3870	TELESCOPIC ASSE	1	8052.13	8052.13
	TELESCOPIC ASSEMBLY 10 FOOT			
621-2009	HOSE HYD -24 24	18	18.74	337.32
	HOSE HYD -24 24MVX 100 FT			
508J600CC00	HOSE ASSEMBLY	2	324.95	649.90
661-1406	PACKING KIT FOR	1	441.56	441.56
	PACKING KIT FOR GP7145			
711-14516S3	VACUUM COMPRESS	1	40221.24	40221.24
	VACUUM COMPRESSOR ASSY - SHIPPING ORDER			
670-30547	VACUUM BREAKER	1	532.53	532.53
	VACUUM BREAKER FIELD RETRO FIT			
711-12776	WEAR PLATE ASSY	1	515.31	515.31

Thank You For Your Business!



RED
EQUIPMENT, LLC

Red Equipment, LLC.
1150 S. Sterling Ave
Independence, MO 64054
Phone: 816-231-2005
www.redequipmentco.com

Ship To: IN STORE PICKUP

Invoice To: SEDALIA CITY OF MO - WASTEWATER
200 SOUTH OSAGE
EMAIL INVOICES
SEDALIA MO 65301

Branch 01 - INDEPENDENCE		
Date 07/22/2024	Time 9:11:16 (O)	Page 2
Account No SEDAL001	Phone No	Est No 04 000173
Ship Via	Purchase Order	
Tax ID No		
	Salesperson AJ1	

ESTIMATE EXPIRY DATE: 10/23/2024

SERVICE ESTIMATE - NOT AN INVOICE

Part#	Description	Qty	Price	Amount
WEAR PLATE ASSY-72' DIA 11 GA HRS				
711-12984	DEBRIS TANK SCR	1	2080.02	2080.02
DEBRIS TANK SCREEN ASSY				
711-9565	DEBRIS TANK DEF	1	2982.06	2982.06
633-1680	L.E.D. TAIL LIG	1	160.87	160.87
633-0525	LIGHTBAR ASSY /	1	732.99	732.99
SHOP	SHOP MISC	1	40.00	40.00
SHOP2	SHOP MISC	1	78.06	78.06
SHOP3	SHOP MISC	1	125.80	125.80
SHOP4	SHOP MISC	1	207.37	207.37
SHOP5	SHOP MISC	1	49.13	49.13
SHOP6	SHOP MISC	1	57.77	57.77
SHOP7	SHOP MISC	1	171.07	171.07
SHOP8	SHOP MISC	1	76.96	76.96
Trade In - 2008 Vac-Con Truck		1	-40221.24	-40221.24

Parts: 62450.98
Labor: 20850.00
Trade In: -40221.24
TOTAL: 43089.74

Authorization: _____

Thank You For Your Business!

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

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI,
STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AND INCREASE
THE CITY'S ANNUAL BUDGET FOR FISCAL YEAR 2025.**

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

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

WHEREAS, the City Council of the City adopted and approved the City's annual budget for Fiscal Year 2025 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 11990 on March 18, 2024, and

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

WHEREAS, expenses for City's operations for Fiscal Year 2025 have been higher than budgeted, but do not exceed revenues plus the City's unencumbered balance brought forward from previous years; and

WHEREAS, the City Council of the City desire to state the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2025 annual budget.

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

Section 1. Expenditures from the City's General Fund must be increased by a total of \$11,300 above the amount authorized in the adopted annual budget for Fiscal Year 2025. An amendment to increase said budget is necessary for the following facts and reasons:

- A. Purchase ARCGIS Enterprise Agreement.

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

PASSED by the City Council of the City of Sedalia, Missouri, on October 7, 2024

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025 REGARDING PW ADMIN ARCGIS PURCHASE.

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

Section 1. The 2024-2025 fiscal year budget beginning April 1, 2024 and ending March 31, 2025 is hereby amended to modify certain budgeted line items as they appear on the attached schedule and made a part hereof as Exhibit A as if fully set out herein.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 7th day of October 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

Exhibit A
 City of Sedalia
 FY25 Budget Amendment 10/7/2024 PW Admin ARCGIS Purchase

Account / Description	Current Budget	Change	Amended Budget	Comments
Expenditures / Uses of Funds				
10-10-225-00 Maintenance Agreements	59,988.50	11,300.00	71,288.50	Purchase ARCGIS Enterprise Agreement
Total Expenditure Change		<u>11,300.00</u>		
		<u>(11,300.00)</u>		Net Increase (Decrease) in Projected Fund Balance

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN ENTERPRISE AGREEMENT FOR PURCHASE OF ARCGIS ONLINE PROGRAM.

WHEREAS, the City of Sedalia, Missouri has received an enterprise agreement from ESRI, LLC for the purchase of ArcGIS online which is used by the City's GIS program for licensing, support, and maintenance of the GIS program; and

WHEREAS, under the agreement, and as consideration therefore, the City of Sedalia, Missouri shall pay the following sums and amounts to ESRI, LLC over the next 3 years:

- Year 1 - \$11,300.00
- Year 2 - \$20,300.00
- Year 3 - \$29,300.00

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 an agreement by and between the City of Sedalia, Missouri and ESRI, LLC.

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 any documents to effect such an agreement.

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 7th day of October 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

MEMO

TO: Mayor and City Council

THRU: Kelvin L. Shaw, City Administrator
Matthew Wirt, Assistant City Administrator
Jason Myers, City Clerk
Jessica Pyle, Finance Manager

FROM: Christopher R. Davies, P.E. City Engineer

DATE: October 1, 2024

**SUBJECT: BUDGET AMENDMENT – PURCHASE OF ARCGIS ONLINE
(ENTERPRISE AGREEMENT)**

Background:

The City of Sedalia has been using “GIS” for the past 12 to 13 years. Prior to September 2024, the Chief Building Official maintained the system and prior to that “GIS” was housed in Public Works (Engineering). In September of 2024 the City hired a “GIS” person to be the person in charge of “GIS”.

“GIS” (Geographic Information System) is a general term used for our system; more specifically we are using a product from ESRI and they are the global market leader in geographic information system software, location intelligence and mapping, they have been in business since 1969. ArcGIS is the specific software we are currently using for comprehensive and scalable digital mapping and analytics software.

When we/you access either Beacon or Integrity to view data (properties, roads, and water or wastewater information) ArcGIS is running in the background and these two programs (Beacon and Integrity) are what are called “viewers”, they provide a simple way to view the data in ArcGIS.

Currently the City uses the following programs/companies and pays a yearly fee to maintain our GIS data:

1. Public Works ArcGIS
2. Water ArcGIS
3. Integrity
4. SAM (they are a private company the City sends current information to update our GIS)

Discussion:

As you may be aware GIS is a very powerful tool to assist City staff in their daily operations; however it is also very useful for the public, there are endless possibilities with a well maintained and comprehensive GIS system. However, the system’s usefulness depends on the accuracy and timeliness of the data. We have found that we have been maintaining multiple copies or snapshots of the data for various departments. Further that not all of these databases are updated at the same time and consequently have different information in them. So the

information used by the 911 dispatch operators may be different than that being used by the water department and each of those may be different than what we see in Beacon. Further, as we add new water, sewer, storm water, streets, etc. that information is not being kept reasonably current in any of the databases. That is precisely why this position was created, to maintain and keep our data up to date, provide solutions for other departments within the City and for assisting the general public and business. To accomplish this goal requires, at a minimum one person dedicated full time to GIS.

Along with having a staff person for GIS, it also requires the correct tools and equipment. This includes the correct computer, storage availability, processes for inputting new data, and being able to provide the data back to the end users in an easily accessible format.

We have been working diligently to understand what the City is currently using and agreements that are in place for our current system – again our goal is to reduce the number of programs/companies we pay to provide one consolidated system, with one primary data base maintained by the appropriate staff.

As mentioned before, ESRI is our primary program provide and our current system will no longer be supported after 2026, and the City will have to make a change at that time. We will have two options: 1) ArcGIS Pro, or 2) Enterprise Agreement; the basic differences between the two are one is on the “cloud” (Enterprise Agreement). The benefit with being on the “cloud” is it provides more flexibility and ease of transferring and maintaining data. In discussion with our representative from ESRI, with an Enterprise Agreement, we would have unlimited access to wide range of software and solutions suitable for a variety of departments, be able to share information within our organization without the date being public (if need be).

Since the City is starting from new, ESRI has provided the City with a stair step cost over the next three (3) years:

Year 1 - \$11,300

Year 2 - \$20,300

Year 3 - \$29,300

The reason for the stair step is they understand that since we are learning a new system we are not using ArcGIS to its full potential.

If City council approves this budget amendment, they are committing or understanding that staff will be putting in the budgets for the next two years the cost for years 2 and 3 – which is a commitment of \$60,900.00.

It should be noted that as staff becomes more knowledgeable and proficient with GIS there will be savings in the future by reducing the number of programs needed and paid support from outside vendors.

Recommendation:

City staff recommends approval of the Enterprise Agreement with ESRI and a budget amendment for FY 2025 in the amount of \$11,300.00.

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

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI,
STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AND INCREASE
THE CITY'S ANNUAL BUDGET FOR FISCAL YEAR 2025.**

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

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

WHEREAS, the City Council of the City adopted and approved the City's annual budget for Fiscal Year 2025 in accordance with the requirements of Section 67.010, RSMo, by Ordinance No. 11990 on March 18, 2024, and

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

WHEREAS, expenses for City's operations for Fiscal Year 2025 have been higher than budgeted, but do not exceed revenues plus the City's unencumbered balance brought forward from previous years; and

WHEREAS, the City Council of the City desire to state the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2025 annual budget.

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

Section 1. Expenditures from the City's General Fund must be increased by a total of \$12,187 above the amount authorized in the adopted annual budget for Fiscal Year 2025. An amendment to increase said budget is necessary for the following facts and reasons:

- A. Purchase laptop and rams and small bullet resistant shields, offset by grant funding.

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

PASSED by the City Council of the City of Sedalia, Missouri, on October 7, 2024

Presiding Officer of the Council

ATTEST: _____
Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025
REGARDING POLICE EQUIPMENT PURCHASES.**

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

Section 1. The 2024-2025 fiscal year budget beginning April 1, 2024 and ending March 31, 2025 is hereby amended to modify certain budgeted line items as they appear on the attached schedule and made a part hereof as Exhibit A as if fully set out herein.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 7th day of October 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

Exhibit A
City of Sedalia
FY25 Budget Amendment 10/7/2024 Police Equipment Purchases

Account / Description	Current Budget	Change	Amended Budget	Comments
Revenues / Source of Funds				
10-00-447-00 Police Grant: Shields	(5,500.00)	(7,427.00)	(12,927.00)	MO Dept of Public Safety Homeland Security Grant
10-00-428-00 Police Grants	(81,690.75)	(4,760.00)	(86,450.75)	MO Dept of Highway Safety
Total Revenue Change		<u>(12,187.00)</u>		
Expenditures / Uses of Funds				
10-63-351-00 Equipment	374,770.32	7,427.00		Purchase rams and small bullet resistant shields
10-63-351-00 Equipment		4,760.00	386,957.32	Purchase laptop for DRE/Phlebotomist programs
Total Expenditure Change		<u>12,187.00</u>		
		<u>-</u>		Net Increase (Decrease) in Projected Fund Balance

Sedalia Police Department
DEPARTMENTAL MEMORANDUM
Office of the Chief of Police

To : City Administrator Kelvin Shaw

From : Chief David Woolery_____

Date : October 3rd, 2024

Ref : Grant Acceptance and Related Budget Amendment

The Sedalia Police Department has applied for and received the Missouri Department of Public Safety Office of Homeland Security Grant. The grant is designed to help bolster patrol function by providing rams and small bullet resistant shields in every marked patrol unit. This will enable officers to have the emergency equipment accessible when they need it. The grant was not planned in the FY 2025 budget. As a result, I request a budget amendment for a total of \$7,427.00 for the equipment account 10-63-351-00.

Also we have received a commitment from the Department of Highway Safety to purchase a Panasonic CF33 laptop for the DRE/Phlebotomist programs. They will reimburse us 100% of the purchase price for the laptop. I am requesting a budget amendment for a total of \$4,760.00 for the equipment account 10-63-351-00.

Office of the Mayor

TO: Members of City Council
FROM: Mayor Andrew Dawson
DATE: October 3, 2024
RE: New Appointment

I would like to make the following recommendation:

New Appointments:

BOARD/COMMITTEE	MEMBER	TERM
Sedalia Public Library		
	Tessa Childers	Replacing Reva Woodward Three Year Term 7/1/2024-6/30/2027

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REAL ESTATE CONTRACT FOR THE SALE OF PROPERTY BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND _____.

WHEREAS, the City of Sedalia, Missouri has received a proposal to enter into a real estate contract with _____, for the sale of property; and

WHEREAS, under the real estate contract, _____, shall pay the City of Sedalia, Missouri the sum and of amount of _____ for said property as more fully described in the contract attached hereto and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri hereby approves and accepts the real estate contract by and between the City of Sedalia, Missouri and _____ in substantively the same form and content as it has been proposed.

Section 2. The Mayor or City Administrator are authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri on the real estate contract 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 real estate contract 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 7th day of October 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 7th day of October 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk