



City Council Meeting Agenda
Monday, December 16, 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** – Andrew L. Dawson – Council Chambers
- B. LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. PUBLIC MEETING** – FY 2025-2026 Strategic Plan & Budget
- E. PUBLIC HEARING** – Expansion of 353 Redevelopment Plan
- F. SPECIAL AWARDS**
 - A. Presentation** – Fire Department Badge Pinnings
 - 1. Robert Ladd, Firefighter
 - 2. Parker Stevens, Firefighter
 - B. Check Presentation** – Owens Corning – Fire Extinguisher Demonstrator Repairs
- G. SERVICE AWARDS/RETIREMENT AWARDS** – None
- I. APPROVAL OF PREVIOUS SESSION MINUTES**
 - A.** Council Meeting – December 2, 2024
- II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES** – None
- III. ROLL CALL OF STANDING COMMITTEES**
- IV. A. PUBLIC SAFETY** - Chairman Jack Robinson; Vice Chairman Steve Bloess
 - 1. Presentation** – Sedalia-Pettis County Emergency Management Agency: Annual Report (Trisha Rooda, Presenter)
 - B. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairman Thomas Oldham
 - 1. Presentation** – Financial Update (Jessica Pyle, Presenter)
 - 2. Waiver of Open Container Laws** – Lions Club St. Patrick’s Day Pub Crawl – Saturday, March 15, 2025

Council Discussion led by Chairwoman Boggess
 - O** Call for Ordinance waiving the requirements of Section 4-3(A) of the Code of Ordinances of the City of Sedalia, Missouri and imposing other conditions relating to the Sedalia Lions Club Pub Crawl on Saturday, March 15, 2025 during the hours of 12:00 p.m. to 7:00 p.m. in downtown Sedalia – Mayor Dawson
 - C. PUBLIC WORKS** – Chairman Bob Hiller; Vice Chairwoman Tina Boggess
 - 1. Strategic Planning Presentation** – Water & Wastewater (William Bracken, Presenter)
 - 2. Agreement** – Small Sanitary Sewer Project A – Sewer Installation – Do-Rite Construction – \$411,664.00

Council Discussion led by Chairman Hiller

- Call for Ordinance Authorizing an agreement for Small Sanitary Sewer Project A – Mayor Dawson

3. Agreement for Prairie Hollow Water & Sewer Main Extension – Do-Rite Construction & Excavating, LLC - \$1,484,918.00

Council Discussion led by Chairman Hiller

- Call for Ordinance Authorizing an agreement for Prairie Hollow Water and Sewer Main Extension – Mayor Dawson

4. Presentation – Compost Facility Fees (Justin Bray, Presenter)

- Call for Ordinance Amending Compost Facility products and fees and incorporating said fees into the City's Fee Schedule – Mayor Dawson

5. Agreement – Plug Water Well #7 – Flynn Drilling Company – \$30,990.25

Council Discussion led by Chairman Hiller

- Call for Ordinance Authorizing an Agreement to plug and seal Water Well number 7 – Mayor Dawson

6. Application – Pettis County Local Municipality Infrastructure Improvement Grant

Council Discussion led by Chairman Hiller

- Call for Resolution Authorizing the submission of an application for the Pettis County Local Municipality Infrastructure Improvement Grant – Mayor Dawson

7. Quote – Trojan Technologies – Central and Southeast Wastewater Treatment Plants – \$100,293.16

Council Discussion led by Chairman Hiller

- Call for Ordinance Approving and Accepting a quote for UV system purchase of L33er Control Logix Processors, Power Supplies and upgraded HMI – Mayor Dawson

8. Commitment to eliminate Traffic Fatalities and Serious Crashes – Safe Streets and Roads for All – Safe Streets for Sedalia Action Plan

Council Discussion led by Chairman Hiller

- Call for Ordinance proclaiming the City of Sedalia's commitment to eliminate traffic fatalities and serious injury crashes by 2032 and the adoption and implementation of the Safe Streets for Sedalia Action Plan – Mayor Dawson

9. Time Extension – Sedalia Central Wastewater Treatment Plant Aeration Improvements - Change Order 001 – Burns & McDonnell

Council Discussion led by Chairman Hiller

- Call for Ordinance Authorizing Change Order No. 1 for time extension on Central Plant Aeration Improvements – Mayor Dawson

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

1. Expansion of 353 Redevelopment Plan

Council Discussion led by Chairwoman Foster

- Call for Ordinance approving a superseding addendum to Sedalia Redevelopment Corporation’s redevelopment area for the development plan approved on May 18, 2020; and declaring an area described in such superseding addendum to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare – Mayor Dawson

V. OTHER BUSINESS

A. APPOINTMENTS – None

B. LIQUOR LICENSES

Renewal

*Adam McMillin dba Walmart Store No. 219, 3201 West Broadway, Packaged Liquor & Sunday Sales – \$450.00

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>

Click on any agenda item to view the related documentation

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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.

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United States (Toll Free): 1 866 899 4679

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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 DECEMBER 13, 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



OFFICE OF THE ASSISTANT CITY ADMINISTRATOR

To: Honorable Mayor Andrew L. Dawson & City Council Members
From: Matthew Wirt, Assistant City Administrator
Re: Agenda items for City Council meeting on Monday, December 16, 2024, 6:30 p.m.

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

1. Trisha Rooda the Director of the Sedalia-Pettis County Emergency Management Agency will provide her annual report.

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

1. Jessica Pyle, Finance Director, will provide an update on major trends in tax revenue collections.
2. The Sedalia Lions Club Pub Crawl is a well-organized and locally driven event scheduled to take place in downtown Sedalia on March 15, 2025, from 12:00 p.m. to 7:00 p.m. Participants will be required to verify their age (21 and older) and will be provided with a unique wristband and cup, ensuring compliance with event regulations. To enhance the event experience, the City will temporarily close certain downtown streets to vehicular traffic allowing for safe and enjoyable pedestrian access during the Pub Crawl. Additionally, the waiver of open container laws within the barricaded area will enable participants to responsibly enjoy beverages purchased from participating establishments while maintaining adherence to all other applicable liquor laws, which will be strictly enforced. The Lions Club will employ off-duty Sedalia Police Officers to monitor the event for compliance and safety.

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

1. Utilities Director William Bracken will continue this year's presentations of strategic planning for each department. Director Bracken will present at this meeting an overview of the plans for the Utilities Department.

As a reminder, I ask that in each of the individual presentations that 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.

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. The Missouri Department of Natural Resources has directed this project to enhance sewer infrastructure by extending service from the Central Regional Lift Station to the north, providing essential sewer access for WireCo. This initiative not only ensures regulatory compliance but also strengthens the local economy by supporting WireCo's operations and fostering the company's long-term commitment to Sedalia.

After evaluating bids, staff recommends approving the low base bid for Option Two, submitted by Do-Rite Construction & Excavating LLC, including the alternate, for a total of \$411,664. This option provides a cost-effective solution with the installation of an 8" gravity main and manholes, ensuring long-term reliability and compliance. The project is within budget and part of the FY25 budget.

3. The City received six bids for the Prairie Hollow Water and Sewer Main Extension project, funded by ARPA (American Rescue Plan Act) and funds. The infrastructure improvements will extend critical water and sewer services to the new Prairie Hollow development, fostering growth and bringing new homes to the community.

While the lowest bid of \$1,422,644.50 was the cost-effective, the contractor's past performance on prior City projects raised significant concerns. Issues included missing tracer wires for service location, delays that led to liquidated damages, resident complaints, and untimely warranty repairs. In line with the City's financial policies, which require the review of contractors' past performance, it is recommended to award the project to the second-lowest bidder, Do-Rite Construction & Excavating LLC, at \$1,484,918.00. The project is within our planned budget for FY25.

4. Director Bray's team at the Compost Facility has developed new products to provide to the public, demonstrating how we can turn recycled materials into valuable resources for the community. Through his presentation, he will provide a brief overview of the process, products, and fee schedule. As we look towards providing these additional services, it is important to emphasize the positive impact of recycling in this process. By offering a yard debris drop-off to our residents, we provide a convenient place for grass clippings, tree branches, and other recyclable materials, the natural materials are then used in the composting process to create these beneficial products.

It is equally important to note that the fees for these services are designed to remain comparable to those of other businesses, ensuring we do not undercut private industry. At the same time, these fees are structured to cover the costs of providing this important service without placing an undue burden on the City's budget. This balance allows us to contribute to the community's environmental and economic well-being while maintaining fiscal responsibility.

5. Following a formal recommendation from the Missouri Department of Natural Resources during the 2024 sanitary survey of Sedalia's Water Filtration Plant, it is necessary to professional-

ly plug and seal Water Well #7. The well has been out of service since approximately 1993 due to its lack of production and its proximity to Water Well #9. After soliciting formal bids, Flynn Well Drilling Company of Troy, Missouri, submitted a proposal for \$30,990.25. This project has been accounted for in the FY2025 and staff recommends approval.

6. Pettis County has announced their Local Municipality Infrastructure Improvement Grant Application for 2025. This resolution authorizes the mayor or city administrator to sign the application.
7. The ultraviolet (UV) disinfection systems at both the Central and Southeast Wastewater Treatment Plants have experienced electrical malfunctions, creating challenges in meeting environmental compliance requirements. Due to the age of the equipment, these systems are no longer supported by the manufacturer, has advised that replacing the units is the most cost-effective solution. Trojan Technologies, the original manufacturer and sole source provider of the systems, has quoted \$100,293.16 for the necessary replacements, including L33er Control Logix Processors, power supplies, and upgraded HMI. This quote is within budget allocated for repairs and staff recommends acceptance of the quote.
8. The City of Sedalia is adopting the Vision Zero policy and the Safe Streets for Sedalia Action Plan to eliminate traffic deaths and serious injuries on city roads by 2032. Between 2018 and 2022, 9 people lost their lives, and 71 others were seriously injured in traffic crashes. This plan, funded through the Federal Safe Streets and Roads for All (SS4A) program. It focuses on safer street design, education, enforcement, and equity to address areas in the community most in need of improvements. It supports collaboration among government agencies, public health, law enforcement, and community members to make Sedalia's streets safer for all users.

Adopting this plan aligns Sedalia with state and federal goals, including the Missouri Department of Transportation's Show Me Zero program. It prioritizes data-driven safety improvements for vehicles, bicycles, and pedestrians while fostering community partnerships. By adopting Vision Zero and the Safe Streets for Sedalia Action Plan, the City will take an essential step toward reducing traffic-related tragedies and creating a safer, healthier community. In addition, adopting the plan prepares the City for the next phase of applying for implementation funding.

9. The Central WWTP Aeration Basin project, contracted with Burns & McDonnell, had an original substantial completion date of December 9, 2024. The contractor has diligently worked to progress the project; however, unforeseen delays in electrical equipment delivery caused by supply chain issues beyond their control have impacted the schedule. As a result, the contractor has requested a no-cost change order to extend the substantial completion date by 42 days, moving it to January 20, 2025.

This is the first change order requested for the project, and the contractor has maintained clear communication with staff regarding the delays. Given the circumstances and the lack of additional costs to the City, it is recommended that City Council approve Change Order No. 001 to accommodate the revised timeline and ensure the successful completion of the project.

Community Development Committee – There is one item for consideration through the Community Development Committee.

1. On May 8, 2020, the City Council approved the creation of the Sedalia Redevelopment Corporation, an urban redevelopment corporation organized under and pursuant to Chapter 353, RSMo. The purpose of this amendment is to add the downtown area, consisting of 92 acres and 334 parcels, to the 353 Redevelopment Area, known as the Midtown Residential Area. Adding this area will give the Sedalia Redevelopment Corporation the ability to utilize the tools outlined in the original Urban Redevelopment Plan to remedy the blight and spur further reinvestment in the downtown area.

Notice of Public Meeting

A public meeting will be held at 6:30 p.m. on Monday, December 16, 2024 in the Council Chambers of the Municipal Building at 200 South Osage. At this time, citizens may be heard on items for consideration by Council in setting the strategic plan and budget for the fiscal year beginning April 1, 2025.

Run 1x
December 6, 2024

Public Hearing Notice

PLEASE TAKE NOTICE, that a meeting of the City Council of the City of Sedalia, Missouri, will be held on Monday, December 16, 2024, at 6:30 p.m., at Community Building, 200 South Osage Ave., Sedalia, Missouri 65301.

The Council will discuss the approval of amending the Sedalia Redevelopment Corporation Plan for the Midtown Residential Area to increase the redevelopment area by 296 parcels, which may pledge public funds for projects within the designated area.

All interested persons are encouraged to attend and be heard at the public hearing.

A copy of the proposed amendment to the 353 Plan is available for inspection by any interested party at: Sedalia City Hall, 200 South Osage Ave., Sedalia, Missouri 65301. It may be inspected between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
DECEMBER 2, 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 December 2, 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 legislative 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.

SERVICE AWARDS:

Table with 4 columns: Award, Name, Title, Department. Rows include 25 Year Gift Card/Certificate (William Friedly, Fire Captain, Fire) and 5 Year Pin/Certificate (Dennis Arnold, Plant Operator I, Water Pollution Control).

Assistant City Administrator Matthew Wirt presented Dennis Arnold with his 5-year service award. He stated that Mr. Arnold is hardworking and dedicated and thanked him for his service.

SPECIAL AWARDS/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of November 18, 2024 were approved on motion by Oldham, seconded by Robinson. All in Favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

ROLL CALL OF STANDING COMMITTEES:

PUBLIC SAFETY – Chairman Jack Robinson, Vice Chairman Steve Bloess

Strategic Planning Presentation – Fire Department

Fire Chief Matt Irwin stated that Sedalia is in the top 7% for Fire Safety. Statistics include: Training Hours up 256% from 2018; Pulled personnel to fill a Squad which put Engines from a 4 person to a 3-person operation (will affect ISO scores when re-evaluated); added personnel to Fire scene; Coverage dropped from 7.92 in 2012 to 6.73 in 2024; Square Miles went from 13 in 2012 to 15 in 2024.

Department Budget Impact:

- 1. Staffing– Full Time Training & Preparedness Officer; Fire Mechanic; Additional Shift Personnel (1 per shift).
2. Apparatus – Current Brush Truck 20 years old; new one needs to be ordered.

3. Response Improvements –Opticom signal package to improve response times; UTV to access 4+ miles of Katy Trail and 2200+ acres of inaccessible land; Water Rescue Equipment; Radio and SCBA Monitoring.

4. Drone Implementation- Sedalia Police and Pettis County Sheriff's Department drones have proven helpful on Fire Department calls, however, they are not always available. Looking to partner with Sedalia Police Department to expand on existing program to get a drone for the Sedalia Fire Department.

Strategic Planning Presentation – Police Department

Police Chief David Woolery gave an overview of Police Department Operations and goals. Department services include police, community services and training. From January 1 to November 15 of this year, the department has responded to over 28,256 calls for service. The Department is involved with 4th of July, Halloween, Thanksgiving Eve events and increased social media presence.

The Police Department is required to achieve a certain number of training standards through Missouri Police Officers and Training program. It is situational based training to fit real life experiences and builds on progress. Outside of in-service, Police Chief Woolery stated that officers completed over 3,000 hours of training which includes Gracie Survival Training, Civil Unrest, Data Analytics-Crime Mapping, Specialized Crime Scene and Investigation, Officer Wellness and Illicit Hazardous Environment.

Police Chief Woolery stated that this year the Police Department implemented a program called Kyah Cares. Kyah is the Sedalia Police Department's emotion resource K-9 and Officer DeVorss takes her to area Elementary schools and Nursing homes to engage with citizens that the Police Department doesn't always get a chance to visit. Shop with a Cop is another program that connects the Police Department with community members and through generous donations from Citizen's, over 270 kids participated last year.

Strategic Plan:

Facilities: New Storage Building; Quonset hut is in disrepair and insufficient for needs.

Advanced Police Services: Special Response Vehicle – Current vehicle is 1997 Chevrolet 3500 Express van that was acquired in 2010. The vehicle is designed to transport personnel at a speed less than 15 mph. It has a fiberglass exterior and is not designed for our current use. The Police Department would like to obtain a Terradyne Gurkha MPV. This is a Ford F550, can transport 10 team members, has features to reduce risk for team, public and suspects, has Mobile cover that protects team, allows direct communication in hostage negotiations/crisis and secure location for decision making.

Recruitment and Retention: Provide highly competitive employee package for officers; continue hiring incentive program or paying for police academy; people are greatest asset and work to solve problems; maintain programs that foster career growth, build leadership and establish professional culture.

Drones: Police Chief Woolery expanded on information regarding the partnership with the Fire Department to utilize drones as First Responders. Advantages include: dispatching drone upon receiving call to gather information, quick response and communicate. Challenges include: limited pilots and no staff dedicated specifically to drones, unpredictable situations and calls, limited or inaccurate data and response time. This program will improve situational awareness and give real time information for officers and fire crews. Proposed Changes to current Drone Unit would transition the department from reactionary to proactive Drone as First Responder and would include: Pilot-to Dispatch link &

communications, Pre-staged drone throughout the City, remotely launched and pilot controlled, Drone live-feed to MDT's and phones and offer real-time communication from Pilot to responders.

Future: Police Chief Woolery stated that they are looking at software to enhance their Field Training Officer Program; DEPARTMENTWARE is a San Jose model with flexibility to allow individual modification to existing program, automates electronic access for required documentation and ability to attach supporting documentation including dash and body camera video.

Community Services and Engagement: Engage community to solve problems through Problem Oriented Policing; public engagements with positive learning experiences and online presence; understand role of police within community.

- An agreement with Hoefer Welker, LLC was entered into in November 2022 to design a new fire station and training center. The Parks & Recreation Department has gone through a RFQ process to select an Architect to design the aquatics center and bowling alley and Hoefer Welker, LLC was also selected as the best firm for these projects. Since these projects are all on the same site, having the same design firm makes for coordination of the projects to best utilize the available site. Likewise, having the same architect coordinate the projects throughout construction offers opportunities for cost savings and a better end product. Staff recommends amending the contract to incorporate the added scope.

BILL NO. 2024-210, ORDINANCE NO. 12166 – AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND HOEFER WELKER, LLC FOR A REVISION OF OVERALL PROJECT SCOPE was read once by title.

2nd Reading – Motion by Oldham, 2nd by Marshall. 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".

- Jessie E. White Jr. and Nancy A. White established a trust in 1998, which sets aside \$100,000 to be invested and for the income to be used for "the care and feeding of cats and kittens" in the name of their cat Sophie. Jerusha L. White, as trustee, has proposed an agreement to help ensure that the wishes of the grantees are adhered to and the funds are put to good use within the intent of the donation.

BILL NO. 2024-211, ORDINANCE NO. 12167 – AN ORDINANCE AUTHORIZING AN AGREEMENT TO ESTABLISH A FUND FOR THE CARE AND SUPPORT OF CATS AND KITTENS AT THE SEDALIA ANIMAL SHELTER was read once by title.

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

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

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

PUBLIC WORKS – Chairman Bob Hiller; Vice Chairwoman Tina Boggess

- The City has contracted with the Missouri Department of Conservation to include an agreement through the Parks and Recreation Department for the management of fish in the lakes within the park system. Staff recommends renewing the memorandum of understanding.

BILL NO. 2024-212, ORDINANCE NO. 12168 – AN ORDINANCE AUTHORIZING A MEMORANDUM OF UNDERSTANDING TO IMPLEMENT THE COMMUNITY ASSISTANCE PROGRAM FOR LIBERTY PARK POND AND CLOVER DELL PARK LAKE was read once by title.

2nd Reading – Motion by Foster, 2nd by Marshall. 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".

- Staff was successful in obtaining grant funds to offset 50% of the costs to rehabilitate approximately 100 blocks of sidewalks in the north central area of the city. The design has been completed, and bids were solicited for the construction. Since the grant application anticipated using the labor our public works crew dedicated to the project as \$198,000 of in-kind towards the 50% match, the lowest bid came in \$189,396.16 over the amount of the original set aside for cash match. The bid specifications allow for deducting enough sidewalk construction to bring it back into the total cost. Staff recommends allocating enough local cash to go forward with the full amount to complete the project and award the bid to S&A Equipment & Builders, LLC in the amount of \$1,356,577.66.

BILL NO. 2024-213, ORDINANCE NO. 12169 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR THE NORTH CENTRAL NEIGHBORHOOD CONNECT SEDALIA REVITALIZATION PROJECT was read once by title.

2nd Reading – Motion by Foster, 2nd by Oldham. 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 City participates in the Tree City USA program. This program allows us to apply for Tree Resource Improvement and Maintenance (TRIM) grants to help manage the urban forest. This year, the grant was awarded to assist with planting forty trees in Katy Park and Animal Shelter grounds, along with equipment to water trees throughout the City, and a flier to provide basic tree maintenance information. Grant amount \$13,320.

BILL NO. 2024-214, ORDINANCE NO. 12170 – AN ORDINANCE AUTHORIZING AN AGREEMENT FOR A TREE RESOURCE IMPROVEMENT AND MAINTENANCE (TRIM) GRANT was read once by title.

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

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

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

- As discussed at several Council Meetings, the bridge over the railroad at Washington Avenue needs repairs. In July, a report was submitted to Council for a phased approach to repairing the bridge. In order to proceed with the next phase, the Missouri Department of Transportation indicated that stamped drawings from a design professional must be submitted for their approval and that such drawings shall indicate load rating calculations. Staff has worked with the firm that was engaged for the initial report to develop a scope of work that will meet the increased requirements of MODOT. Staff recommends adding \$133,409.00 to the engagement with HDR, Inc. to complete this work.

BILL NO. 2024-215, ORDINANCE NO. 12171 – AN ORDINANCE AUTHORIZING TASK ORDER NO. 2 FOR PROFESSIONAL SERVICES RELATED TO WASHINGTON STREET BRIDGE REPAIRS was read once by title.

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

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

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

- City crews continue to work to prepare the structural components of the bridge to enable construction to move forward after the design engineer completes their work. Staff has identified a dustless bead blaster that would make this process more efficient and effective. This piece of equipment can be used going forward for the resurfacing of the walls in the animal shelter and maintenance of painting on streets and parking lots. Staff recommends approval of the purchase at a cost of \$55,545.00.

BILL NO. 2024-216, ORDINANCE NO. 12172 - AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR PURCHASE OF A MOBILE DUSTLESS BLASTER 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”.

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

- The Pettis County Health Center made a request to utilize some of the opioid settlement funds the City receives. The Health Department proposed a budget of \$50,000 to offset costs of three outdoor vending machines to dispense Naloxone/Narcan and education materials regarding the use of this medicine. Mayor Dawson invited Suzie Howe to speak regarding Fentanyl poisoning and stated she has also been instrumental in getting Narcan in our Community. Ms. Howe stated that she lost her son, Jacob in 2020 to Fentanyl poisoning and had Narcan been available, it could have saved his life. She works with the Pettis County Health Center in distributing educational information regarding Fentanyl and Narcan. She urged Council to vote to award the funds to Pettis County Health Center.

RESOLUTION NO. 2119 – 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 was read once by title and approved on motion by Oldham, seconded by Foster. All in Favor.

BILL NO. 2024-217, ORDINANCE NO. 12173 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025 REGARDING PETTIS COUNTY HEALTH CENTER FUNDING was read once by title.

2nd Reading – Motion by Foster, 2nd by Oldham. 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”.

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

APPOINTMENTS: None

BIDS: North Central Neighborhood Connect Sedalia Revitalization – November 22, 2024

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

*Jimmy Valencia Diaz dba Mi Linda Tierra LLC, 810 West 16th, Liquor by the Drink & Sunday Sales

*Kristy Long dba Wildlife Ridge Winery, 34751 Miller Road, Special Event, (Christmas Party for Cole Camp School, The Foundry, 324 West 2nd, December 13, 2024, 8:00 AM – 11:59 PM)

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

Councilwoman Foster invited everyone to join the City on Friday, December 13, 2024, from 5:30 p.m. to 7:30 p.m. to visit Santa at City Hall.

Councilman Robinson encouraged everyone to drive through Liberty Park to see the Christmas lights.

Councilman Cross thanked the White’s for their contribution for the care of cats and kittens.

City Administrator Kelvin Shaw reminded everyone about the Christmas Parade on Saturday, December 7, 2024.

GOOD & WELFARE:

David Goodson, 1640 Hedge Apple Drive, thanked Chief Irwin and Chief Woolery for their Strategic Plan presentations and City Council for voting in favor of the funding for Pettis County Health Center. He stated that the motion was denied to return to court with Pettis County and that it is time to quit wasting money and put it behind us.

Rene Vance, 19813 Tanglenook, stated that the Senior Center’s 51st Gala will be held on June 26, 2025. She expressed appreciation for the City’s generous support in the past and is making a request again for this year. Their mystery box fundraiser is being held this month and orders need to be received by December 20, 2024.

Kevin Staus, 2302 East 15th, stated that letter carriers have started delivering at 6:00 a.m. for the Holidays but they have experienced issues with dogs on the loose. There is an Ordinance regarding this and he asked if an announcement could be made regarding delivery hours and the ordinance to encourage safety through Christmas.

Gary Lobaugh, 821 South Arlington, commented that the City has various Boards and Commissions and he does not believe it is right that citizens should have to make a request for the minutes and asked that they be printed.

The meeting adjourned at 8:03 p.m. on motion by Oldham, seconded by Foster to a 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. Roll Call Vote: Voting “Yes” were Robinson, Oldham, Marshall, Boggess, Hiller, Cross, Foster and Bloess. No one voted “No”.

The regular meeting reopened at 10:01 p.m. on motion by Oldham, seconded by Robinson.

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. 2024-218, ORDINANCE NO. 12174 – AN ORDINANCE APPROVING A SPECIAL WARRANTY DEED FOR THE SALE OF PROPERTY COMMONLY KNOWN AS 1101 SOUTH KENTUCKY AVENUE FROM THE CITY OF SEDALIA, MISSOURI TO NICK LUMPE was read once by title.

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

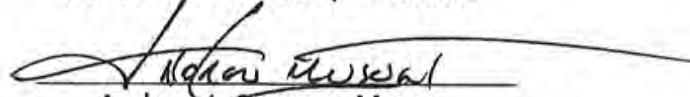
Final Passage – Motion by Oldham, 2nd by Robinson. All in Favor

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

Motion by Robinson, seconded by Oldham to accept the Terms of the Employment agreement and Authorize the Mayor to sign. All in Favor.

The regular meeting adjourned at 10:03 p.m. on motion by Oldham, seconded by Robinson. All in Favor.

THE CITY OF SEDALIA, MISSOURI


Andrew L. Dawson, Mayor


Jason S. Myers, City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE WAIVING THE REQUIREMENTS OF SECTION 4-3(A) OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI AND IMPOSING OTHER CONDITIONS RELATING TO THE SEDALIA LIONS CLUB PUB CRAWL ON SATURDAY, MARCH 15, 2025 DURING THE HOURS OF 12:00 P.M. TO 7:00 P.M. IN DOWNTOWN SEDALIA.

WHEREAS, the Sedalia Lion’s Club Pub Crawl would commence in downtown Sedalia on March 15, 2025 at 12:00 p.m. and end at 7:00 p.m.; and

WHEREAS, each participant in the Pub Crawl will have presented their identification to verify that they are 21 years of age or older and then will have been issued a Pub Crawl wristband and a Pub Crawl cup unique to this event which will allow them to purchase certain alcoholic beverages from the participating Pub Crawl bars, restaurants and vendors; and

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

WHEREAS, for the Pub Crawl event, the City Council will authorize the waiver of its open container laws to all Pub Crawl participants while wearing said wristband and consuming an alcoholic beverage sold from one of the participating Pub Crawl bars, restaurants or vendors and placed in the unique Pub Crawl cup, during the hours of the Pub Crawl event within the barricade areas. All other applicable liquor laws shall be complied with and will be enforced.

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

Section 1. For the 2025 Sedalia Lions Club Pub Crawl event to be held on March 15, 2025, the City Council will authorize the waiver of its open container laws to all Pub Crawl participants while wearing said wristband and consuming an alcoholic beverage sold from one of the participating Pub Crawl bars, restaurants or vendors and placed in the unique Pub Crawl cup, during the hours of the Pub Crawl event and while located on one of the barricaded streets and sidewalks as stated previously. All other applicable liquor laws shall be complied with and will be enforced.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk’s Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of December, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

Nicole Rugen

From: website@mg.sedalia.com on behalf of City of Sedalia Website
<website@mg.sedalia.com>
Sent: Wednesday, November 27, 2024 9:35 AM
To: events
Subject: No Reply - New Special Event Permit Application from Jessica Borchers

The confirmation number is: 32-6029

Date of Application: 11/27/2024

Event Overview

Event Start Date

03/15/2025

Event End Date

03/15/2024

Event Start Time

12:00 pm

Event End Time

07:00 pm

Type of Event

Bed Races & Pub Crawl

Event Location

Downtown Sedalia (Check-In Location TBD)

[Map It](#)

Provide a General Description of the Event

REGISTERED PARTICIPANTS MUST BE 21 OR OLDER. IDs WILL BE CHECKED THE DAY OF THE EVENT.

Get ready to show your Irish spirit and celebrate St. Patrick's Day!

The Lions Club of Sedalia - Missouri is hosting the Annual St. Patrick's Day Pub Crawl 2024 in Downtown Sedalia. The streets will be barricaded, & the open container law will be lifted within those barricades during pub crawl hours when using the OFFICIAL Pub Crawl cup.

All registrants will receive a wristband, refillable pub crawl cup, drink tickets & a pub crawl map. The official cup allows for drink specials within the barricades & having drinks outside within the barricades.

The Sedalia Lions Club is not responsible for accidents. All crawl participants must obey the barricades and event regulations. Participants may only have open containers if it is inside the OFFICIAL Pub Crawl Cup and inside the Pub Crawl Open Container Area Boundaries from 12pm-7pm

Will this event take place on the Missouri State Fair Grounds?

No

Contact Information

Sponsor Name

Sedalia Lions Club

Contact Name

Jessica Borchers

Phone

(660) 596-3078

Email

jess.borch@gmail.com

Security Plan

How many people are expected to attend

500+

Will eventgoers be required to pre-register?

No

Will there be additional vendors?

Yes

Will there be music or live entertainment at the event?

Yes

Will alcohol be served?

Yes

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

Requesting 8 Sedalia Police Officers (Off-Duty) for ordinance enforcement and crowd control (see email)

Requested Equipment

Other

Unsure how many of each thing to request. Need No Parking Signs before parade (VFW Auxiliary puts this on), Barricades & Trash Cans. See map (emailed), discuss barricades before event.

Acknowledgment and Signature

Acknowledgment

I acknowledge and agree to the terms set forth below.

Signature

Jessica Borchers

Please sign below:



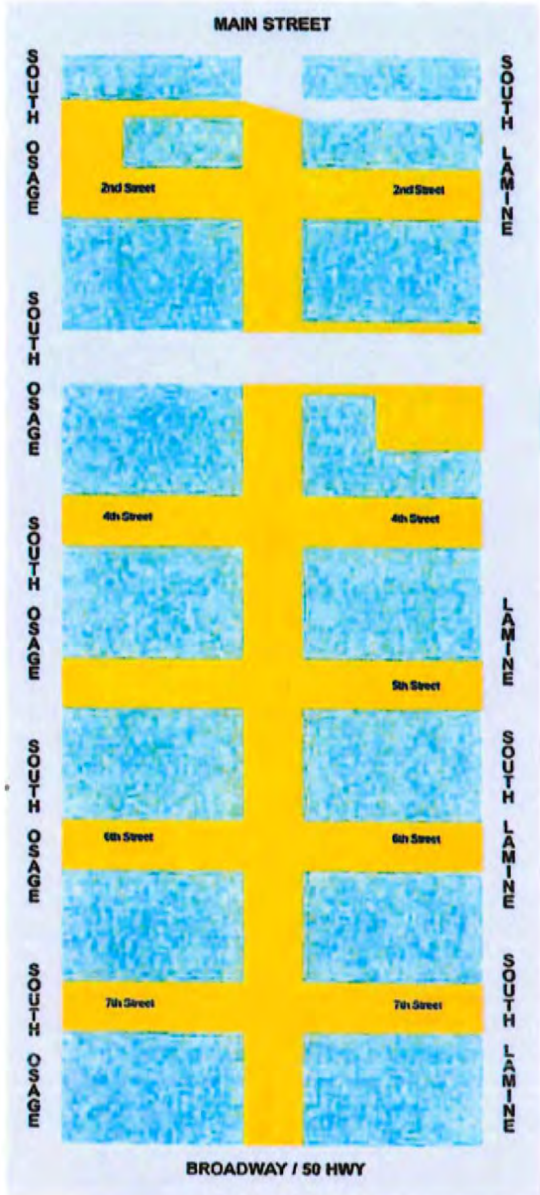
Mayor Andrew Dawson

11-26-24

Date

David Woolery
Chief David Woolery

11/27/24
Date



Open Container Area

NO OPEN CONTAINERS - Routes are NOT Barricaded

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AGREEMENT FOR SMALL SANITARY SEWER PROJECT A.

WHEREAS, The City of Sedalia, Missouri, received a proposal from Do-Rite Construction & Excavating, LLC for extension of the sewer from the existing Central Regional Lift Station to the North for WireCo sewer access; and

WHEREAS, under the proposal, the City of Sedalia, Missouri, shall pay the sum and amount of Four Hundred Eleven Thousand Six Hundred Sixty-four dollars (\$411,664.00) to Do-Rite Construction & Excavating, LLC for said project as described in the proposed agreement attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the agreement by and between the City of Sedalia, Missouri, and Do-Rite Construction & Excavating, LLC in substantively the same form and content as the agreement has been proposed.

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of December 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December 2024.

ATTEST:

Andrew L. Dawson, Mayor

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: Matthew Wirt, Assistant City Administrator
Through: Chris Davies, City Engineer
From: Jeremy Stone, Public Works Project Manager
Date: December 10, 2024
Subject: 2024-009 Sedalia Small Sanitary Sewer Project "A"

The Public Works Department received four (4) bids for the above mentioned project to extend sewer from the existing Central Regional Lift Station to the North for WireCo to have access to City sewer. This project included two (2) options for construction. Option one (1) is a force main option which includes installation of a new lift station and force main. Option two (2) is a gravity main sewer option which includes installation of 8" gravity main along with three (3) manholes. The bids for option one (1) range from \$458,695.73 base bid with alternate at \$450/LF to base bid of \$729,597.97 with the alternate of \$11,916.27. The bids received for option two (2) range from \$349,664 base bid with an alternate of \$62,000 to \$699,860.75 with an alternate of \$23,832.55.

Option One (1) bidders included:

- McCollister Construction, L.L.C.- Base bid \$458,695.73. Alternate \$450/LF
- Do-Rite Construction & Excavating LLC- Base Bid \$481,399.63. Alternate \$46,000
- C & E Excavating Inc.- Base bid \$586,462.75. Alternate \$103,152.69
- Brown & Root Industrial Services LLC.- Base bid \$729,597.97. Alternate \$11,916.27

Option Two (2) bidders included:

- Do-Rite Construction & Excavating LLC- Base bid \$349,664. Alternate \$62,000
- McCollister Construction, L.L.C.-No bid
- C & E Excavating Inc.- Base bid \$617,958.97. Alternate \$155,850
- Brown & Root Industrial Services LLC.- Base bid \$699,860.75. Alternate \$23,832.55

The Public Works Department recommends approval of the low base bid submitted by Do-Rite Construction & Excavating LLC. with the alternate for option two (2) in the amount of \$411,664.00.

Thank you for your consideration.

Sedalia Sanitary Sewer Project "A" - BID TABULATION
 OPTION #1 - FORCE MAIN & LIFT STATION SEWER PLAN

December 2, 2024

Multiplication/rounding error, unit price x quantity doesn't match total price written on proposal bid form
 Brown & Root bid the Addendum #1 Bid Form with the 3 days of RainPro instead of 5 as shown in Addendum
 #2. Explain the RainPro variation in cost compared to their submitted bid form

Lowest Bid

Item No.	Description	Unit	Estimated Quantity	Bidders			Total	Unit Price	Total	McCollister Construction LLC	Unit Price	Total	Unit Price	Total	CAE Excavating	Unit Price	Total
				Do-Rite Construction	Brown & Root Industrial Services LLC	McCollister Construction LLC											
1	MOBILIZATION	LS	1	\$ 62,000.00	\$ 62,000.00	\$ 60,208.54	\$ 60,208.54	\$ 71,000.00	\$ 71,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	
2	CONNECT TO EXISTING SANITARY SEWER 4 INCH OR 11 HOPE SEWER PIPE WITH TRACER WIRE	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 19,718.30	\$ 19,718.30	\$ 5,700.00	\$ 5,700.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	
3	FORCE MAIN FITTINGS & THRUST BLOCKS	EA	4	\$ 1,200.00	\$ 4,800.00	\$ 1,174.07	\$ 4,696.28	\$ 300.00	\$ 1,200.00	\$ 177.81	\$ 711.64	\$ 177.81	\$ 711.64	\$ 177.81	\$ 711.64	\$ 177.81	\$ 711.64
4	FORCE MAIN MARKER	EA	5	\$ 180.00	\$ 950.00	\$ 830.88	\$ 4,154.40	\$ 100.00	\$ 500.00	\$ 34.31	\$ 171.55	\$ 34.31	\$ 171.55	\$ 34.31	\$ 171.55	\$ 34.31	\$ 171.55
5	SANITARY SEWER ID TAPE	LF	395	\$ 0.28	\$ 110.88	\$ 2.09	\$ 827.64	\$ 0.28	\$ 110.88	\$ 0.30	\$ 118.80	\$ 0.30	\$ 118.80	\$ 0.30	\$ 118.80	\$ 0.30	\$ 118.80
6	OPEN CUT ROCK	CY	10	\$ 405.00	\$ 4,050.00	\$ 1,475.11	\$ 14,751.10	\$ 500.00	\$ 5,000.00	\$ 465.00	\$ 4,650.00	\$ 465.00	\$ 4,650.00	\$ 465.00	\$ 4,650.00	\$ 465.00	\$ 4,650.00
7	EXCAVATION	CY	24.4	\$ 100.00	\$ 2,440.00	\$ 365.93	\$ 7,454.68	\$ 30.00	\$ 720.00	\$ 101.31	\$ 2,471.96	\$ 101.31	\$ 2,471.96	\$ 101.31	\$ 2,471.96	\$ 101.31	\$ 2,471.96
8	12" DSO RIP RAP	EA	2	\$ 1,600.00	\$ 3,200.00	\$ 685.30	\$ 1,370.60	\$ 3,000.00	\$ 6,000.00	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46
9	CLEANOUTS	EA	2	\$ 1,600.00	\$ 3,200.00	\$ 685.30	\$ 1,370.60	\$ 3,000.00	\$ 6,000.00	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46
10	JACK & BORE SEWER WITH 12" STEEL CASING	LF	101	\$ 560.00	\$ 56,560.00	\$ 523.36	\$ 52,862.36	\$ 400.00	\$ 40,400.00	\$ 2,008.41	\$ 202,849.41	\$ 2,008.41	\$ 202,849.41	\$ 2,008.41	\$ 202,849.41	\$ 2,008.41	\$ 202,849.41
11	JACK & BORE SEWER WITH 12" STEEL CASING IN ROCK	LF	10	\$ 1,650.00	\$ 16,500.00	\$ 752.61	\$ 7,526.10	\$ 1,000.00	\$ 10,000.00	\$ 2,775.00	\$ 27,750.00	\$ 2,775.00	\$ 27,750.00	\$ 2,775.00	\$ 27,750.00	\$ 2,775.00	\$ 27,750.00
12	CONCRETE PIPE	LF	20	\$ 111.00	\$ 2,220.00	\$ 603.41	\$ 12,068.20	\$ 60.00	\$ 1,200.00	\$ 61.85	\$ 1,237.00	\$ 61.85	\$ 1,237.00	\$ 61.85	\$ 1,237.00	\$ 61.85	\$ 1,237.00
13	TRENCH CHECK DAM	CY	12	\$ 80.00	\$ 720.00	\$ 1,103.62	\$ 13,243.44	\$ 50.00	\$ 600.00	\$ 185.00	\$ 2,220.00	\$ 185.00	\$ 2,220.00	\$ 185.00	\$ 2,220.00	\$ 185.00	\$ 2,220.00
14	TREE PRESERVATION	LF	835	\$ 9.75	\$ 8,141.25	\$ 32.37	\$ 27,028.95	\$ 12.00	\$ 10,020.00	\$ 7.78	\$ 6,486.30	\$ 7.78	\$ 6,486.30	\$ 7.78	\$ 6,486.30	\$ 7.78	\$ 6,486.30
15	SEED AND STRAW	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 11,710.56	\$ 11,710.56	\$ 7,000.00	\$ 7,000.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	
16	CHAINLINK FENCE	LF	150	\$ 56.00	\$ 8,400.00	\$ 81.18	\$ 12,177.00	\$ 100.00	\$ 15,000.00	\$ 59.18	\$ 8,877.00	\$ 59.18	\$ 8,877.00	\$ 59.18	\$ 8,877.00	\$ 59.18	\$ 8,877.00
17	REMOVAL AND REPLACEMENT 8 INCH PVC SOR35 SEWER PIPE	LF	50	\$ 78.00	\$ 3,900.00	\$ 196.09	\$ 9,804.50	\$ 50.00	\$ 2,500.00	\$ 116.75	\$ 5,837.50	\$ 116.75	\$ 5,837.50	\$ 116.75	\$ 5,837.50	\$ 116.75	\$ 5,837.50
18	PACKAGED FIBERGLASS LIFT STATION & CONTROL PANEL	EA	1	\$ 110,000.00	\$ 110,000.00	\$ 159,296.74	\$ 159,296.74	\$ 89,945.00	\$ 89,945.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	
19	36" DUAL WALL SAMITITE PIPE WITH END CAPS	LF	22	\$ 1,200.00	\$ 26,400.00	\$ 673.92	\$ 14,826.24	\$ 1,600.00	\$ 35,200.00	\$ 927.18	\$ 20,397.96	\$ 927.18	\$ 20,397.96	\$ 927.18	\$ 20,397.96	\$ 927.18	\$ 20,397.96
20	12" DUAL WALL SAMITITE PIPE WITH FITTINGS	LF	9.1	\$ 675.00	\$ 6,142.50	\$ 739.37	\$ 6,728.27	\$ 350.00	\$ 3,185.00	\$ 277.45	\$ 2,524.80	\$ 277.45	\$ 2,524.80	\$ 277.45	\$ 2,524.80	\$ 277.45	\$ 2,524.80
21	3/4" GRAVEL PAD 16" DEEP W/ GEOTEXTILE	5Y	245	\$ 20.00	\$ 4,900.00	\$ 27.82	\$ 6,815.90	\$ 61.23	\$ 15,001.35	\$ 21.42	\$ 5,247.90	\$ 21.42	\$ 5,247.90	\$ 21.42	\$ 5,247.90	\$ 21.42	\$ 5,247.90
22	6" TALL CHAIN LINK FENCE W/ 3 STRAND BARBED WIRE	LF	160	\$ 125.00	\$ 20,000.00	\$ 77.14	\$ 12,342.40	\$ 100.00	\$ 16,000.00	\$ 100.26	\$ 16,041.60	\$ 100.26	\$ 16,041.60	\$ 100.26	\$ 16,041.60	\$ 100.26	\$ 16,041.60
23	GATE ANOX BOX LIGHT POLE (INCL. BASE, POLE, 500 LUMEN FOOTURE)	EA	1	\$ 300.00	\$ 300.00	\$ 3,010.43	\$ 3,010.43	\$ 650.00	\$ 650.00	\$ 801.00	\$ 801.00	\$ 801.00	\$ 801.00	\$ 801.00	\$ 801.00	\$ 801.00	
24	4" SCH 40 PVC CONDUIT (SINGLE PHASE 120/240 V)	LF	95	\$ 2,500.00	\$ 2,375.00	\$ 10,182.77	\$ 10,182.77	\$ 4,800.00	\$ 4,800.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	
25	ELECTRICAL SERVICE	EA	1	\$ 30.00	\$ 30.00	\$ 77.47	\$ 77.47	\$ 50.50	\$ 50.50	\$ 15.79	\$ 15.79	\$ 15.79	\$ 15.79	\$ 15.79	\$ 15.79	\$ 15.79	
26	ELECTRICAL SERVICE (SINGLE PHASE 120/240 V)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 25,086.88	\$ 25,086.88	\$ 9,000.00	\$ 9,000.00	\$ 20,750.12	\$ 20,750.12	\$ 20,750.12	\$ 20,750.12	\$ 20,750.12	\$ 20,750.12	\$ 20,750.12	

Item No.	Description	Unit	Estimated Quantity	Bidders			Total	Unit Price	Total	McCollister Construction LLC	Unit Price	Total	Unit Price	Total	CAE Excavating	Unit Price	Total
				Do-Rite Construction	Brown & Root Industrial Services LLC	McCollister Construction LLC											
1	MOBILIZATION	LS	1	\$ 62,000.00	\$ 62,000.00	\$ 60,208.54	\$ 60,208.54	\$ 71,000.00	\$ 71,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	
2	CONNECT TO EXISTING SANITARY SEWER 4 INCH OR 11 HOPE SEWER PIPE WITH TRACER WIRE	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 19,718.30	\$ 19,718.30	\$ 5,700.00	\$ 5,700.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	
3	FORCE MAIN FITTINGS & THRUST BLOCKS	EA	4	\$ 1,200.00	\$ 4,800.00	\$ 1,174.07	\$ 4,696.28	\$ 300.00	\$ 1,200.00	\$ 177.81	\$ 711.64	\$ 177.81	\$ 711.64	\$ 177.81	\$ 711.64	\$ 177.81	\$ 711.64
4	FORCE MAIN MARKER	EA	5	\$ 180.00	\$ 950.00	\$ 830.88	\$ 4,154.40	\$ 100.00	\$ 500.00	\$ 34.31	\$ 171.55	\$ 34.31	\$ 171.55	\$ 34.31	\$ 171.55	\$ 34.31	\$ 171.55
5	SANITARY SEWER ID TAPE	LF	395	\$ 0.28	\$ 110.88	\$ 2.09	\$ 827.64	\$ 0.28	\$ 110.88	\$ 0.30	\$ 118.80	\$ 0.30	\$ 118.80	\$ 0.30	\$ 118.80	\$ 0.30	\$ 118.80
6	OPEN CUT ROCK	CY	10	\$ 405.00	\$ 4,050.00	\$ 1,475.11	\$ 14,751.10	\$ 500.00	\$ 5,000.00	\$ 465.00	\$ 4,650.00	\$ 465.00	\$ 4,650.00	\$ 465.00	\$ 4,650.00	\$ 465.00	\$ 4,650.00
7	EXCAVATION	CY	24.4	\$ 100.00	\$ 2,440.00	\$ 365.93	\$ 7,454.68	\$ 30.00	\$ 720.00	\$ 101.31	\$ 2,471.96	\$ 101.31	\$ 2,471.96	\$ 101.31	\$ 2,471.96	\$ 101.31	\$ 2,471.96
8	12" DSO RIP RAP	EA	2	\$ 1,600.00	\$ 3,200.00	\$ 685.30	\$ 1,370.60	\$ 3,000.00	\$ 6,000.00	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46
9	CLEANOUTS	EA	2	\$ 1,600.00	\$ 3,200.00	\$ 685.30	\$ 1,370.60	\$ 3,000.00	\$ 6,000.00	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46	\$ 89.73	\$ 179.46
10	JACK & BORE SEWER WITH 12" STEEL CASING	LF	101	\$ 560.00	\$ 56,560.00	\$ 523.36	\$ 52,862.36	\$ 400.00	\$ 40,400.00	\$ 2,008.41	\$ 202,849.41	\$ 2,008.41	\$ 202,849.41	\$ 2,008.41	\$ 202,849.41	\$ 2,008.41	\$ 202,849.41
11	JACK & BORE SEWER WITH 12" STEEL CASING IN ROCK	LF	10	\$ 1,650.00	\$ 16,500.00	\$ 752.61	\$ 7,526.10	\$ 1,000.00	\$ 10,000.00	\$ 2,775.00	\$ 27,750.00	\$ 2,775.00	\$ 27,750.00	\$ 2,775.00	\$ 27,750.00	\$ 2,775.00	\$ 27,750.00
12	CONCRETE PIPE	LF	20	\$ 111.00	\$ 2,220.00	\$ 603.41	\$ 12,068.20	\$ 60.00	\$ 1,200.00	\$ 61.85	\$ 1,237.00	\$ 61.85	\$ 1,237.00	\$ 61.85	\$ 1,237.00	\$ 61.85	\$ 1,237.00
13	TRENCH CHECK DAM	CY	12	\$ 80.00	\$ 720.00	\$ 1,103.62	\$ 13,243.44	\$ 50.00	\$ 600.00	\$ 185.00	\$ 2,220.00	\$ 185.00	\$ 2,220.00	\$ 185.00	\$ 2,220.00	\$ 185.00	\$ 2,220.00
14	TREE PRESERVATION	LF	835	\$ 9.75	\$ 8,141.25	\$ 32.37	\$ 27,028.95	\$ 12.00	\$ 10,020.00	\$ 7.78	\$ 6,486.30	\$ 7.78	\$ 6,486.30	\$ 7.78	\$ 6,486.30	\$ 7.78	\$ 6,486.30
15	SEED AND STRAW	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 11,710.56	\$ 11,710.56	\$ 7,000.00	\$ 7,000.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	
16	CHAINLINK FENCE	LF	150	\$ 56.00	\$ 8,400.00	\$ 81.18	\$ 12,177.00	\$ 100.00	\$ 15,000.00	\$ 59.18	\$ 8,877.00	\$ 59.18	\$ 8,877.00	\$ 59.18	\$ 8,877.00	\$ 59.18	\$ 8,877.00
17	REMOVAL AND REPLACEMENT 8 INCH PVC SOR35 SEWER PIPE	LF	50	\$ 78.00	\$ 3,900.00	\$ 196.09	\$ 9,804.50	\$ 50.00	\$ 2,500.00	\$ 116.75	\$ 5,837.50	\$ 116.75	\$ 5,837.50	\$ 116.75	\$ 5,837.50	\$ 116.75	\$ 5,837.50
18	PACKAGED FIBERGLASS LIFT STATION & CONTROL PANEL	EA	1	\$ 110,000.00	\$ 110,000.00	\$ 159,296.74	\$ 159,296.74	\$ 89,945.00	\$ 89,945.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	\$ 108,591.00	
19	36" DUAL WALL SAMITITE PIPE WITH END CAPS	LF	22	\$ 1,200.00	\$ 26,400.00	\$ 673.92	\$ 14,826.24	\$ 1,600.00	\$ 35,200.00	\$ 927.18	\$ 20,397.96	\$ 927.18	\$ 20,397.96	\$ 927.18	\$ 20,397.96	\$ 927.18	\$ 20,397.96
20	12" DUAL WALL SAMITITE PIPE WITH FITTINGS	LF	9.1	\$ 675.00	\$ 6,142.50	\$ 739.37	\$ 6,728.27	\$ 350.00	\$ 3,185.00	\$ 277.45	\$ 2,524.80	\$ 277.45	\$ 2,524.80	\$ 277.45	\$ 2,524.80	\$ 277.45	\$ 2,524.80
21	3/4" GRAVEL PAD 16" DEEP W/ GEOTEXTILE	5Y	245	\$ 20.00	\$ 4,900.00	\$ 27.82	\$ 6,815.90	\$ 61.23	\$ 15,001.35	\$ 21.42	\$ 5,247.90	\$ 21.42	\$ 5,247.90	\$ 21.42	\$ 5,247.90	\$ 21.42	\$ 5,247.90
22	6" TALL CHAIN LINK FENCE W/ 3 STRAND BARBED WIRE	LF	160	\$ 125.00	\$ 20,000.00	\$ 77.14	\$ 12,342.40	\$ 100.00	\$ 16,000.00	\$ 100.26	\$ 16,041.60	\$ 100.26	\$ 16,041.60	\$ 100.26	\$ 16,041.60	\$ 100.26	\$ 16,

\$	103.69	\$	9,332.33
\$	239.58	\$	946.30
\$	8,710.74	\$	8,710.74
\$	1,401.11	\$	2,802.22
\$	2,555.20	\$	25,552.00
\$	469.02	\$	19,860.60
\$	1,931.90	\$	19,319.03
\$	378.42	\$	15,136.60
Total: \$ 564,038.02			

\$	25.87	\$	2,328.30
\$	330.00	\$	1,320.00
\$	5,500.00	\$	5,500.00
\$	1,000.00	\$	2,000.00
\$	1,400.00	\$	14,000.00
\$	200.00	\$	8,000.00
\$	1,018.00	\$	10,180.00
\$	135.00	\$	5,400.00
Total: \$ 377,621.00			

ES&S Cost Estimate	
Unit Price	Total
\$ 4,000.00	\$ 4,000.00
Total	\$ 4,000.00

Item No.	Description	Unit	Estimate Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
27	ON-SITE GRADING, PLACEMENT & COMPACTION	EA	90	\$ 26.50	\$ 2,385.00	\$ 224.10	\$ 20,169.00	\$ 150.00	\$ 13,500.00	\$ 14.17	\$ 1,275.30		
28	LIFT STATION SIGNAGE	EA	4	\$ 180.00	\$ 720.00	\$ 376.30	\$ 1,505.20	\$ 250.00	\$ 1,000.00	\$ 140.00	\$ 560.00		
29	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 26,842.57	\$ 26,842.57	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00		
30	RAILPROS CONSTRUCTION OBSERVATION - MOBILIZATION/ADMINISTRATION FEE	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 1,279.43	\$ 2,558.86	\$ 2,000.00	\$ 4,000.00	\$ 1,125.00	\$ 2,250.00		
31	RAILPROS CONSTRUCTION OBSERVATION - STANDARD 8-HR DAY (2 PEOPLE FOR 5 DAYS)	EA	10	\$ 1,700.00	\$ 17,000.00	\$ 4,214.60	\$ 42,146.00	\$ 2,400.00	\$ 24,000.00	\$ 1,910.20	\$ 19,102.00		
32	RAILPROS CONSTRUCTION OBSERVATION - OVERTIME BEYOND STANDARD 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	\$ 240.00	\$ 9,600.00	\$ 602.09	\$ 24,083.60	\$ 255.00	\$ 10,200.00	\$ 899.00	\$ 35,960.00		
33	RAILPROS FLAGGING - STANDARD 8-HR WORKDAY (2 PEOPLE FOR 5 DAYS)	EA	10	\$ 1,200.00	\$ 12,000.00	\$ 3,064.61	\$ 30,646.10	\$ 2,018.00	\$ 20,180.00	\$ 1,445.00	\$ 14,450.00		
34	RAILPROS FLAGGING - OVERTIME BEYOND 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	\$ 150.00	\$ 6,000.00	\$ 406.41	\$ 16,256.40	\$ 255.00	\$ 10,200.00	\$ 692.25	\$ 27,690.00		
				Total:	\$ 481,399.63	Total:	\$ 729,992.97	Total:	\$ 436,695.73	Total:	\$ 566,462.75		
				Bid/Read as:	\$ 466,418.38	Bid/Read as:	\$ 684,345.13	Bid/Read as:	\$ 456,696.89	Bid/Read as:	\$ 506,485.00		

OPTION #1 - FORCE MAIN & LIFT STATION SEWER PLAN ALTERNATES

Item No.	Description	Unit	Estimate Qty	De-Rite Construction		Brown & Root Industrial Services LLC		McCullister Construction LLC		C&E Excavating			
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
1	ABANDON BORE AND GROUT FULL	LS	1	\$ 46,000.00	\$ 46,000.00	\$ 11,916.27	\$ 11,916.27	\$4500LF	--	\$ 103,152.69	\$ 103,152.69		
				Total:	\$ 46,000.00	Total:	\$ 11,916.27	Total:	\$ 4,500.00	Total:	\$ 103,152.69		
				Bid/Read as:	\$ 46,000.00	Bid/Read as:	\$ 11,916.27	Bid/Read as:	\$4500LF	Bid/Read as:	\$ 103,152.69		

Setalia Sanitary Sewer Project "A" - BID TABULATION

OPTION #2 - GRAVITY SANITARY SEWER PLAN

December 2, 2024

Item No.	Description	Unit	Estimated Quantity	De-Rite Construction		Brown & Root Industrial Services LLC		McCollister Construction LLC		CAE Excavating	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION	LS	1	\$ 68,000.00	\$ 68,000.00	\$ 60,208.54	\$ 60,208.54	-	-	\$ 7,577.01	\$ 7,577.01
2	CONNECT TO EXISTING MANHOLE	EA	1	\$ 6,250.00	\$ 6,250.00	\$ 27,312.10	\$ 27,312.10	-	-	\$ 12,338.00	\$ 12,338.00
3	8 INCH PVC SDR26 SEWER PIPE	LF	35.8	\$ 325.00	\$ 11,635.00	\$ 1,220.06	\$ 43,678.15	-	-	\$ 172.32	\$ 6,169.06
4	8 INCH PVC SDR35 SEWER PIPE	LF	429.1	\$ 115.00	\$ 49,346.50	\$ 266.57	\$ 114,385.19	-	-	\$ 89.95	\$ 38,587.55
5	OPEN CUT TRENCH ROCK EXCAVATION	CY	20	\$ 405.00	\$ 8,100.00	\$ 1,475.11	\$ 29,502.20	-	-	\$ 495.00	\$ 9,900.00
6	12" OS&O RIP RAP	CY	24.4	\$ 100.00	\$ 2,440.00	\$ 355.32	\$ 8,669.81	-	-	\$ 101.31	\$ 2,471.96
7	DEEP DOUBLE GAGE CONCRETE MANHOLE (INCLUDES 17.48 TOTAL VERTICAL FEET)	EA	1	\$ 14,350.00	\$ 14,350.00	\$ 17,738.94	\$ 17,738.94	-	-	\$ 10,000.00	\$ 10,000.00
8	CONCRETE MANHOLE (INCLUDES 20.14 TOTAL VERTICAL FEET)	EA	2	\$ 8,650.00	\$ 17,300.00	\$ 19,996.76	\$ 39,993.52	-	-	\$ 9,585.00	\$ 19,170.00
9	8" STUB IN MANHOLE (CAP AND A-LOK)	EA	2	\$ 375.00	\$ 750.00	\$ 4,146.86	\$ 8,293.72	-	-	\$ 2,000.00	\$ 4,000.00
10	JACK & BORE SEWER WITH 16" STEEL CASING	LF	98	\$ 685.00	\$ 67,130.00	\$ 954.58	\$ 93,548.84	-	-	\$ 2,866.18	\$ 280,865.64
11	JACK & BORE SEWER WITH 16" STEEL CASING IN ROCK	LF	15	\$ 2,000.00	\$ 30,000.00	\$ 1,655.73	\$ 24,835.95	-	-	\$ 6,620.08	\$ 99,301.35
12	CONCRETE PIPE ENCASEMENT	LF	20	\$ 111.00	\$ 2,220.00	\$ 1,212.45	\$ 24,249.00	-	-	\$ 61.95	\$ 1,239.00
13	TRENCH CHECK DAM	CY	15	\$ 60.00	\$ 900.00	\$ 883.06	\$ 13,245.90	-	-	\$ 185.00	\$ 2,775.00
14	TREE PRESERVATION	LF	830	\$ 9.75	\$ 8,092.50	\$ 32.96	\$ 27,054.80	-	-	\$ 7.78	\$ 6,457.40
15	BARRIER W/ SILT FENCE SEED AND STRAW	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 12,463.17	\$ 12,463.17	-	-	\$ 6,250.00	\$ 6,250.00
16	CHAINLINK FENCE REMOVAL AND REPLACEMENT	LF	150	\$ 55.00	\$ 8,250.00	\$ 81.18	\$ 12,177.00	-	-	\$ 58.18	\$ 8,877.00
17	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 26,842.97	\$ 26,842.97	-	-	\$ 2,500.00	\$ 2,500.00
18	RAILPROS CONSTRUCTION OBSERVATION - MOBILIZATION/ ADMINISTRATION FEE	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 1,279.43	\$ 2,558.86	-	-	\$ 1,125.00	\$ 2,250.00

Bidders:

ES&S Cost Estimate		Average Bidder Price	
Unit Price	Total	Unit Price	Total
\$ 17,440.00	\$ 17,440.00	\$ 45,261.85	\$ 45,261.85
\$ 2,770.00	\$ 2,770.00	\$ 15,300.03	\$ 15,300.03
\$ 85.00	\$ 3,043.00	\$ 572.46	\$ 20,494.07
\$ 80.00	\$ 34,328.00	\$ 157.17	\$ 67,443.08
\$ 176.52	\$ 3,530.40	\$ 791.70	\$ 15,834.07
\$ 82.00	\$ 2,090.60	\$ 165.54	\$ 4,527.26
\$ 12,000.00	\$ 12,000.00	\$ 14,029.85	\$ 14,029.85
\$ 7,800.00	\$ 15,600.00	\$ 12,743.92	\$ 25,487.84
\$ 550.00	\$ 1,100.00	\$ 2,173.95	\$ 4,347.91
\$ 800.00	\$ 78,400.00	\$ 1,501.92	\$ 147,198.16
\$ 2,000.00	\$ 30,000.00	\$ 3,425.27	\$ 51,379.10
\$ 357.00	\$ 7,140.00	\$ 461.77	\$ 9,235.33
\$ 45.00	\$ 675.00	\$ 376.02	\$ 5,640.30
\$ 9.56	\$ 7,934.80	\$ 16.70	\$ 13,898.23
\$ 2,700.00	\$ 2,700.00	\$ 7,904.39	\$ 7,904.39
\$ 15.00	\$ 2,250.00	\$ 65.12	\$ 9,768.00
\$ 5,200.00	\$ 5,200.00	\$ 10,614.32	\$ 10,614.32
\$ 1,000.00	\$ 2,000.00	\$ 1,201.48	\$ 2,402.95

Multiplication/rounding error, unit price x quantity doesn't match total price, written on proposal bid form.

Brown & Root bid the Addendum #1 Bid Form with the 3 days of RailPros instead of 5 as shown in Addendum #2. Explains the RailPros variation in cost compared to their submitted bid form.

Lovess Bid

\$ 2,608.27	\$ 26,082.67
\$ 580.36	\$ 23,214.53
\$ 1,903.20	\$ 19,032.03
Total:	
\$ 419.55	\$ 16,782.13
\$ 555,627.91	

\$ 1,400.00	\$ 14,000.00
\$ 200.00	\$ 8,000.00
\$ 1,018.00	\$ 10,180.00
\$ 135.00	\$ 5,400.00
Total:	
\$ 265,692.00	

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
19	RAILPROS CONSTRUCTION - OBSERVATION - STANDARD 8-HR DAY (2 PEOPLE FOR 5 DAYS)	EA	10	\$ 1,700.00	\$ 17,000.00	\$ 4,214.60	\$ 42,146.00	-	-	\$ 1,910.20	\$ 19,102.00	-	-	-	-
20	RAILPROS CONSTRUCTION - OBSERVATION - OVERTIME BEYOND STANDARD 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	\$ 240.00	\$ 9,600.00	\$ 602.09	\$ 24,083.60	-	-	\$ 889.00	\$ 35,950.00	-	-	-	-
21	RAILPROS FLAGGING - STANDARD 8-HR WORKDAY (2 PEOPLE FOR 5 DAYS)	EA	10	\$ 1,200.00	\$ 12,000.00	\$ 3,054.61	\$ 30,546.10	-	-	\$ 1,445.00	\$ 14,450.00	-	-	-	-
22	RAILPROS FLAGGING - OVERTIME BEYOND 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	\$ 160.00	\$ 6,400.00	\$ 406.41	\$ 16,256.40	-	-	\$ 682.25	\$ 27,690.00	-	-	-	-
				Total:	\$ 349,664.00	Total:	\$ 899,860.75	Total:	\$ 617,958.97	Total:	\$ 617,958.97	Total:	\$ 617,976.30	Bid/read as:	\$ 617,976.30
				Bid/read as:	\$ 349,664.00	Bid/read as:	\$ 654,607.92	Bid/read as:	-	Bid/read as:	-	Bid/read as:	-	Bid/read as:	-

OPTION #2 - GRAVITY SANITARY SEWER PLAN											
Item No.	Description	Unit	Estimated Quantity	Do-Rite Construction		Brown & Root Industrial Services LLC		McCollister Construction LLC		CAE Excavating	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	ABANDON BORE AND GROUT FULL	LS	1	\$ 62,000.00	\$ 62,000.00	\$ 23,832.55	\$ 23,832.55	-	-	\$ 155,850.00	\$ 155,850.00
				Total:	\$ 62,000.00	Total:	\$ 23,832.55	Total:	-	Total:	\$ 155,850.00
				Bid/read as:	\$ 62,000.00	Bid/read as:	\$ 23,832.55	Bid/read as:	-	Bid/read as:	\$ 155,850.00

ES&S Cost Estimate	
Unit Price	Total
\$ 4,000.00	\$ 4,000.00
Total	
\$ 4,000.00	

Sedalia Sanitary Sewer Project "A" - BID FORM					
OPTION #1 - FORCE MAIN & LIFT STATION SEWER PLAN					
November 21, 2024					
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	MOBILIZATION	LS	1	62,000.00	62,000.00
2	CONNECT TO EXISTING SANITARY SEWER	EA	1	5,000.00	5,000.00
3	4 INCH DR 11 HDPE SEWER PIPE WITH TRACER WIRE	LF	507	100.00	50,700.00
4	FORCE MAIN FITTINGS & THRUST BLOCKS	EA	4	1,200.00	4,800.00
5	FORCE MAIN MARKER	EA	5	190.00	950.00
6	SANITARY SEWER ID TAPE	LF	396	0.28	110.88
7	OPEN CUT ROCK EXCAVATION	CY	10	405.00	4,050.00
8	12" D50 RIP RAP	CY	24.4	100.00	2,440.00
9	CLEANOUTS	EA	2	1,600.00	3,200.00
10	JACK & BORE SEWER WITH 12" STEEL CASING	LF	101	560.00	56,560.00
11	JACK & BORE SEWER WITH 12" STEEL CASING IN ROCK	LF	10	1,650.00	16,500.00
12	CONCRETE PIPE ENCASEMENT	LF	20	111.00	2,220.00
13	TRENCH CHECK DAM	CY	12	60.00	720.00
14	TREE PRESERVATION BARRIER W/ SILT FENCE	LF	835	9.75	8,141.25
15	SEED AND STRAW	LS	1	5,000.00	5,000.00
16	CHAINLINK FENCE REMOVAL AND REPLACEMENT	LF	150	55.00	8,250.00
17	8 INCH PVC SDR35 SEWER PIPE	LF	50	78.00	3,900.00

Sedalia Sanitary Sewer Project "A" - BID FORM

OPTION #1 - FORCE MAIN & LIFT STATION SEWER PLAN

November 21, 2024

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
18	PACKAGED FIBERGLASS LIFT STATION & CONTROL PANEL	EA	1	110,000.00	110,000.00
19	36" DUAL WALL SANITITE PIPE WITH END CAPS	LF	22	1,200.00	26,400.00
20	12" DUAL WALL SANITITE PIPE WITH FITTINGS	LF	9.1	675.00	6,142.50
21	3/4" GRAVEL PAD (6" DEEP) W/ GEOTEXTILE	SY	245	20.00	4,900.00
22	6' TALL CHAIN LINK FENCE W/ 3 STRAND BARBED WIRE	LF	160	125.00	5,018.75
23	GATE KNOX BOX	EA	1	300.00	300.00
24	LIGHT POLE (INCL. BASE, POLE, 500 LUMEN FIXTURE)	EA	1	2,500.00	2,500.00
25	4" SCH 40 PVC CONDUIT	LF	95	38.00	3,610.00
26	ELECTRICAL SERVICE (SINGLE PHASE 120/240 V)	LS	1	20,000.00	20,000.00
27	ONSITE GRADING, PLACEMENT & COMPACTION	CY	90	26.50	2,385.00
28	LIFT STATION SIGNAGE	EA	4	180.00	720.00
29	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	2,500.00	2,500.00

Sedalia Sanitary Sewer Project "A" - BID FORM

OPTION #1 - FORCE MAIN & LIFT STATION SEWER PLAN

November 21, 2024

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
30	RAILPROS CONSTRUCTION OBSERVATION - MOBILIZATION/ ADMINISTRATION FEE	EA	2	1,200.00	2,400.00
31	RAILPROS CONSTRUCTION OBSERVATION - STANDARD 8-HR DAY (2 PEOPLE FOR 5 DAYS)	EA	10	1,700.00	17,000.00
32	RAILPROS CONSTRUCTION OBSERVATION - OVERTIME BEYOND STANDARD 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	240.00	9,600.00
33	RAILPROS FLAGGING - STANDARD 8-HR WORKDAY (2 PEOPLE FOR 5 DAYS)	EA	10	1,200.00	12,000.00
34	RAILPROS FLAGGING - OVERTIME BEYOND 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	160.00	6,400.00
Option #1 - Total of All Bid Prices					466,418.38

Sedalia Sanitary Sewer Project "A" - BID FORM					
OPTION #1 - FORCE MAIN & LIFT STATION SEWER PLAN ALTERNATES					
November 21, 2024					
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	ABANDON BORE AND GROUT FULL	LS	1	46,000.00	46,000.00
Option #1 - Total of All Alternate Bid Prices					46,000.00

Sedalia Sanitary Sewer Project "A" - BID FORM					
OPTION #2 - GRAVITY SANITARY SEWER PLAN					
November 21, 2024					
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	MOBILIZATION	LS	1	68,000.00	68,000.00
2	CONNECT TO EXISTING MANHOLE	EA	1	6,250.00	6,250.00
3	8 INCH PVC SDR26 SEWER PIPE	LF	35.8	325.00	11,635.00
4	8 INCH PVC SDR35 SEWER PIPE	LF	429.1	115.00	49,346.50
5	OPEN CUT TRENCH ROCK EXCAVATION	CY	20	405.00	8,100.00
6	12" D50 RIP RAP	CY	24.4	100.00	2,440.00
7	DEEP DOUBLE CAGE CONCRETE MANHOLE (INCLUDES 17.48 TOTAL VERTICAL FEET)	EA	1	14,350.00	14,350.00
8	CONCRETE MANHOLE (INCLUDES 20.14 TOTAL VERTICAL FEET)	EA	2	8,650.00	17,300.00
9	8" STUB IN MANHOLE (CAP AND A-LOK)	EA	2	375.00	750.00
10	JACK & BORE SEWER WITH 16" STEEL CASING	LF	98	685.00	67,130.00
11	JACK & BORE SEWER WITH 16" STEEL CASING IN ROCK	LF	15	2,000.00	30,000.00
12	CONCRETE PIPE ENCASEMENT	LF	20	111.00	2,220.00
13	TRENCH CHECK DAM	CY	15	60.00	900.00

Sedalia Sanitary Sewer Project "A" - BID FORM					
OPTION #2 - GRAVITY SANITARY SEWER PLAN					
November 21, 2024					
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
14	TREE PRESERVATION BARRIER W/ SILT FENCE	LF	830	9.75	8,092.50
15	SEED AND STRAW	LS	1	5,000.00	5,000.00
16	CHAINLINK FENCE REMOVAL AND REPLACEMENT	LF	150	55.00	8,250.00
17	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	2,500.00	2,500.00
18	RAILPROS CONSTRUCTION OBSERVATION - MOBILZATION/ADMINISTRATION FEE	EA	2	1,200.00	2,400.00
19	RAILPROS CONSTRUCTION OBSERVATION - STANDARD 8-HR DAY (2 PEOPLE FOR 5 DAYS)	EA	10	1,700.00	17,000.00
20	RAILPROS CONSTRUCTION OBSERVATION - OVERTIME BEYOND STANDARD 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	240.00	9,600.00
21	RAILPROS FLAGGING - STANDARD 8-HR WORKDAY (2 PEOPLE FOR 5 DAYS)	EA	10	1,200.00	12,000.00
22	RAILPROS FLAGGING - OVERTIME BEYOND 8-HR DAY (OVERTIME FOR 2 PEOPLE OVER 5 DAYS OF 24/7 CONSTRUCTION)	HR	40	160.00	6,400.00
Option #2 - Total of All Bid Prices					349,664.00

Sedalia Sanitary Sewer Project "A" - BID FORM					
OPTION #2 - GRAVITY SANITARY SEWER PLAN ALTERNATES					
November 21, 2024					
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	ABANDON BORE AND GROUT FULL	LS	1	62,000.00	62,000.00
Option #2 - Total of All Alternate Bid Prices					62,000.00

ARTICLE 9 – BID SUBMITTAL

9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____
(Individual's signature)

Doing business as: _____

A Partnership

Partnership Name: _____

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: Do-Rite Construction & Excavating LLC (SEAL)

State of Incorporation: _____

Type (General Business, Professional, Service, Limited Liability): LLC

By: [Signature]
(Signature -- attach evidence of authority to sign)

Name (typed or printed): Kyle Erchler

Title: VP-P.M.
(CORPORATE SEAL)

Attest _____

Date of Qualification to do business in Missouri is 02/19/2019.

A Joint Venture

Name of Joint Venture: _____

First Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address 17195 Hwy 65
Lincoln, MO 65338

Phone No. 660-547-2627 Fax No. 660-547-3966

E-mail Kyle@do-riteconstruction.com

SUBMITTED on 2nd Dec., 2024

State Contractor License No LC001633493 [If applicable]

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AGREEMENT FOR PRAIRIE HOLLOW WATER AND SEWER MAIN EXTENSION.

WHEREAS, The City of Sedalia, Missouri, received a proposal from Do-Rite Construction & Excavating, LLC for extension of water and sewer extension mains to Prairie Hollow Development; and

WHEREAS, under the proposal, the City of Sedalia, Missouri, shall pay the sum and amount of One Million Four Hundred Eighty-four Thousand Nine Hundred Eighteen dollars (\$1,484,918.00) to Do-Rite Construction & Excavating, LLC for said project as described in the proposed agreement attached to this ordinance and incorporated by reference herein.

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

Section 1. The Council of the City of Sedalia, Missouri, hereby approves and accepts the agreement by and between the City of Sedalia, Missouri, and Do-Rite Construction & Excavating, LLC in substantively the same form and content as the agreement has been proposed.

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of December 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December 2024.

ATTEST:

Andrew L. Dawson, Mayor

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: Matthew Wirt, Assistant City Administrator
Through: Chris Davies, City Engineer
From: Jeremy Stone, Public Works Project Manager
Date: December 10, 2024
Subject: 2024-008 Prairie Hollow Water and Sewer Main Extension

The Public Works Department received six (6) bids for the above mentioned project to extend water and sewer mains to Prairie Hollow development west of the City of Sedalia which includes the installation of approximately 7,000 linear feet of 10" water main, approximately 5,100 linear feet of 6" sanitary sewer force main, and installation of 8' diameter packaged lift station with valve vault. The bids received ranged from \$1,422,644.50 to \$2,279,529.70.

Bidders included:

- Earthworks Excavation & Associates, LLC- \$1,422,644.50
- Do-Rite Construction & Excavating LLC- \$1,484,918.00
- S&A Equipment and Builders, LLC- \$1,557,817.54
- C & E Excavating Inc.- \$1,699,973.00
- Corbett Construction- \$1,939,950.15
- Anderson & Sons Contracting LLC- \$2,279,529.70

The low bidder has previously completed a water main replacement project for the City and there were many issues during construction that raise concern including:

- Services unable to be located due to lack of tracer wire installed
- Liquidated damages due to project not completed within the time requirement
- Multiple complaints from City residents
- Warranty repairs not completed in a timely manner

Due to the past performance of the low bidder, the Public Works Department recommends the approval of the second low bidder submitted by Do-Rite Construction & Excavating LLC in the amount of \$1,484,918.00

Thank you for your consideration.



December 9, 2024

Jeremy Stone
Project Manager
City of Sedalia, Missouri
200 South Osage Ave
Sedalia, MO 65301

Re: Prairie Hollow Water & Sewer Main Extension – Bidder Evaluation

Dear Mr. Stone:

Burns & McDonnell evaluated the bid documents, qualifications, previous project performance within the City of Sedalia, and financial review of the two lowest bidders. The following items were reviewed or verified:

1. Bid Tabulation Summary, dated Tuesday, December 03, 2024
2. Bid Proposal Form
 - a. Bidders acknowledged all Addenda
3. Contractor Reference Summary
 - a. Bidders have completed projects of similar scope and size as indicated on the form
4. Additional project performance information on past City projects
5. Financial Statement
 - a. Bidders have provided balance sheets and income statements for their 2022 and/or 2023 fiscal years as part of the Bid Proposal.
6. Required documents request as part of the Bid Proposal were provided.

Based on the review of these documents, both Earthworks Excavation & Associates and Do-Rite Construction & Excavating LLC have met the requirements of the proposal as requested. The City may select either of the two lowest bidders at the City's discretion.

Please contact me if additional information or clarification is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachelle Lowe".

Rachelle L. Lowe
Project Manager

TABLE A.1 - WATER UTILITY FUNDED ITEMS

Engineer's Estimate		Corbett Construction		Do-Rite Construction		S&A Equipment & Builders		Anderson & Sons Contracting	
NO.	DESCRIPTION	UNIT	QTY	UNIT COST	EXTENSION	UNIT	QTY	UNIT COST	EXTENSION

1	Mobilization	LS	1	\$191,256.82	\$191,256.82	LS	1	\$20,000.00	\$20,000.00
2	Sealing and Site Restoration	SY	13,280	\$116,260.00	\$1,545,808.00	SY	13,280	\$40,440.76	\$540,440.76
3	Erosion Control	SY	13,280	\$116,260.00	\$1,545,808.00	SY	13,280	\$40,440.76	\$540,440.76
4	Clearing and Grubbing	AC	2.5	\$28,742.00	\$71,855.00	AC	2.5	\$64,664.14	\$161,660.35
5	Traffic Control	LS	1	\$17,322.00	\$17,322.00	LS	1	\$5,884.98	\$5,884.98
6	Water Main - 10" C900 PVC	LF	6,913	\$114.73	\$793,140.00	LF	6,913	\$53.36	\$368,985.07
7	Bed - 10" x 11.25"	EA	3	\$2,690.00	\$7,970.00	EA	3	\$1,971.58	\$5,914.74
8	Bed - 10" x 45"	EA	4	\$1,400.00	\$5,600.00	EA	4	\$1,242.62	\$4,970.48
9	Tree - 10" x 45"	EA	1	\$4,070.00	\$4,070.00	EA	1	\$1,955.58	\$1,955.58
10	Tree - 10" x 10"	EA	1	\$4,880.00	\$4,880.00	EA	1	\$1,751.57	\$1,751.57
11	Cap - 10"	EA	2	\$1,620.00	\$3,240.00	EA	2	\$1,158.28	\$2,316.56
12	Gate Valve - 10"	EA	2	\$8,300.00	\$16,600.00	EA	2	\$5,439.40	\$10,878.80
13	Pushing Assembly	EA	1	\$10,900.00	\$10,900.00	EA	1	\$3,967.60	\$3,967.60
14	Combination Air/Vacuum Release Valve & Vault	EA	2	\$1,900.00	\$3,800.00	EA	2	\$5,220.84	\$10,441.68
15	Fire Hydrant Valve & Vault	EA	2	\$1,900.00	\$3,800.00	EA	2	\$5,220.84	\$10,441.68
16	Fire Hydrant Assembly	EA	1	\$8,110.00	\$8,110.00	EA	1	\$7,051.65	\$7,051.65
17	Marker Posts	EA	9	\$1,580.00	\$14,220.00	EA	9	\$460.62	\$4,145.58
18	Tracer Wire Test Station - Marker Post Mount	EA	9	\$75.00	\$675.00	EA	9	\$73.16	\$658.44
19	Tracer Wire Test Station - Flush Mount	EA	3	\$50.00	\$150.00	EA	3	\$1,190.38	\$3,571.14
20	Rock Excavation	CY	10	\$120.00	\$1,200.00	CY	10	\$220.61	\$2,206.10
Subtotal (Table A.1)				\$1,233,535.00				\$932,907.09	

TABLE A.2 - WASTEWATER UTILITY FUNDED ITEMS

Engineer's Estimate		Corbett Construction		Do-Rite Construction		S&A Equipment & Builders		Anderson & Sons Contracting	
NO.	DESCRIPTION	UNIT	QTY	UNIT COST	EXTENSION	UNIT	QTY	UNIT COST	EXTENSION

21	Mobilization	LS	1	\$199,981.18	\$199,981.18	LS	1	\$54,949.72	\$54,949.72
22	Sealing and Site Restoration	SY	9,720	\$2.00	\$19,440.00	SY	9,720	\$4.15	\$40,338.00
23	Erosion Control	SY	1	\$38,710.69	\$38,710.69	SY	1	\$57,886.23	\$57,886.23
24	Clearing and Grubbing	AC	1.8	\$7,580.00	\$13,644.00	AC	1.8	\$3,091.65	\$5,564.97
25	Traffic Control	LS	1	\$12,680.00	\$12,680.00	LS	1	\$4,281.38	\$4,281.38
26	Sanitary Sewer Foremanhole - 6" C900 PVC	LF	5,060	\$90.73	\$459,100.00	LF	5,060	\$28.03	\$141,811.80
27	Influent Line - 48" D18-21 HOPE	LF	110	\$690.00	\$75,900.00	LF	110	\$441.90	\$48,609.00
28	Lateral Storage - 36" D18-21 HOPE	LF	152	\$537.00	\$81,516.00	LF	152	\$453.32	\$68,904.64
29	Fabricated Tee - 36" D18-21 HOPE	EA	1	\$12,318.00	\$12,318.00	EA	1	\$2,031.03	\$2,031.03
30	Fabricated Tee - 36" D18-21 HOPE	EA	1	\$9,383.00	\$9,383.00	EA	1	\$2,698.74	\$2,698.74
31	End Cap - 36" D18-21 HOPE	EA	2	\$15,320.00	\$30,640.00	EA	2	\$1,945.88	\$3,891.76
32	Bed - 6" x 45"	EA	3	\$1,600.00	\$4,800.00	EA	3	\$1,444.44	\$4,333.32
33	Bed - 6" x 45"	EA	8	\$1,170.00	\$9,360.00	EA	8	\$1,749.75	\$13,998.00
34	Bed - 6" x 80"	EA	2	\$1,150.00	\$2,300.00	EA	2	\$1,095.27	\$2,190.54
35	Plug Valve - 6"	EA	4	\$6,920.00	\$27,680.00	EA	4	\$3,728.38	\$14,913.52
36	Clean Out	EA	7	\$1,600.00	\$11,200.00	EA	7	\$3,304.96	\$23,134.72
37	Combination Air/Vacuum Release Valve & Vault	EA	2	\$10,900.00	\$21,800.00	EA	2	\$7,251.56	\$14,503.12
38	Marker Posts	EA	5	\$1,580.00	\$7,900.00	EA	5	\$688.19	\$3,440.95
39	Tracer Wire Test Station - Marker Post Mount	EA	5	\$75.00	\$375.00	EA	5	\$118.13	\$590.65
40	Tracer Wire Test Station - Flush Mount	EA	1	\$50.00	\$50.00	EA	1	\$89.83	\$89.83
41	New Line of Existing Sanitary Sewer Manhole - 4' Diameter	EA	1	\$11,600.00	\$11,600.00	EA	1	\$9,501.31	\$9,501.31
42	New Line of Existing Sanitary Sewer Manhole - 6' Diameter	EA	1	\$17,700.00	\$17,700.00	EA	1	\$11,241.86	\$11,241.86
43	Grading - Fill	LS	1	\$15,000.00	\$15,000.00	LS	1	\$6,790.63	\$6,790.63
44	Lift Station Mtc. (Concrete, Foundation, Electrical)	LS	1	\$75,000.00	\$75,000.00	LS	1	\$64,064.79	\$64,064.79
45	Lift Station Installation (Excavation, Dewatering, Backfill)	LS	1	\$100,000.00	\$100,000.00	LS	1	\$17,796.86	\$17,796.86
46	Valve Vault Installation (Excavation, Dewatering, Backfill)	LS	1	\$1,970.00	\$1,970.00	LS	1	\$7,236.23	\$7,236.23
47	Transformer (Concrete Pad)	LF	1	\$3,000.00	\$3,000.00	LF	1	\$3,883.49	\$3,883.49
48	Chain Link Security Fence - 8' Height	LF	310	\$77.00	\$23,870.00	LF	310	\$110.86	\$34,366.60
49	Chain Link Security Gate - 16' Double Swing	EA	1	\$9,810.00	\$9,810.00	EA	1	\$5,457.22	\$5,457.22
50	Gravel Removal and Replacement	SY	400	\$200.00	\$80,000.00	SY	400	\$185.31	\$74,124.00
51	Gravel Removal and Replacement	SY	4,000	\$28.00	\$112,000.00	SY	4,000	\$8.88	\$35,520.00
52	Gravel Access Road	SY	4,200	\$19.00	\$79,800.00	SY	4,200	\$14.18	\$59,556.00
53	Rock Excavation	CY	259	\$120.00	\$31,080.00	CY	159	\$120.35	\$19,235.65
Subtotal (Table A.2)				\$1,516,715.00				\$924,830.32	
GRAND TOTAL (Table A)				\$2,750,250.00				\$1,857,737.41	

Earthworks Excavation & Assoc.
 13459 Bell Road
 Highgrove, MO 64037
 (660) 564-5020

C&E Excavating
 1006 North Ohio
 Sardinia, MO 65 601
 (660) 625-3478

UNIT	QTY	UNIT COST	EXTENSION	UNIT	QTY	UNIT COST	EXTENSION
LS	1	\$56,300.00	\$56,300.00	LS	1	\$34,800.00	\$34,800.00
SY	13.280	\$4.00	\$53,120.00	SY	13.280	\$1.88	\$24,862.40
AC	1	\$22,000.00	\$22,000.00	LS	1	\$25,850.00	\$25,850.00
AC	2.5	\$15,185.00	\$37,962.50	AC	2.5	\$17,600.00	\$44,000.00
LS	1	\$8,000.00	\$8,000.00	LS	1	\$12,700.00	\$12,700.00
LF	6.913	\$48.00	\$331,824.00	LF	6.913	\$74.75	\$515,175.26
EA	3	\$930.00	\$2,790.00	EA	3	\$838.36	\$2,515.08
EA	4	\$927.00	\$3,708.00	EA	4	\$885.50	\$3,542.00
EA	1	\$1,700.00	\$1,700.00	EA	1	\$1,079.00	\$1,079.00
EA	1	\$1,600.00	\$1,600.00	EA	1	\$1,484.00	\$1,484.00
EA	2	\$240.00	\$480.00	EA	2	\$481.00	\$962.00
EA	6	\$3,600.00	\$21,600.00	EA	6	\$4,984.33	\$29,905.98
EA	2	\$5,500.00	\$11,000.00	EA	2	\$6,308.00	\$12,616.00
EA	1	\$9,500.00	\$9,500.00	EA	1	\$7,052.00	\$7,052.00
EA	2	\$5,800.00	\$11,600.00	EA	2	\$5,683.50	\$11,367.00
EA	1	\$7,500.00	\$7,500.00	EA	1	\$7,265.00	\$7,265.00
EA	9	\$1,000.00	\$9,000.00	EA	9	\$232.86	\$2,095.94
EA	9	\$400.00	\$3,600.00	EA	9	\$238.56	\$2,147.94
EA	3	\$300.00	\$900.00	EA	3	\$264.33	\$792.99
CY	10	\$200.00	\$2,000.00	CY	10	\$178.00	\$1,780.00
Subtotal (Table A.1)		\$596,244.50		Subtotal (Table A.1)		\$774,483.00	

UNIT	QTY	UNIT COST	EXTENSION	UNIT	QTY	UNIT COST	EXTENSION
LS	1	\$43,500.00	\$43,500.00	LS	1	\$42,960.00	\$42,960.00
SY	9.720	\$1.00	\$9,720.00	SY	9.720	\$2.28	\$22,151.76
AC	1	\$9,500.00	\$9,500.00	LS	1	\$22,235.00	\$22,235.00
AC	1.8	\$16,000.00	\$28,800.00	AC	1.8	\$18,180.33	\$32,724.59
LS	1	\$5,800.00	\$5,800.00	LS	1	\$4,850.00	\$4,850.00
LF	5.060	\$30.00	\$151,800.00	LF	5.060	\$64.60	\$326,776.00
LF	110	\$428.00	\$47,080.00	LF	110	\$376.05	\$41,365.50
LF	152	\$80.00	\$12,160.00	LF	152	\$149.82	\$22,572.64
EA	1	\$6,700.00	\$6,700.00	EA	1	\$6,158.00	\$6,158.00
EA	2	\$6,400.00	\$12,800.00	EA	2	\$6,546.00	\$13,092.00
EA	2	\$1,000.00	\$2,000.00	EA	2	\$3,205.50	\$6,411.00
EA	5	\$800.00	\$4,000.00	EA	5	\$408.20	\$2,041.00
EA	8	\$300.00	\$2,400.00	EA	8	\$417.50	\$3,340.00
EA	2	\$6,000.00	\$12,000.00	EA	2	\$454.00	\$908.00
EA	4	\$2,000.00	\$8,000.00	EA	4	\$3,195.00	\$12,780.00
EA	2	\$4,000.00	\$8,000.00	EA	2	\$6,316.50	\$12,633.00
EA	5	\$865.00	\$4,325.00	EA	5	\$235.40	\$1,177.00
EA	5	\$535.00	\$2,675.00	EA	5	\$256.40	\$1,282.00
EA	1	\$1,900.00	\$1,900.00	EA	1	\$244.00	\$244.00
EA	1	\$4,200.00	\$4,200.00	EA	1	\$2,508.00	\$2,508.00
EA	1	\$17,000.00	\$17,000.00	EA	1	\$21,401.00	\$21,401.00
LS	1	\$5,610.00	\$5,610.00	LS	1	\$15,720.00	\$15,720.00
LS	1	\$58,000.00	\$58,000.00	LS	1	\$41,474.00	\$41,474.00
LS	1	\$37,800.00	\$37,800.00	LS	1	\$37,557.00	\$37,557.00
LS	1	\$32,400.00	\$32,400.00	LS	1	\$5,000.00	\$5,000.00
LS	1	\$5,700.00	\$5,700.00	LS	1	\$1,870.00	\$1,870.00
LF	310	\$84.00	\$26,040.00	LF	310	\$89.54	\$27,757.50
EA	1	\$5,610.00	\$5,610.00	EA	1	\$6,000.00	\$6,000.00
SY	400	\$41.00	\$16,400.00	SY	400	\$49.49	\$19,796.00
SY	4,000	\$25.00	\$100,000.00	SY	4,000	\$7.25	\$29,000.00
SY	4,200	\$25.00	\$105,000.00	SY	4,200	\$14.58	\$61,164.00
CY	159	\$200.00	\$31,800.00	CY	159	\$182.00	\$28,938.00
Subtotal (Table A.2)		\$526,360.00		Subtotal (Table A.2)		\$716,836.00	
Grand Total (Table A)		\$1,422,644.50		Grand Total (Table A)		\$1,491,319.00	

UNIT	QTY	UNIT COST	EXTENSION	UNIT	QTY	UNIT COST	EXTENSION
LS	1	\$43,500.00	\$43,500.00	LS	1	\$42,960.00	\$42,960.00
SY	9.720	\$1.00	\$9,720.00	SY	9.720	\$2.28	\$22,151.76
AC	1	\$9,500.00	\$9,500.00	LS	1	\$22,235.00	\$22,235.00
AC	1.8	\$16,000.00	\$28,800.00	AC	1.8	\$18,180.33	\$32,724.59
LS	1	\$5,800.00	\$5,800.00	LS	1	\$4,850.00	\$4,850.00
LF	5.060	\$30.00	\$151,800.00	LF	5.060	\$64.60	\$326,776.00
LF	110	\$428.00	\$47,080.00	LF	110	\$376.05	\$41,365.50
LF	152	\$80.00	\$12,160.00	LF	152	\$149.82	\$22,572.64
EA	1	\$6,700.00	\$6,700.00	EA	1	\$6,158.00	\$6,158.00
EA	2	\$6,400.00	\$12,800.00	EA	2	\$6,546.00	\$13,092.00
EA	2	\$1,000.00	\$2,000.00	EA	2	\$3,205.50	\$6,411.00
EA	5	\$800.00	\$4,000.00	EA	5	\$408.20	\$2,041.00
EA	8	\$300.00	\$2,400.00	EA	8	\$417.50	\$3,340.00
EA	2	\$6,000.00	\$12,000.00	EA	2	\$454.00	\$908.00
EA	4	\$2,000.00	\$8,000.00	EA	4	\$3,195.00	\$12,780.00
EA	2	\$4,000.00	\$8,000.00	EA	2	\$6,316.50	\$12,633.00
EA	5	\$865.00	\$4,325.00	EA	5	\$235.40	\$1,177.00
EA	5	\$535.00	\$2,675.00	EA	5	\$256.40	\$1,282.00
EA	1	\$1,900.00	\$1,900.00	EA	1	\$244.00	\$244.00
EA	1	\$4,200.00	\$4,200.00	EA	1	\$2,508.00	\$2,508.00
EA	1	\$17,000.00	\$17,000.00	EA	1	\$21,401.00	\$21,401.00
LS	1	\$5,610.00	\$5,610.00	LS	1	\$15,720.00	\$15,720.00
LS	1	\$58,000.00	\$58,000.00	LS	1	\$41,474.00	\$41,474.00
LS	1	\$37,800.00	\$37,800.00	LS	1	\$37,557.00	\$37,557.00
LS	1	\$32,400.00	\$32,400.00	LS	1	\$5,000.00	\$5,000.00
LS	1	\$5,700.00	\$5,700.00	LS	1	\$1,870.00	\$1,870.00
LF	310	\$84.00	\$26,040.00	LF	310	\$89.54	\$27,757.50
EA	1	\$5,610.00	\$5,610.00	EA	1	\$6,000.00	\$6,000.00
SY	400	\$41.00	\$16,400.00	SY	400	\$49.49	\$19,796.00
SY	4,000	\$25.00	\$100,000.00	SY	4,000	\$7.25	\$29,000.00
SY	4,200	\$25.00	\$105,000.00	SY	4,200	\$14.58	\$61,164.00
CY	159	\$200.00	\$31,800.00	CY	159	\$182.00	\$28,938.00
Subtotal (Table A.2)		\$526,360.00		Subtotal (Table A.2)		\$716,836.00	
Grand Total (Table A)		\$1,422,644.50		Grand Total (Table A)		\$1,491,319.00	

Bid Requirements		Requirement	Contractors	Do-Rite Construction and Excavating	S&A Equipment and Builders	Anderson & Sons Contracting	Earthworks Excavation & Associates	CBE Excavating
Document	Section		Contract Construction					
Instructions to Bidders	Item 4 Proposal Guarantee	A Bidder's Bond for not less than five percent (5%) of the total amount of the bid must be submitted with the bid as a guarantee that the bidder will enter into a contract with the City if awarded the contract by the Sedalia City Council.	Yes	Yes	Yes	Yes	Yes	No
Instructions to Bidders	Item 8 Qualification of Bidders	Before the City enters into a contract on the basis of any bid presented, the bidder must satisfy the Mayor and the City Council of the said City as to his competence to construct such work.	Yes	Yes	Yes	No	Yes	Yes
Instructions to Bidders	Item 16 Sales Tax Exemption	Missouri State Sales Tax Law, Section 14.062, paragraph 2, states in part, "When any exempt entity contracts for the purpose of constructing, repairing or remodeling facilities and purchases of tangible personal property and materials to be incorporated into or consumed in the construction of the project are to be made on a tax-exempt basis." THE CONTRACTOR SHALL INCLUDE THE PROVISIONS OF THIS EXEMPTION STATUS IN THEIR BID.	Required if Contract Awarded	Required if Contract Awarded	Required if Contract Awarded	Required if Contract Awarded	Required if Contract Awarded	Required if Contract Awarded
Contractor Reference Sheet	Experience Statement	-	Yes	Yes	Yes	No	Yes	Yes
Contractor Reference Sheet	Financial Statement	-	Yes	Yes	Yes	No	Yes	Yes
Proposal	Table A.1	-	Yes	Yes	Yes	Yes	Yes	Yes
Proposal	Table A.2	-	Yes	Yes	Yes	Yes	Yes	Yes
Anti-Collusion Statement Form	Anti-Collusion Statement Form	-	Yes	Yes	Yes	No	Yes	Yes
Bid Bond	Section 05-7 Bid Bond Penal Sum Form	-	Yes	Yes	Yes	Yes	Yes	No
To be Executed After Award of Contract								
Contract Documents	Project Exemption Certificate	-	Yes					
Contract Documents	Performance-Payment Bond	-	Yes					
Contract Documents	Maintenance Guarantees	-	Yes					
Contract Documents	Contract Agreement	-	Yes					
Contract Documents	Work Authorization Affidavit	-	Yes					
Contract Documents	Prevailing Wage Affidavit	-	Yes					
Contract Documents	Annual Wage Order No. 31	-	Yes					
SIFRF Provisions	ABPA Specification Requirements	-	Yes					
SIFRF Provisions	Equal Employment Opportunity Construction Contract Specifications	-	Yes					
SIFRF Provisions	Affirmative Action to Ensure Equal Employment Opportunity Debarment and Suspension Certificate	-	Yes					
SIFRF Provisions	Non-Segregated Facilities Certificate	-	Yes					
SIFRF Provisions	Affidavit of Work Authorization	-	Yes					
SIFRF Provisions	Domestic Products Procurement Certificate Regarding Lobbying	-	Yes					
SIFRF Provisions	Coal Rights Assurance	-	Yes					

PROPOSAL

TO THE CITY OF SEDALIA, MISSOURI:

Pursuant to and in compliance with the Notice to Contractors and having examined the plans and specifications with related documents and the site(s) of the proposed work, the undersigned bidder proposes and agrees, if this proposal is accepted, to furnish all labor, materials, tools, supplies, equipment and supervision and to do all other work necessary for the **PRAIRIE HOLLOW WATER AND SEWER MAIN EXTENSION, Project 2024-008, dated October 29, 2024,** as noted in these contract documents for the following price(s):

TABLE A - BASE BID					
TABLE A.1 - WATER UTILITY FUNDED ITEMS					
NO.	DESCRIPTION	UNIT	QTY	UNIT COST	EXTENSION
1	Mobilization	LS	1	30,000.00	30,000.00
2	Seeding and Site Restoration	SY	13,280	2.01	27,288.00
3	Erosion Control	LS	1	12,100.00	12,100.00
4	Clearing and Grubbing	AC	2.5	5,700.00	14,250.00
5	Traffic Control	LS	1	5,600.00	5,600.00
6	Water Main - 10" C900 PVC	LF	6,913	61.00	421,693.00
7	Bend - 10" x 11.25°	EA	3	1,200.00	3,600.00
8	Bend - 10" x 45°	EA	4	1,200.00	4,800.00
9	Tee - 10" x 6"	EA	1	1,525.00	1,525.00
10	Tee - 10" x 10"	EA	1	1,850.00	1,850.00
11	Cap - 10"	EA	2	770.00	1,540.00
12	Gate Valve - 10"	EA	6	4,000.00	24,000.00
13	Flushing Assembly	EA	2	5,400.00	10,800.00
14	Combination Air/Vacuum Release Valve & Vault	EA	1	7,850.00	7,850.00
15	Air Release Valve & Vault	EA	2	6,250.00	12,500.00
16	Fire Hydrant Assembly	EA	1	7,400.00	7,400.00
17	Marker Posts	EA	9	675.00	6,075.00
18	Tracer Wire Test Station - Marker Post Mount	EA	9	400.00	3,600.00
19	Tracer Wire Test Station - Flush Mount	EA	3	400.00	1,200.00
20	Rock Excavation	CY	10	145.00	1,450.00
Subtotal (Table A.1)					599,721.00
TABLE A.2 - WASTEWATER UTILITY FUNDED ITEMS					
NO.	DESCRIPTION	UNIT	QTY	UNIT COST	EXTENSION
21	Mobilization	LS	1	60,000.00	60,000.00
22	Seeding and Site Restoration	SY	9,720	2.10	20,412.00

23	Erosion Control	LS	1	8,250.00	8,250.00
24	Clearing and Grubbing	AC	1.8	5,700.00	10,260.00
25	Traffic Control	LS	1	4,000.00	4,000.00
26	Sanitary Sewer Forcemain - 6" C900 PVC	LF	5,060	35.50	179,630.00
27	Influent Line - 48" DR-21 HDPE	LF	110	400.00	44,000.00
28	Lateral Storage - 36" DR-21 HDPE	LF	152	330.00	50,160.00
29	Fabricated Tee - 36" DR-17 HDPE	EA	1	11,600.00	11,600.00
30	Fabricated 90° Bend - 36" DR-17 HDPE	EA	1	8,800.00	8,800.00
31	End Cap - 36" DR-17 HDPE	EA	2	4,300.00	8,600.00
32	Bend - 6" x 11.25°	EA	5	815.00	4,075.00
33	Bend - 6" x 45°	EA	8	830.00	6,640.00
34	Bend - 6" x 90°	EA	2	880.00	1,760.00
35	Plug Valve - 6"	EA	4	3,575.00	14,300.00
36	Clean Out	EA	7	1,775.00	12,425.00
37	Combination Air/Vacuum Release Valve & Vault	EA	2	8,500.00	17,000.00
38	Marker Posts	EA	5	675.00	3,375.00
39	Tracer Wire Test Station - Marker Post Mount	EA	5	400.00	2,000.00
40	Tracer Wire Test Station - Flush Mount	EA	1	400.00	400.00
41	Epoxy Lined of Existing Sanitary Sewer Manhole - 4' Diameter	EA	1	2,600.00	2,600.00
42	New Epoxy Lined Sanitary Sewer Manhole - 6' Diameter	EA	1	29,500.00	29,500.00
43	Grading - Fill	LS	1	25,000.00	25,000.00
44	Lift Station Misc. (Concrete, Foundation, Electrical)	LS	1	85,500.00	85,500.00
45	Lift Station Installation (Excavation, Dewatering, Backfill)	LS	1	29,500.00	29,500.00
46	Valve Vault Installation (Excavation, Dewatering, Backfill)	LS	1	19,000.00	19,000.00
47	Transformer (Concrete Pad)	LS	1	4,500.00	4,500.00
48	Chain Link Security Fence - 8' Height	LF	310	55.50	17,205.00
49	Chain Link Security Gate - 16' Double Swing	EA	1	3,500.00	3,500.00
50	Pavement Removal and Replacement	SY	400	105.00	42,000.00
51	Gravel Removal and Replacement	SY	4,000	17.50	70,000.00
52	Gravel Access Road	SY	4,200	15.75	66,150.00
53	Rock Excavation	CY	159	145.00	23,055.00
				Subtotal (Table A.2)	885,197.00
				GRAND TOTAL (TABLE A)	1,484,918.00

TOTAL AMOUNT OF BID: \$ 1,484,918.00

In the event that additions to the work covered by this proposal are required, the undersigned hereby proposes and agrees that the following unit prices will prevail for the following additions:

Bidder acknowledges receipt of the following addenda, which has been considered in the preparation of this bid:

Addendum No. 1

Dated: 11/22/2024

Addendum No. _____

Dated: _____

Addendum No. _____

Dated: _____

The undersigned agrees, if this proposal is accepted, to complete the work within a period of 275 calendar days from the date of the Notice to Proceed.

NAME OF BIDDER: Do-Rite Construction & Excavating LLC

BY: *Hyle Eickler*

TITLE: JP - Project Manager

ADDRESS: 1719 S Hwy 65 Lincoln, MO 65338

DATE: 12/2/24

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING COMPOST FACILITY PRODUCTS AND FEES AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE.

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

Section 1. Appendix A – The City Fee Schedule, Section 48-52 is hereby amended to read as follows:

“Section 48-52: Compost Facility Products.

Product	Fee
Fine Wood Mulch	\$20.00/cy
Dyed Fine Mulch (Brown & Black)	\$25.00/cy
Residual Large Chips (Overs)	\$13.00/cy
Unscreened Mulch	\$5.00/cy
Manufactured Top Soil	\$35.00/cy
Bio-Blend Compost	\$30.00/cy
Natural Blend Compost	\$30.00/cy
Asphalt Millings	\$16.80/yard or \$12.00/ton
Hauling – Inside City Limits (will be “dump and go” with no spreading)	\$60.00/load – up to 8 yards.
Hauling – Outside City Limits (Distance within 5 miles; will be “dump and go” with no spreading)	\$80.00/load – up to 8 yards.

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 16th day of December, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December, 2024.

ATTEST:

Andrew L. Dawson, Mayor

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AGREEMENT TO PLUG AND SEAL WATER WELL NUMBER 7.

WHEREAS, the City of Sedalia, Missouri has received a proposal from Flynn Drilling Company to plug and seal Water Well #7; and

WHEREAS, under the proposal, the City of Sedalia, Missouri shall pay the sum of Thirty Thousand Nine Hundred and Ninety Dollars and Twenty-five cents (\$30,990.25) to Flynn Drilling Company for said services as more fully described in the proposal attached to this ordinance and incorporated by reference herein.

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

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of December 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December 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, Utility Director
Date: December 4th, 2024
Subject: Plug Well #7

During a sanitary survey of Sedalia's Water Filtration Plant in 2024, The Missouri Department of Natural Resources formally recommended that we have Water Well # 7 professionally plugged. Sedalia's Water Well #7 has been out of service since approximately 1993 due to its lack of production, and close proximity to Water Well #9.

Recently, we solicited formal bids to plug and seal this well. One bid was received from Flynn Well Drilling of Troy, Missouri for the amount of \$30,990.25. This project was included in the FY2025 budget. I would like to recommend that we proceed with this bid.



www.flynnndrilling.com

P.O. Box 265 • Troy MO 63379
OFFICE: 636.528.6137
FAX: 636.528.6156

P.O. Box 862 • Rolla, MO 65401
OFFICE: 573.341.8444
FAX: 573.341.5353

PROPOSAL

Owner: City of Sedalia Phone #'s _____
 Address: 200 South Osage Avenue Sedalia, Mo. 65301
 Location of Property (Legal Description) IFB 2025-008 Plug Water Well #7

We hereby submit specifications and estimates for:

- _____ Mobe & Demobe Equipment
- _____ Pull Existing Lineshaft Turbine Pumping Equipment
- _____ Super Chlorinate Well
- _____ Assist Owner In Digging Up Well / FDC To Cut Off Casing 3' Below Grade
- _____ Set Tremie Pipe For Reverse Tremie Process
- _____ Induce 360 Sacks Of Cement Into Well To Achieve Full Length Cement Grout
- _____ Assist Owner In Backfilling Top 3' With Dirt To Existing Elevation
- _____ Provide Mo. DNR Abandonment Certification Document
- _____ Labor Complete

TOTAL \$ 30,990.25

- _____ *Old Material To Be Owners Responsibility
- _____ *Proposal Cost To Reflect a 12" Diameter, 460' Well, With 200' of 12" Casing
- _____ *Owner Shall Provide Backhoe & Operator to Dig Up Around Well & Backfill Accordingly
- _____ *If Additional Bags Of Cement Are Required Due To Geological Conditions The Cost Would Be \$41.00 per sack (360 Sacks As Proposed Reflects A 10% Overage To Cover Expected Loss)

FLYNN DRILLING COMPANY, INC. _____
 By: [Signature]
 Date 11-21-2024

ACCEPTED BY:
 X _____
 X _____

All work done by the contractor shall be paid upon completion. Owner agrees to pay a service charge on any unpaid balance after 10 days at the rate of 1% per month and, further, agrees that he (they) shall be responsible for all court costs and attorney's fees incurred in the collection of any balance due on this contact if attorney's fees and court costs are incurred in the collection.

TABULATION OF BIDS			
Plug Water Well #7			
November 27, 2024 2:00 p.m.			
Council Chambers			
			Flynn Drilling Company
			Attn: Danny Flynn
			PO Box 265
			Troy, MO 63379
Description			Amount
Plug Water Well #7			\$30,990.25
Bid Bond			Yes
E-Verify			Yes
Notes:	Old Material to be Owners Responsibility		
	Proposal Cost to reflect a 12" Diamter, 460' Well, with 200' of 12" Casing		
	Owner Shall Provide Backhoe & Operator to Dig up Around Well and		
	backfill accordingly		
	If Additional Bags of cement are required due to geological conditions		
	the dost would be \$41.00/sack (360 Sacks as proposed - 10% overage		
	to cover expected loss)		

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE PETTIS COUNTY LOCAL MUNICIPALITY INFRASTRUCTURE IMPROVEMENT GRANT.

WHEREAS, the City of Sedalia, Missouri, is applying for grant funds through the Pettis County Local Municipality Infrastructure Improvement Grant “for the purpose of county road improvements, and street, sewer, water and storm water projects within municipalities within Pettis County.

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

Section 1. The Mayor or City Administrator are hereby authorized to sign the Pettis County Local Municipality Infrastructure Improvement Grant Applications in substantially the same form and content as attached hereto and any other official project documents that are necessary to obtain such assistance, including any agreements, contracts or other documents that are required.

Section 2. In the event a grant is awarded, the City of Sedalia is prepared to supply the matching funds and complete the project(s) within the time period as identified in the application(s).

PASSED by the Council of the City of Sedalia, Missouri, this 16th day of December, 2024.

Presiding Officer of the Council

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR UV SYSTEM PURCHASE OF L33ER CONTROL LOGIX PROCESSORS, POWER SUPPLIES AND UPGRADED HMI.

WHEREAS, the City of Sedalia, Missouri received a quote from Trojan Technologies for the purchase of L33er Control Logix Processors, Power Supplies and upgraded HMI at the Central and Southeast Wastewater Treatment Plants; and

WHEREAS, under the quote, the City of Sedalia, Missouri shall pay the sum and of amount of One Hundred Thousand Two Hundred Ninety-three Dollars and Sixteen Cents (\$100,293.16) to Trojan Technologies for said equipment 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 Trojan Technologies 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 16th day of December 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December 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: December 4th, 2024
Subject: Repairs to UV system at Central and Southeast WW Plant

The Ultraviolet Disinfection systems at both Central and Southeast Plant have had electrical malfunctions. This has caused difficulties meeting environmental requirements. These units are no longer supported by the manufacturer and the manufacturer has informed us that replacement with new units would be the most cost effective method of repairing the units.

Trojan Technologies is the manufacturer of our current systems at both plants. This will make them the sole source to purchase the equipment. They have provided us with a quote of \$ 100,293.16 to purchase the new L33er Control Logix Processors, power supplies, and upgraded HMI.

This amount is within the amount budgeted for repairs currently and we would like to proceed with the purchase and repairs.



QUOTATION
QO0015737

TROJAN TECHNOLOGIES
3020 GORE ROAD
LONDON, ON N5V 4T7
CANADA
T. 519-457-3400
www.trojantechnologies.com

Sold to
CITY OF SEDALIA
200 S OSAGE AVE
Sedalia MO 65301-4334
UNITED STATES

Ship to
CITY OF SEDALIA
200 S OSAGE AVE
Sedalia MO 65301-4334
UNITED STATES

Customer Service Contact : tuvcustomerservice@trojantechnologies.com

Payment Terms : 0% / 00 / 30 net
Delivery Terms :
Carrier/LSP :

Internal Sales Rep : Erin Johnson
Customer No. : 100004465
Reference :
Quote Date : 11-01-2024
Quote Expiry Date : 12-01-2024

BEN MANESS 573-645-0366
BMANESS@SEDALIA.COM

Line	Project Item Description	Quantity	Price Discount %	Unit Net Price Net Amount	Tax Rate Tax Amount	Amount
10	916772 PLC, AB CMPT CPU L33ER AB COMPACT LOGIX PLC UPGRADE FOR SOUTHEAST PLANT. INCLUDES 917411 CARD, POWER SUPPLY AND PROGRAMMING	1.00	24,525.42/ EA	24,525.42 24,525.42	0.00% 0.00	24,525.42
20	917662-002 HMI UPG KIT, 10" PV+6 TO +7 PANELVIEW PLUS HMI UPGRADE FOR SOUTHEAST PLANT. INCLUDES PROGRAMMING, TESTING / SIMULATION	1.00	11,500.96/ EA	11,500.96 11,500.96	0.00% 0.00	11,500.96
30	917578-8B480 HSC KIT,MB TWIDO TO G4,WAGO,8B HSC UPGRADE KIT FOR SOUTHEAST PLANT. INCLUDES PROGRAMMING, TESTING / SIMULATION	1.00	7,900.00/ EA	7,900.00 7,900.00	0.00% 0.00	7,900.00
40	916772 PLC, AB CMPT CPU L33ER AB COMPACT LOGIX PLC UPGRADE FOR CENTRAL PLANT. INCLUDES 917411 CARD, POWER SUPPLY AND PROGRAMMING	1.00	24,525.42/ EA	24,525.42 24,525.42	0.00% 0.00	24,525.42
50	917662-002 HMI UPG KIT, 10" PV+6 TO +7 PANELVIEW PLUS HMI UPGRADE FOR CENTRAL PLANT. INCLUDES PROGRAMMING, TESTING / SIMULATION	1.00	11,500.96/ EA	11,500.96 11,500.96	0.00% 0.00	11,500.96
60	917578-8B480 HSC KIT,MB TWIDO TO G4,WAGO,8B HSC UPGRADE KIT FOR CENTRAL PLANT. INCLUDES PROGRAMMING, TESTING / SIMULATION	1.00	7,900.00/ EA	7,900.00 7,900.00	0.00% 0.00	7,900.00



QUOTATION
QO0015737

TROJAN TECHNOLOGIES
3020 GORE ROAD
LONDON, ON N5V 4T7
CANADA
T. 519-457-3400
www.trojantechnologies.com

Line	Project Item Description	Quantity	Price Discount %	Unit Net Price Net Amount	Tax Rate Tax Amount	Amount	
70	SERVEXP SERVICES EXPENSES SEVEN (7) FULL DAYS ON SITE TO INSTALL SCC AND HSC UPGRADES AT CENTRAL AND SOUTHEAST PLANTS. SERVICE TO INCLUDE UPGRADE COMMISSIONING. IF TIME ALLOWS THE TECHNICIAN WILL BEGIN SYSTEM EVALUATION AND TROUBLESHOOTING. DAYS ON SITE ARE ESTIMATED! CLIENT WILL ONLY BE INVOICED FOR ACTUAL NUMER OF DAYS SPENT ON SITE	1.00	12,440.40/ EA	12,440.40 12,440.40	0.00% 0.00	12,440.40	
		Goods	87,852.76	Discount	0.00	Tax Amount	Total USD
		Costs	12,440.40	Subtotal	100,293.16	0.00	100,293.16



QUOTATION
QO0015737

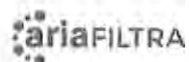
TROJAN TECHNOLOGIES
3020 GORE ROAD
LONDON, ON N5V 4T7
CANADA
T. 519-457-3400
www.trojantechnologies.com

Terms and Conditions

All purchases of Trojan products and/or services are expressly and without limitation subject to Trojan's Terms and Conditions of Sale ("Trojan" or "SELLER"), incorporated herein by reference and published on Trojan's website <https://www.trojantechnologies.com/sales-terms-conditions/>

Trojan TCS are incorporated by reference into each of Trojan's offers or quotations, order acknowledgments, and invoice and shipping documents. The first of the following acts shall constitute an acceptance of Trojan's offer and not a counteroffer and shall create a contract of sale ("Contract") in accordance with the Trojan TCS, subject to Trojan's final credit approval: (i) Buyer's issuance of a purchase order document against Trojan's offer or quotation; (ii) Trojan's acknowledgement of Buyer's order; or (iii) commencement of any performance by Trojan in response to Buyer's order. Provisions contained in Buyer's purchase documents that materially alter, add to or subtract from the provisions of the Trojan's TCS shall be null and void and not considered part of the Contract.

www.trojantechnologies.com/sales-terms-conditions



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PROCLAIMING THE CITY OF SEDALIA'S COMMITMENT TO ELIMINATE TRAFFIC FATALITIES AND SERIOUS INJURY CRASHES BY 2032 AND THE ADOPTION AND IMPLEMENTATION OF THE SAFE STREETS FOR SEDALIA ACTION PLAN.

WHEREAS, in 2021 the Bipartisan Infrastructure Law established the Safe Streets and Roads for All (SS4A) discretionary program which funds regional, local and Tribal initiatives through grants to prevent roadway deaths and serious injuries; and

WHEREAS, in 2022 the City of Sedalia received an application for a SS4A planning grant from the U.S. Department of Transportation to create SS4A compliant action plans; and

WHEREAS, the SS4A program supports the U.S. Department of Transportation's National Roadway, Safety Strategy and the goal of zero roadway deaths using a Safe System Approach; and

WHEREAS, City of Sedalia's Vision Zero policy supports the Missouri Department of Transportation's Show Me Zero program and the goals of the Missouri Strategic Highway Safety Plan; and

WHEREAS, 9 individuals were killed, and 71 individuals were severely injured on the City roadways between 2018 and 2022; and

WHEREAS, the City recognizes the need for action to increase safety and to prevent deaths and injuries on city streets; and

WHEREAS, SS4A program provides a framework for eliminating traffic deaths and serious injuries through intergovernmental and community partnerships leveraging resources and funds to ensure safe and efficient multimodal transportation; and

WHEREAS, the Safe Streets for Sedalia Action Plan unifies existing safety efforts and elevates improvements through engineering and street design, education and engagement efforts, enforcement and technology, evaluation and data analysis, and equity; and

WHEREAS, the City's policies and practices support SS4A efforts to lead with roadway design that prioritizes safety and plans for a safe network for all modes of transportation; and

WHEREAS, the City recognizes the need to prioritize hearing from the entire community and supports SS4A efforts to address inequities by prioritizing interventions in areas most in need of safety improvements; and

WHEREAS, the City commits to build and sustain leadership, collaboration and accountability in partnership with public health, law enforcement, policy makers, elected officials, and community members in traffic safety work to advance the strategies of the SS4A plan; and

WHEREAS, the City recognizes the need for action to increase safety and to prevent deaths and injuries on City streets.

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 reaffirms and adopts the City of Sedalia’s Vision Zero policy with the ultimate goal of achieving zero fatalities and serious injuries by the year 2032.

Section 2. The Council of the City of Sedalia, Missouri, hereby adopts the Safe Streets for Sedalia Action Plan in substantively the same and form and content as proposed and attached hereto as Exhibit A.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of December 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 FOR TIME EXTENSION ON CENTRAL PLANT AERATION IMPROVEMENTS.

WHEREAS, the City of Sedalia, Missouri, has received Change Order No. 1 from Burns & McDonnell Engineering Company, Inc., for a time extension for Substantial Completion for the Sedalia Central Wastewater Treatment Plant Aeration Improvements project.

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 Change Order No. 1 to the agreement by and between the City of Sedalia, Missouri and Burns & McDonnell Engineering Company, Inc., in substantively the same form and content as it has been proposed and incorporated by reference herein.

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

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

Section 4. This ordinance shall take effect and be in full force from and after its passage by the City Council and approval by the Mayor.

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 16th day of December 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December 2024.

ATTEST:

Andrew L. Dawson, Mayor

Jason S. Myers
City Clerk

MEMO

TO: Kelvin L. Shaw, City Administrator
Matthew Wirt, Assistant City Administrator

CC: Jason Myers, City Clerk

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

DATE: December 9, 2024

**SUBJECT: REQUESTED TIME EXTENSION – SEDALIA CENTRAL
WWTP AERATION IMPROVMENTS – BURNS 7
McDONNELL**

Background:

The city is under contract with Burns & McDonnell for the construction to the Central WWTP Aeration Basin at the Central Wastewater Treatment Plant. The contract required that Substantial Completion was completed by 12/9/2024

Discussion:

Burns & McDonnell Construction has been working diligently in completing the improvements to the Central WWTP Aeration Basin at the Central Wastewater Treatment Plant. The contract required that Substantial Completion be reached by December 9th, 2024. Due to ongoing electrical supply chain issues the contractor has requested an additional 42 days to reach Substantial Completion, which would be January 20th, 2025 if approved.

Things of note:

1. This is the first Change Order requested by the Contractor.
2. There is no additional cost to the City for this Change Order.
3. The Contractor has kept staff informed of the delays to the electrical equipment.

Recommendation:

It is staff's recommendation that City Council approve Change Order No. 001 between Burns & McDonnell and the City for the extension of time for Substantial Completion for the Sedalia Central WWTP Aeration Improvements project from 12/9/2024 to 1/20/2025, which is a total of 42 days at no cost.



CHANGE ORDER NO. 001

For Prime Contract Agreement between City of Sedalia Missouri & Burns & McDonnell

Change Order Title: Time Extension due to electrical Equipment Delivery Date: 11/26/2024

Project Name: Sedalia Central Aeration Improvements BMCd Project No.: 165090

Client Name: City of Sedalia Missouri Client Project No.: _____

Description:

Per conversations with the City and the on going delays in the electrical supply chain for medium voltage equipment, it was decided it was necessary to extend the duration of the project by 42 days. This would move the substantial completion date from 12/9/2024 to 1/20/2025, two weeks following the planned start up of the new blowers.

List of Attachments:

No Attachments

As a result of the modification(s) described above:

The revised Contract Amount is:

Original Contract Amount..... \$ 2,967,949.00

Total net amount of all previously executed Change Orders..... (+ or -) \$ 0.00

Total net amount of this Change Order..... (+ or -) \$ 0.00

Current Contract Amount, including this Change Order..... \$ 2,967,949.00

The revised Schedule of Values, including this Change Order is:

The revised Schedule of Work is:

Total net time adjustment to Critical Path (+ or -) 42

* Time adjustment is specified in: Working Days Calendar Days Other _____

Updated Contract Milestone and Date..... Substantial Completion Date - 1/20/2025

CLIENT:

City of Sedalia Missouri

By: _____

Print Name: _____

Title: _____

Date: _____

CONTRACTOR:

Burns & McDonnell Engineering Company, Inc.

DocuSigned by: _____

By: Kevin DeVoto

Print Name: Kevin DeVoto

Title: Construction Project Manager

Date: 12/9/2024

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUPERSEDING ADDENDUM TO SEDALIA REDEVELOPMENT CORPORATION'S REDEVELOPMENT AREA FOR THE DEVELOPMENT PLAN APPROVED ON MAY 18, 2020; AND DECLARING AN AREA DESCRIBED IN SUCH SUPERSEDING ADDENDUM TO BE A BLIGHTED AREA AND ITS REDEVELOPMENT NECESSARY FOR THE PRESERVATION OF THE PUBLIC PEACE, PROSPERITY, HEALTH, SAFETY, MORALS, AND WELFARE.

WHEREAS, the Sedalia Redevelopment Corporation ("Corporation"), an urban redevelopment corporation organized under and pursuant to Chapter 353, RSMo, the Urban Redevelopment Corporations Law and amendments thereto ("Act"), did on May 18, 2020, approve a Development Plan ("Development Plan"), attached hereto as Exhibit A, for the Midtown Residential Area with an area of 1,814 acres and consisting of 4,973 parcels ("Redevelopment Area"); and

WHEREAS, the Development Plan allows the Corporation to act as the "master developer" initially for the purpose of land acquisition necessary to carry out the Development Plan; and

WHEREAS, the Corporation filed a Superseding Addendum ("Addendum"), attached hereto as Exhibit B, with the City Administrator, which contemplates adding 92 acres consisting of 334 parcels, for a total of 1,906 acres and 5,307 parcels, to the Redevelopment Area and specifically described in the Addendum to the Development Plan; and

WHEREAS, if there are conflicts within the Development Plan and the Addendum, the addendum shall control; and

WHEREAS, the Corporation completed a Blight Study ("Blight Study"), attached hereto as Exhibit C, for the parcels referenced in the Addendum; and

WHEREAS, the City Clerk, receiving a notice to proceed from the City Administrator, did cause to be published in the Democrat, a newspaper of general circulation in the City, November 29, 2024, that date being not less than fifteen (15) days prior to the date set for the hearing before the Commission and the City Council ("Council"), notice of the public hearings on the Addendum; and

WHEREAS, the City Council held a public hearing on the Superseding Addendum on December 16, 2024, in accordance with due and timely notice published in the Democrat; and

WHEREAS, at the public hearing conducted by the City Council, all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council has heard testimony and evidence establishing a feasible plan for the financing of the Addendum; and

WHEREAS, it is desirable and in the public interest that the Corporation undertake and administer implementation of the Development Plan and Addendum; and

WHEREAS, the City Council now desires to make a finding that the Development Area is blighted and approval of the Superseding Addendum.

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

Section 1. Findings and Declarations. The City Council of the City of Sedalia finds and declares that:

- a. The Redevelopment Area described in the Addendum submitted by the Corporation, including the improvements currently located thereon, by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, has become an economic and social liability, and that such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes, is a blighted area as defined by Section 353.020(2), RSMo, and Section 42-33 of the Code of Ordinances of the City of Sedalia; and
- b. The redevelopment of the Redevelopment Area proposed in the Addendum is necessary for the public convenience and necessity; and
- c. Approval of the Addendum is necessary for the preservation of public peace, prosperity, health, safety, morals, and welfare; and
- d. The Development Plan and Addendum are feasible and conforms to the City's Comprehensive Plan for the development of the City as whole and does not require rezoning of the Redevelopment Area; and
- e. The proposed financing of the Development Plan and Addendum for redevelopment of the Redevelopment Area is feasible; and
- f. The Development Plan and Addendum will afford maximum opportunity, consistent with the needs of the community as whole, for the redevelopment of the Redevelopment Area by private Enterprise; and
- g. The Development Plan and Addendum do not seek to or provide for authority to acquire the Redevelopment Area through the use of eminent domain; and
- h. The Development Plan or Addendum does not seek to or provide for authority for tax abatement in the Redevelopment Area.
- i. If there conflicts between the Development Plan and Addendum, the Addendum shall control.

Section 2. Amended Development Plan Approved. The Development Plan of the Sedalia Redevelopment Corporation of the Midtown Residential Area and related Superseding Addendum, copies of which are attached hereto as Exhibits A and B and incorporated herein by reference, are hereby approved.

Section 3. Scope of Approval. That approval of the documents described above is made only for purposes of the provisions of the Act and does not constitute approval of the Development Plan or Addendum for any other purposes, including without limitation, any approvals necessary

under any and all ordinances, resolutions, rules, and regulations of the City, including without limitation, the City's subdivision regulations, zoning regulations, building codes, or property maintenance codes.

Section 4. Related Authority. That City officers and agents of the City are each hereby authorized and directed to, take such action and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance; provided, however, that nothing contained in this Ordinance shall be construed as an appropriation of City funds.

Section 5. Effective Date. This Ordinance shall be in effect from and after the date of its passage.

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 16th day of December, 2024.

Presiding Officer of the Council

Approved by the Mayor of said City this 16th day of December, 2024.

Andrew L. Dawson, Mayor

ATTEST:

Jason S. Myers
City Clerk

EXHIBIT A

Development Plan

EXHIBIT B

Superseding Addendum

EXHIBIT C

Blight Study

STAFF REPORT

DATE: December 12, 2024

TO: City Council

FROM: City Staff and Consultants (Lauber Municipal Law)

RE: Amendment to Sedalia Redevelopment Corporation's Urban Redevelopment Plan Under Chapter 353 Midtown Residential Area

Project Name: Chapter 353 Midtown Residential Area

General Location: Approximately 92 acres consisting of 334 parcels located in the central downtown area described below:

Beginning at the Northeast corner of West Third Street and South Moniteau Avenue, north on South Moniteau Avenue to the Union Pacific railroad tracks, east along the railroad tracks to South Lamine Avenue, south on South Lamine Avenue to East Third Street, east on East Third Street to South Thompson Avenue, south on South Thompson Avenue to Fifth Street, west on East Fifth Street to South Massachusetts Avenue, south on South Massachusetts Avenue to East Ninth Street, west on Ninth Street to South Kentucky Avenue, north on South Kentucky Avenue to West Fifth Street, east on West Fifth Street to South Ohio Avenue, north on South Ohio Avenue to West Fourth Street, west on West Fourth Street to south Kentucky Avenue, north on South Kentucky Avenue to West Third Street, west on West Third Street to South Moniteau Avenue, the point of origin.

BRIEF OVERVIEW

The purpose of this amendment is to add the downtown area, consisting of 92 acres and 334 parcels, to the 353 Redevelopment Area, known as the Midtown Residential Area. Adding this area will give the Sedalia Redevelopment Corporation the ability to utilize the tools outlined in the original Urban Redevelopment Plan to remedy the blight and spur further reinvestment in the downtown area.

BACKGROUND

On May 8, 2020 the City Council approved the creation of the Sedalia Redevelopment Corporation, an urban redevelopment corporation organized under and pursuant to Chapter 353, RSMo, the Urban Redevelopment Corporations Law and amendments thereto, and Sedalia Redevelopment Corporation's Development Plan for the Midtown

Residential Area with an area of 1,814 acres and consisting of 4,973 parcels. The Development Plan allows the Corporation to act as the “master developer” initially for the purpose of land acquisition necessary to carry out the Development Plan.

SUMMARY OF AMENDMENT

The proposed amendment to the Sedalia Redevelopment Corporation’s Urban Redevelopment Plan Under Chapter 353 Midtown Residential Area adds 92 acres and 334 parcels to the Redevelopment Area for a total of 1,906 acres and 5,307 parcels to the Redevelopment Plan.

STAFF RECOMMENDATION

Staff recommends the Council to find that the additional area is blighted Pursuant to Chapter 353 and for Council to approve the proposed amendment to the Sedalia Redevelopment Corporation’s Urban Redevelopment Plan Under Chapter 353 Midtown Residential Area

Therefore, Staff recommends that City Council pass, by motion and vote, the Ordinance approving the finding that the additional area is a “blighted area” Pursuant to Chapter 353 and approve add the additional area to the Sedalia Redevelopment Corporation’s Urban Redevelopment Plan.

ATTACHMENTS

1. Sedalia Redevelopment Corporation’s Development Plan, dated May 7, 2020
2. Blight Study
3. Superseding Addendum

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SECTION 1

INTRODUCTION

PURPOSE OF THE PLAN

The City of Sedalia in recognition of gradual, yet continued and accelerated deterioration of some of its neighborhoods have embarked on a focused effort to turn this tide. Elected officials and staff see this as the highest priority and know that it will take a comprehensive approach involving all aspects of the City to accomplish. For such focus, a strategy referred to as our Neighborhood Revitalization Model has been developed and used to push these efforts forward. As part of this strategy, we have identified an opportunity to take some of the hardest hit areas to add even more focus to, as well as, add some tools to help with the revitalization of these areas where the need is the greatest. In doing so the City will create and partner with a redevelopment corporation. This plan will become the basis for defining the partnership and more specifics for moving forward in the defined area. The City will continue to overlay and coordinate the more comprehensive strategies as this plan is implemented to maximize results.

This document constitutes the Development Plan for an area of approximately 1,814 acres, consisting of 4,973 parcels named the Midtown Residential Area (“the Area” or the “MRA”) consisting of a section of the City primarily comprising residential development that surrounds the Downtown core. The boundaries of the MRA are depicted on **Plate 1 – Area Location** and **Plate 2 – Midtown Redevelopment Area Boundary** within the **Appendix**.

The Sedalia Redevelopment Corporation has been established in accordance with the requirements of Urban Redevelopment Corporations Law, Sections 353.010 – 353.190 (Chapter “353”) of the Revised Statutes of Missouri, as amended (“RSMo”) and City Ordinance [REDACTED] to act as the “Developer” (hereinafter referred to as the “Corporation”). The Corporation, an entity of the City will act as a “master developer” initially for purposes of land acquisition necessary to carry out the Redevelopment Project as described herein. It is intended that the Corporation will transfer development rights and property tax abatement to subsequent developers established in accordance with the requirements of Chapter 353 and Ordinance [REDACTED] according to the Redevelopment Project as described in **Section 3** of this Development Plan and tax abatement as set forth in **Section 4** of this Development Plan.

The MRA consists almost exclusively of residential properties, some vacant properties previously occupied as residential units, and a few commercial and industrial properties adjacent to Downtown. The MRA contains the City’s oldest housing units many of which have fallen into disrepair. Some of the larger single-family units have been split into multi-family structures. Development of some parts of the Area represent relatively dense residential neighborhoods. Some of the neighborhoods (i.e. Victorian Towers) have residences with architecturally significant features. Unit sizes, types of con-

struction, condition, and lot sizes vary. In terms of age, some buildings date from the late 1800's and early 1900's, with a large number developed between 1901 and 1920. No significant number of new housing units have been built after 1950. Also, only a relatively small number of units have had a substantial level of rehabilitation.

The City of Sedalia retained PGAV PLANNERS LLC (PGAV) to conduct a qualifications analysis of the Area to determine if it qualifies as a "Blighted Area" pursuant to Chapter 353. An on-site, parcel-by-parcel investigation of the Area was conducted on December 9 through 11, 2019 by senior PGAV staff, assisted by City of Sedalia code enforcement staff. PGAV relied upon its professional expertise and extensive experience in conducting such investigations. This was supported by the City staff's knowledge of history, development, and property conditions within the MRA. This Development Plan completed April 12, 2020 concluded that the Area meets the qualifications for a Blighted Area. This Development Plan has been reviewed and approved by the Corporation and is the basis for the Corporation's (acting as the Developer) submission of this Development Plan.

This Development Plan has several objectives that are intended to achieve a principal goal for the MRA. The City's and the Corporation's principal goals are:

- To arrest the decline of the MRA property conditions over time,
- Provide new housing opportunities for existing and new residents,
- To encourage individual property owners to invest in improvements to their properties,
- Identify and develop appropriate location and concentrations of quality residential infill that fits the area,
- Develop design guidelines to put the right house in the right place with the right complements (architecture, landscaping, open space, etc.),
- Bring about pride in and identification with the community and a specific neighborhood,
- Encourage historic preservation,
- Provide opportunities for renters to become owners,
- Incorporate appropriate commercial development in support of the neighborhood centers,
- Create walkable communities and neighborhoods,
- Coordinate and ensure appropriate public infrastructure to complement the development and provide connectivity,

- Plan and develop improved and efficient traffic patterns,
- Use public spaces to effect an identification with the community and enhance the experience of what that means, and
- To raise the appeal of the residential environment and therefore the property values in the Area.

The objectives intended to achieve these goals include, but are not necessarily limited to, the following:

- The Corporation will create a set of policies and procedures for conducting the process of property acquisition and disposition for consideration of adoption by the City Council. These policies and procedures will guide the Redevelopment Project as described herein in **Section 3**.
- The Corporation will acquire properties necessary to eliminate blight conditions and achieve the Development Plan objectives stated herein. In the event it is necessary to utilize eminent domain, the City will specifically authorize and act in accordance with **Section 5** herein and applicable State law.
- Properties that cannot be rehabilitated will be demolished and the site cleared and prepared for resale.
- Where properties can be rehabilitated, the Corporation will seek developers, local builders, or prospective owner-occupants to perform repairs and other improvements meeting City codes subject to a defined timeline for such work to be completed.
- In some instances (such as proposals from individuals seeking to rehab and occupy the unit), properties may be conveyed at nominal amounts.
- The City will use the Corporation as a vehicle to solicit proposals from other developers to redevelop the properties in the Area in accordance with the vision outlined in the City's Comprehensive Plan.
- The goals and objectives of this Development Plan will be incorporated in the process of preparing a new Comprehensive Plan for the City, the process of which will begin following adoption of this Development Plan.
- Upon adoption of the new Comprehensive Plan by the Sedalia Planning and Zoning Commission, the Corporation may be required to modify and/or amend this Development Plan.

PROVISIONS OF CHAPTER 353

The Missouri General Assembly adopted the Urban Redevelopment Corporations Law, Chapter 353, in 1943. The law is often referred to simply as “Chapter 353”. Chapter 353 allows cities and counties to:

1. Identify and designate redevelopment areas that qualify as “Blighted Areas”.
2. Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
3. Approve a redevelopment project for implementation of such development plan; and
4. Utilize the tools set forth in Chapter 353, including tax abatement, to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “Blighted Area” through the completion of a redevelopment project.

This Development Plan describes the Redevelopment Project for the Area and provides information as required by Chapter 353.

SECTION 2

REDEVELOPMENT AREA

As noted in Section 1, the Area consists of approximately 1,814 acres, consisting of 4,973 parcels named the Midtown Residential Area (“the Area” or the “MRA”) consisting of a section of the City primarily comprising residential development that surrounds the Downtown core. The boundaries of the MRA are depicted on **Plate 1 – Area Location** and **Plate 2 – Midtown Redevelopment Area Boundary** within the **Appendix**. A legal description of the Area boundaries can be found in the Appendix of the Qualifications Analysis report associated with the designation of the Area by the City Council.

The Qualifications Analysis report that is the basis for the Area’s designation as a Chapter 353 Area contains clear evidence that the Area meets the “blighted area” requirements for designation as a Chapter 353 Area by indicating the preponderance of blighting factors within the Area and identifying that every parcel has at least one qualifying factor. As summarized in the report, the blighting factors based on the 4,973 parcels within the Area are as follows:

- 93% of the buildings are 35 years old or older, with the average building age being 94 years. It should be noted (as indicated in the Qualifications Analysis document) that this information is based on the Assessor’s records and includes 96% of the buildings in the Area which are those for which age information was available.
- 93% of the buildings have improvements that are 35-years old or older and 74% of the sidewalks are classified as deficient. These factors demonstrate obsolescence and inadequate or outmoded design.
- 27% of parcels within the Area were noted as having deteriorated improvements or suffering from deterioration with this factor distributed throughout the Area; and as noted above, 74% of the sidewalks are also in deteriorated condition.
- Based on Pettis County assessment data, the Area as a whole has an assessed value per square foot of land area that is 27% lower than comparable parts of the City outside the Area; therefore, producing less in tax revenues for the City and other taxing districts indicating that the Area represents an economic liability as defined in Chapter 353; and
- The Qualifications Analysis report indicated various conditions related to health hazards and a higher proportion of fire and police calls compared to the rest of the City which indicates that the Area presents a social liability as defined in Chapter 353.

The data shows how the Area meets the Chapter 353 criteria for qualifying as a blighted area. However, as noted in Section 353.020(1) of Chapter 353, designation of an “Area” does not require all buildings and improvements to be blighted if their inclusion in an area is required for effective clearance, replanning, reconstruction, or rehabilitation of the area. Therefore, the data as presented in the Qualifications Analysis report supports a finding that the Area, on the whole, is a “blighted area,” as is defined in Chapter 353. The Area meets the requirements for a blighted area, exhibiting factors including, but not limited to:

- , Age;
- , Obsolescence;
- , Inadequate and Outmoded Design;
- , Physical Deterioration; and,
- , Other economic and environmental conditions that represent social and economic liabilities to the City, the taxing districts, and the various property owners.

The report containing the analysis of these conditions entitled *Qualifications Analysis for Designation of the Midtown Residential Area as a Blighted Area Under the Provisions of Chapter 353*, dated May 7, 2020 conducted by PGAV is cited herein by reference. Copies have been provided to City officials and the Corporation and are provided for review on the City’s website.

SECTION 3

REDEVELOPMENT PROJECT

PROJECT DESCRIPTION

The Corporation's initial efforts will support the land acquisition associated with the Redevelopment Project. As noted in **Section 1**, this Development Plan has a number of goals and objectives that are intended to arrest the decline of property conditions within the MRA.

- The City will establish a budget for property acquisitions at the beginning of its fiscal year and working in conjunction with the Corporation, identify properties to be strategically acquired. To maximize results from investments, the strategy will be to accumulate and redevelop properties in blocks or close proximity to obtain a synergistic effect. Then leverage the initial investments to encourage more private investment.
- The City may establish a home improvement loan or grant program for improvements to properties in the Area and may use the Corporation to administer such a program and/or be the review agency for any approvals under such program.
- The City may apply for State or Federal funds to carry out Redevelopment Project activities of the Corporation.
- The Corporation will act as a vehicle to solicit proposals from other developers ("Sub-Developer") to redevelop the properties in the Area in accordance with the vision outlined in the City's Comprehensive Plan. Any such Sub-Developer will be required to submit a development plan for the Redevelopment Project proposed which shall comply with the provisions of this Development Plan and/or other requirements as may be established by the City or the Developer.

It is intended that the following Redevelopment Project activities will be the focus of the City's Development Plan. It is expected that individual redevelopment projects will evolve over time as the City works to acquire blighted properties and to encourage redevelopment projects by individual property owners or developers. The types of Redevelopment Project activities to be undertaken include, but are not limited to, those described below.

- Redevelopment and repurposing of historic commercial properties in coordination with other programs in the Area.
- Transition of properties from residential to commercial use, including the conversion of residential properties into multi-family units, office space, retail space, and other commercial uses.

- Transition certain properties that are currently in residential use to commercial use.
- Target certain areas for commercial development that enhances and complements the neighborhood.
- Coordinate with City to institute neighborhood and/or community improvement districts to work with residents to implement the Development Plan on a sustainable basis.

It should be noted that the general description of projects discussed above are designed to support the goals and objectives for the Area as described in Section 1 of this Development Plan. The nature of the Redevelopment Projects are subject to change as:

- Realistic opportunities are presented,
- Land is available for acquisition,
- The financial resources of the City and the Corporation permit, and
- Developers or potential owner/occupant developers are identified, and their projects approved.

This Development Plan may be amended to reflect any changes in Redevelopment Projects and related actions to be undertaken by the City or the Corporation. The City and/or the Corporation may seek other sources of funding through State or Federal programs or public private partnerships. Either entity may also establish a revolving loan program through local banks using acquired real estate as collateral and repayment upon transfer to a sub-developer or owner/occupant developer.

PROJECT CONSTRUCTION AND COST

In conjunction with the designation of the Chapter 353, Midtown Residential Development Area by ordinance and designation of the Corporation as "Master Developer" for the Area, the City will create an appropriation of funds for operation and Redevelopment Project activities of the Corporation. The City will work with the Corporation to establish a budget, based on the appropriation, on an annual basis to carry out Redevelopment Project activities as identified for the year. Acquired land may be sold for redevelopment to approved sub-developers or owner/occupants. These funds may be retained in Corporation accounts for additional redevelopment project activities.

In addition to the normal City public processes which outline its budgets, legislation and approval activities that will relate to the Corporation and this Development Plan, the Corporation will provide regular updates during open sessions of City Council meetings regarding its project activities and expenditures. As its activities are conceptualized as set forth in a development agreement that is author-

ized and approved by the City, the Development Plan will be amended to reflect updated costs, tax impact, and the nature of any public incentives. This approval process will be subject to notices to taxing jurisdictions and public hearing prior to adoption.

ACTIONS REQUIRED

Because the Corporation is a City-created Chapter 353 Urban Redevelopment Corporation, its activities will be funded using City revenue sources. Initiation of the implementation of Redevelopment Project components will require annual appropriation of City revenues for specific purposes, including property acquisition, demolition of site improvements, or other activities as provided for in this Development Plan and may also be dependent upon other sources of funding or financing as provided for herein.

The Area is currently zoned largely in the City's residential zoning districts. For implementation of the major Redevelopment Projects outlined above, zoning changes are not anticipated to be necessary. However, as private redevelopment projects are proposed, zoning changes may be required.

FINANCING

The Redevelopment Projects are anticipated to be funded by a combination of sources, including general revenue funds of the City, State or Federal funding sources, or the issuance of note, bonds, certificates of participation or other such financing vehicles. Sources of financing for independent private redevelopment projects will likely include equity, construction debt, and long-term private financing provided by individual developers and/or individual property owners.

DEVELOPER

As previously noted, the Corporation is a City-created entity incorporated in 2020, as the Sedalia Redevelopment Corporation by the City pursuant to Chapter 353. Its role includes that of a reviewing entity for development proposals submitted to the City for projects requesting assistance under the provisions of the Chapter 353 statute as well as property acquisition for redevelopment projects in the Area. It reviews and provides recommendations submitted to the City Council for its review and further action. Alternatively, it may assume the role of "master" developer to assemble land that is necessary to implement projects that are larger in scope, and where one or more private development entities are expected to submit proposals in a larger redevelopment area, as is the case with the Development Plan, as proposed herein.

SECTION 4

TAX ABATEMENT

! !

The Corporation will not be engaged in development or redevelopment activities that can utilize property tax abatement, since these activities will involve acquisition of property to be acquired and owned by the City. Therefore, no tax abatement pursuant to the provisions of Chapter 353, Section 353.110 RSMo or Section ___ of City Ordinance No. ___ (or any successor ordinance) is requested by the Corporation or any other entity as a result of subsequent approval of this Development Plan by the Sedalia City Council (if such approval occurs). Thus, no tax impact statement as required by Chapter 353, Section 353.110.3 RSMo or Section 11(b) of Ordinance No. █ (or any successor ordinance) is provided with this Development Plan.

Property tax abatement may be granted pursuant to a redevelopment agreement between the City and any private development entity. Granting tax abatement will be contingent upon submission of a development proposal and development plan by such entity subject to the statutory and ordinance provisions cited above. Any request for tax abatement will be submitted to the Corporation for review and compliance with Ordinance █ and forwarded to the City Council for their review and consideration and approval or denial.

! !

SECTION 5

EMINENT DOMAIN AND RELOCATION

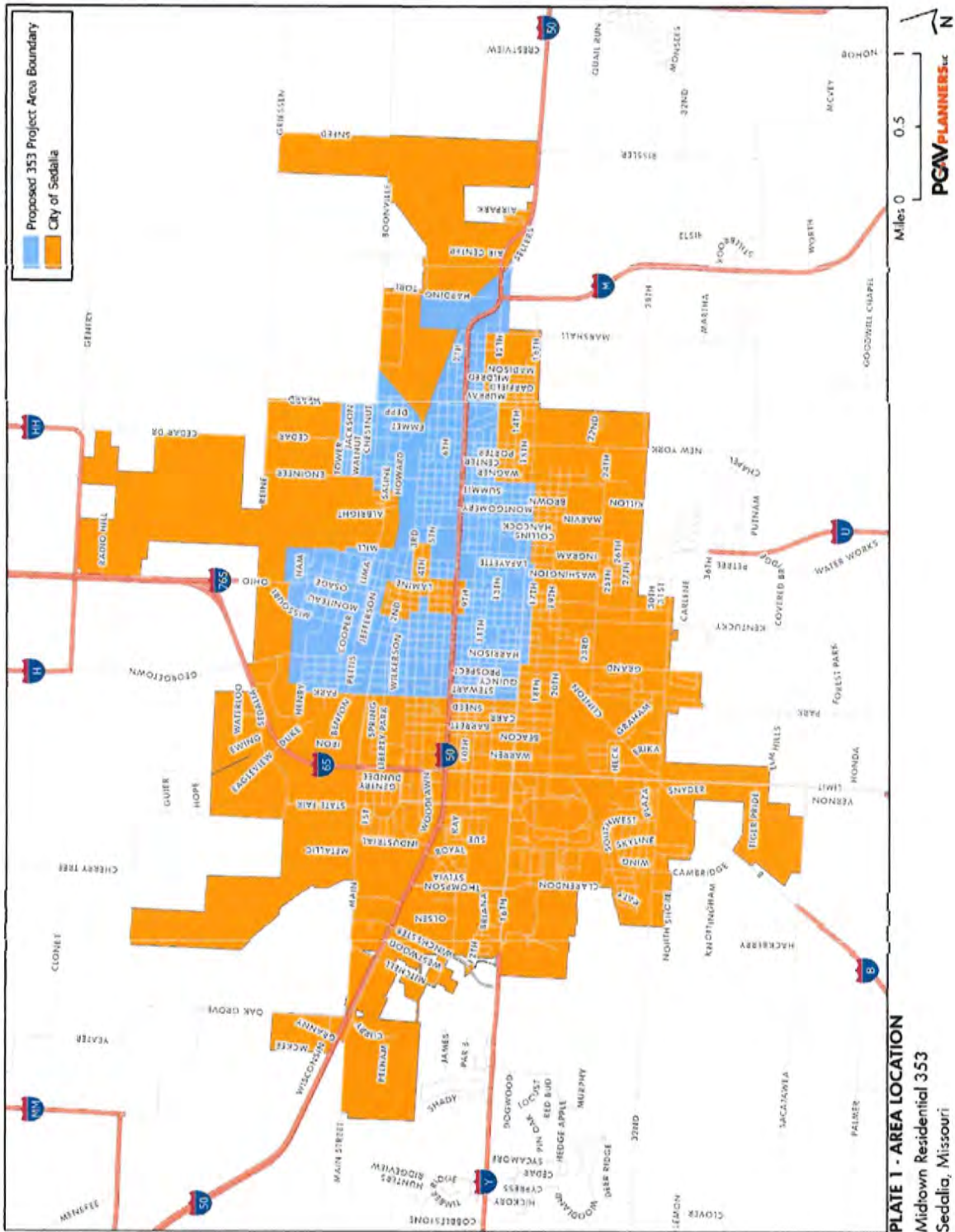
EMINENT DOMAIN

In order to carry out the Redevelopment Project, consisting of the component parts as provided for in this Development Plan, the Corporation may request that the City initiate eminent domain proceedings on its behalf to acquire any property that it is unable to acquire via good faith negotiations. Any eminent domain proceeding will follow established legal standards and those set forth in Chapter 523 RSMo and City policy and procedure as set forth in **Ordinance**. The Corporation and the City may acquire the services of professional real estate brokerage persons or entities and/or special legal counsel to conduct these processes under their supervision.

RELOCATION

In conducting property acquisitions, the Corporation (and the City) will be subject to the provisions of Chapter 523, Sections 523.200 through 523.215 RSMo, which establishes the minimum requirements for relocation assistance of displaced residents and businesses and the City's **Ordinance** that establishes relocation assistance requirements pursuant to Section 523.200-523.215 RSMo. If properties are acquired for a Redevelopment Project component, which involves Federal funding sources, then the acquisition and relocation will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR, Part 24). The Corporation and the City may acquire the services of professionals experienced in assisting the Corporation, the City, and affected residents or businesses with relocation processes and needs.

APPENDIX



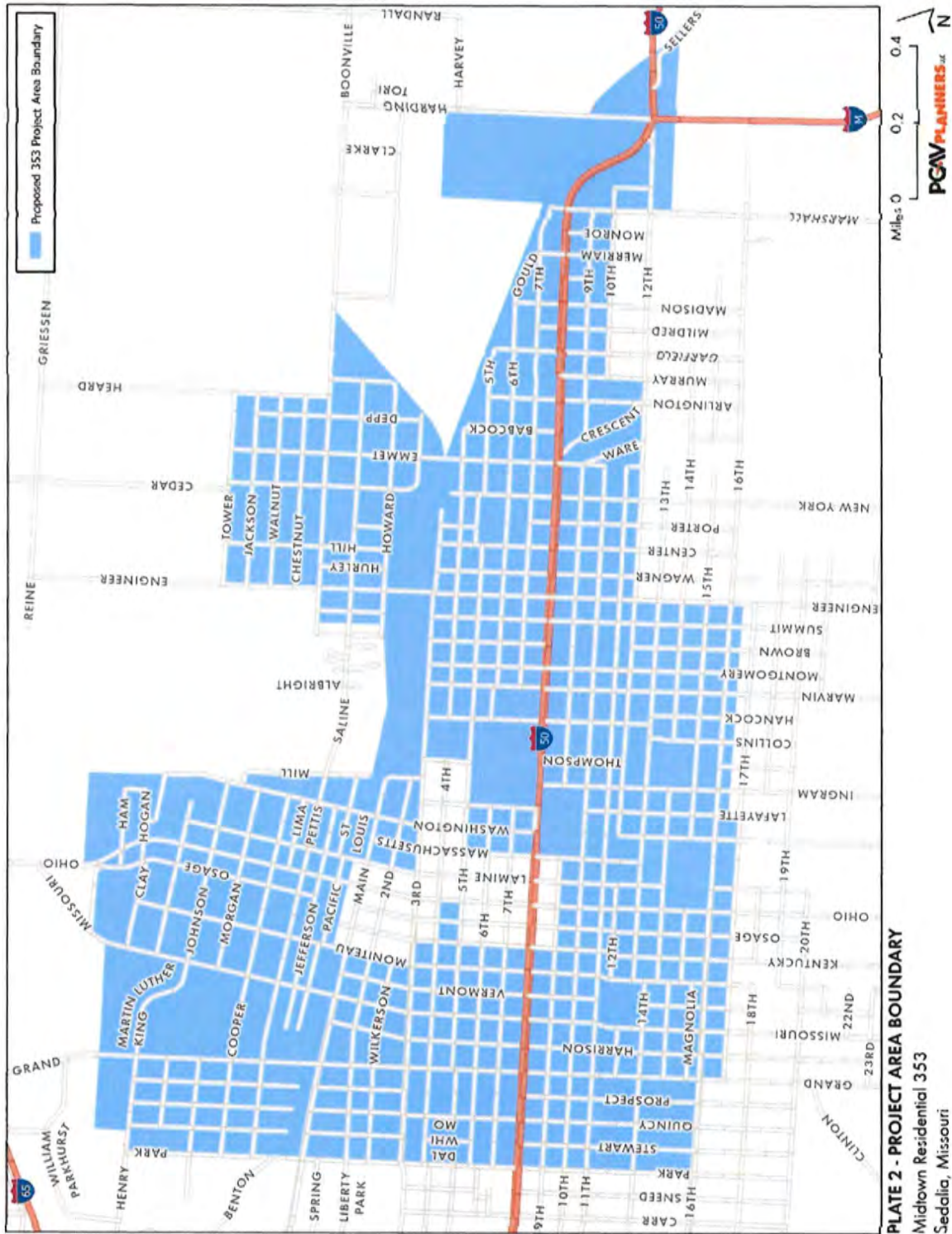


PLATE 2 - PROJECT AREA BOUNDARY
 Midtown Residential 353
 Sedalia, Missouri



Study of Blighting Factors within the Sedalia Midtown Commercial Redevelopment District

Executive Summary

The City of Sedalia has committed to improving the housing stock and commercial building locations within the City in order to attract and retain residents and businesses. The City has chosen the Chapter 353 Redevelopment plan as its method to accomplish this goal.

The next step towards implementing this redevelopment plan is for the Board to pass an ordinance finding Blight in the redevelopment area. Because the chapter 353 economic development plan involves tax abatement, state law requires that the project serve a "public purpose." In this case, and in most cases, that public purpose is the remediation of "blight." The definition of blight includes any "unsanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes [.]" To assist the Council in making a determination that blight exists in the redevelopment area, the City had a blight study conducted. The report and conclusions have now been made available.

The study finds pervasive deterioration in the city's roads and sidewalks, buildings which do not meet city code. The study shows, using peer reviewed studies, that these features have an adverse impact on the economic value of the city as a whole. The study also finds that these symptoms meet the statutory definition of blight.

Introduction.

In accordance with Chapter 353, this analysis of factors within the Redevelopment District (the "District") described in that certain development plan entitled "Sedalia Midtown Commercial Redevelopment Plan" (the "Plan") has been prepared to assist the Sedalia City Council (the "City Council") in determining whether the District constitutes a "blighted area," as that term is used and defined in the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended ("Chapter 353"). This analysis was conducted in September and October of 2023.

Methodology.

We conducted a visual survey of the proposed redevelopment area. We also reviewed information provided by the City of Sedalia and other information that was publicly available. In addition, we compared the findings to peer-reviewed studies indicating the effects of the visually observed defects on the surrounding environment, the area as a whole, and on the City of Sedalia.

Description of Redevelopment District

The District is located in the heart of the City of Sedalia, Missouri, as depicted on **Exhibit A** attached to the Plan and incorporated by reference in this analysis. The redevelopment area is located in an area generally known as the downtown area and the surrounding neighborhood, which is specifically and legally described in the Development Plan.

This area consists of mostly commercial buildings. There are some residences on second floors of commercial buildings and some residential buildings on the edges of the area.

The dominant land use in the plan area is commercial. Some multifamily structures and combined commercial and residential buildings exist.

DEFINITION OF BLIGHT

Chapter 353 requires as a prerequisite to the undertaking of proposed redevelopment activities, including the granting of real property tax abatement, that the City Council make a determination that the District is a “blighted area,” as that term is used and defined in Chapter 353. A “blighted area” is defined by Chapter 353 to have the same definition as § 99.805(1) which reads:

“(1) “Blighted area”, an area which, by reason of [1] the predominance of insanitary or unsafe conditions, [2] deterioration of site improvements, or [3] the existence of conditions which endanger life or property by fire and other causes, [4] or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use;

(§ 99.805(1) RSMo 2021 (numbering added).

If the property contains one or more of these three conditions and either retards housing accommodations or constitutes an economic liability or constitutes a social liability or is a menace to the public health, safety, or welfare, then the property is a blighted area.

The determination of statutory “blight” need not encompass the entire District. Rather, Chapter 353 expressly provides that “any such area may include buildings and improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, re-planning, reconstruction, rehabilitation of the area of which such buildings, improvements, or real property form a part.”

Based on the analysis detailed below, the City Council has a sufficient factual basis to support a determination that the District is indeed a “blighted area” under Chapter 353.

DETERMINATION OF BLIGHT

The following factors demonstrate that the District is a “blighted area” as that term is defined and used in Chapter 353 and applicable judicial determinations:

Blight factors present within the District include:

- (1) “insanitary or unsafe conditions”
- (2) “deterioration of site improvements”
- (3) “the existence of conditions which endanger life or property by fire and other causes”



Each is discussed below.

1. The District is Characterized by “insanitary or unsafe conditions”

The Meriam-Webster dictionary defines “insanitary” to mean “unclean enough to endanger health.” Illegal dumping of trash, broken building materials, and deteriorated pavement have been found to constitute “unsafe and insanitary conditions.” (*City of Kan. City v. Chung Hoe Ku*, 282 S.W.3d 23, 31 (Mo. App. 2009).).

Most of the streets and sidewalks in the area meet the standards of the Americans with Disabilities Act (ADA), however there are notable exceptions. This makes those streets and sidewalks largely inaccessible to persons with disabilities and parents with strollers. This means fewer people on the streets which has been linked to crime and vandalism. (Wilson and Kelling 1982) As such the streets, and especially the sidewalks, constitute an unsafe condition in the area.

Much of the area was built before the bans on asbestos and lead paint. Asbestos was used for a variety of things, including insulation, paint texture, and floor tiles. Lead, which may accumulate in the bloodstream and cause organ damage, was allowed to be used as a paint component until 1978. Unless proven otherwise, any structure built before 1977 is assumed to have these two chemicals, necessitating costly mitigating procedures to isolate them for removal. Visual surveys of the area suggest that most residential and commercial properties fall into this category, constituting an unsafe condition.

2. The District is Characterized by Deterioration Of Site Improvements:

Improvements in the District suffer from significant physical deterioration. Peeling paint, broken windows, and other maintenance issues are clearly visible.

In particular, deteriorating infrastructure is closely associated with crime and vandalism. In their famous work “Broken Windows” Kelling and Wilson



wrote:

“Social psychologists and police officers tend to agree that if a window in a building is broken and is left unrepaired, all the rest of the windows will soon be broken. This is as true in nice neighborhoods as in rundown ones. Window-breaking does not necessarily occur on a large scale because some areas are inhabited by determined window-breakers whereas others are populated by window-lovers; rather, one unrepaired broken window is a signal that no one cares, and so breaking more windows costs nothing.” ((Wilson and Kelling 1982))



Although sidewalks in the District are generally good, some are in poor shape. Broken sidewalks make the city less accessible, especially for the blind and those who use wheelchairs, canes, or walkers (Shoup, Donald 2010, *Access* vol. 36).



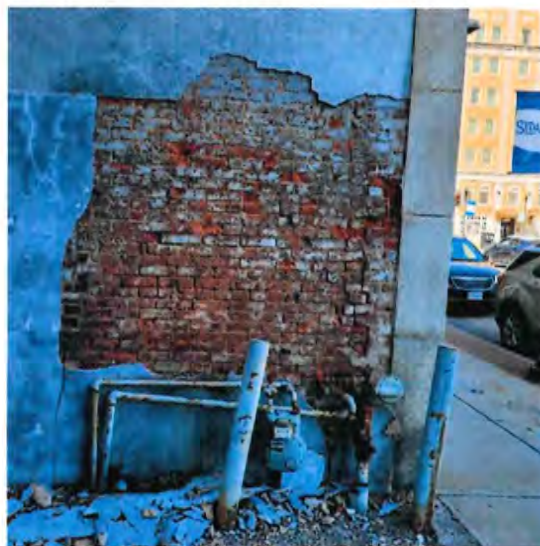
As curb appeal diminishes, a property will be slower to sell and have decreased value (Elam and Stigarll 2012) Therefore these maintenance issues on individual properties create an anchor, weighing down the values of all the properties in the area. As such they are a clear economic liability to the community.



Many of the buildings in the area showed marked deterioration. The most common symptom of deterioration seen was the loss of mortar between bricks creating a potential for collapse.



For example, in the picture below, two of the four main signs of impending structural failure of a brick wall, effervescence (white powdery substance) and deterioration of mortar, can be clearly seen (Barista 2010). Much of the exposed brick seems to be what is sometimes called 'soft brick.' Soft brick is more porous and not designed for exterior use. As a result it is more susceptible to water intrusion and resulting failure.



In at least one case, actual collapse has occurred, creating an immediate danger to the public.



3. The Area is Characterized by the Existence Of Conditions Which Endanger Life Or Property By Fire And Other Causes

Eleven vacant properties have been identified within the redevelopment area. However, this reflects only those properties which have been identified as vacant to the City of Sedalia. It is likely based on our survey that the number is much higher.



Abandoned properties have been directly correlated with higher crime and social disruption (Cui and Walsh 2015). Studies have shown that “Abandoned houses are magnets for vandalism, theft, fires, drug trafficking, and more serious crimes, all of which require more and better municipal services.” (Click or tap here to enter text.. That same report points out that abandoned properties require more municipal services while at the same time paying lower municipal taxes. In this case, the property pays no property tax and generates no sales tax. Abandoned buildings and empty storefronts



act as an economic drag on the area and increase crime. According to a report issued by H.U.D.,

“Vacant and abandoned properties have negative spillover effects that impact neighboring properties and, when concentrated, entire communities and even cities. Research links foreclosed, vacant, and abandoned properties with reduced property values, increased crime, increased risk to public health and welfare, and increased costs for municipal governments.”
(HUD 2014)



In addition, it has been shown that the longer a property remains abandoned, the more significant the economic impact is on surrounding properties and the further away the negative impacts reach (Han 2014).

Vacant properties are also associated with an increased arson rate, both for them and for surrounding buildings (Schachterle 2012). Thus, abandoned properties, by their very nature, encourage crimes and fires, both on the property and nearby.



Not surprisingly, crime is generally higher in the redevelopment area. Although crime

rates in Sedalia are generally higher than the rest of the nation, in the redevelopment area they are significantly higher than surrounding areas. In 2021, 13% of all crimes committed in the city occurred in the redevelopment area. There were 171 property related crimes (theft, burglary, and property damage) during the calendar years 2020 through 2022. The low population numbers in the area make this number very high. The area also has a high number of crimes typical of a downtown district such as disorderly conduct, drugs, and alcohol violations

A couple of other issues are worth noting. One property appears to be being used for the storage of lead batteries in the open. This is likely a violation of environmental regulations. In several places large pieces of heavy equipment were observed, which had apparently been stored there for a considerable period of time.



4. The Blighting Factors Of The Property Constitute An Economic Or Social Liability or a Menace to the Public Health, Safety, or Welfare In Its Present Condition and Use.

As detailed above, the blighting conditions found on the property are directly linked to health, safety, and welfare concerns. Missouri's Courts have previously found that abandoned properties create a social liability by encouraging loitering, juvenile delinquents, and crime. (*Land Clearance for Redevelopment Auth. v. Inserra*, 284 S.W.3d 641, 647-48 (Mo. App. 2009).). The Han study cited above indicates that the longer a property remains abandoned the greater the impact on the surrounding community (Han 2014). The Lind study indicates that abandoned properties disproportionately burden municipal services (Lind 2015). The HUD study connects vacant properties directly with crime as does the Lind study (HUD 2014).

The HUD study also directly links abandoned properties with decreased property values in the area. A more recent study shows that vacant and blighted properties decrease the value of surrounding properties by between 0.04% and 3.5% depending on the distance between them (Furio and Voith 2016).



CONCLUSION:

This analysis demonstrates that the District exhibits conditions that meet statutory definition of blight. The District is characterized by all three blighting factors listed in the statute (1) "insanitary or unsafe conditions" (2) "deterioration of site improvements" (3) "the existence of conditions which endanger life or property by fire and other causes" These factors can be directly linked to clear and proven social harm as well as an increased risk of physical harm by fire or crime. While not every property in the district would meet the definition of 'blight' there are enough to so characterize the entire area.

There is clear evidence supporting a determination by the City Council that the Redevelopment District constitutes a "blighted area" so that the clearance, re-planning, reconstruction, or rehabilitation of the Redevelopment District is necessary to effectuate the purposes of Chapter 353, as amended. This analysis recommends that the City Council so find and determine.

EXHIBIT A



Sources

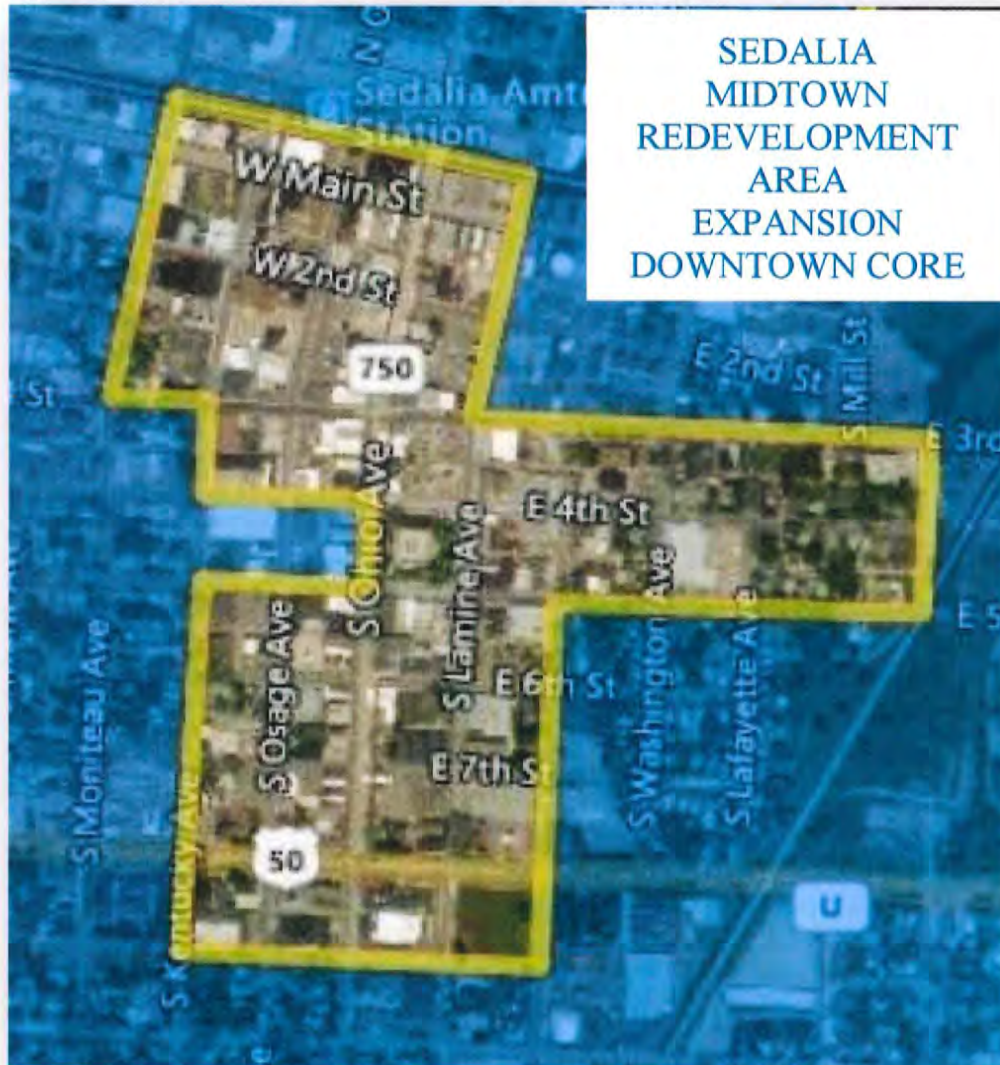
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SUPERSEDING ADDENDUM (2024 Amendment)

The purpose of this amendment is to add the downtown area to the 353 Redevelopment Area, known as the Midtown Residential Area.

This downtown core of the City consists primarily of commercial buildings. There are some residences on second floors of commercial buildings and some residential buildings on the edges of the area. The dominant land use in the plan area is commercial. Some multifamily structures and combined commercial and residential buildings exist. The area consists of 334 properties and approximately 92 acres of land area (including street, alley, railroad and other rights-of-way). The boundaries of the area to be added to the MRA are depicted on Plate 1 below.

Plate 1



Downtown Redevelopment Area Addition

Physical Description

The description of the boundaries of the addition to the Redevelopment Area are as follows:

Beginning at the Northeast corner of West Third Street and South Moniteau Avenue, north on South Moniteau Avenue to the Union Pacific railroad tracks, east along the railroad tracks to South Lamine Avenue, south on South Lamine Avenue to East Third Street, east on East Third Street to South Thompson Avenue, south on South Thompson Avenue to Fifth Street, west on East Fifth Street to South Massachusetts Avenue, south on South Massachusetts Avenue to East Ninth Street, west on Ninth Street to South Kentucky Avenue, north on South Kentucky Avenue to West Fifth Street, east on West Fifth Street to South Ohio Avenue, north on South Ohio Avenue to West Fourth Street, west on West Fourth Street to south Kentucky Avenue, north on South Kentucky Avenue to West Third Street, west on West Third Street to South Moniteau Avenue, the point of origin.

Supporting Documentation

Lauber Municipal Law provided the blight analysis for this amendment. Their findings, which support the amendment of the Urban Redevelopment Plan, are summarized as follows:

Blight Study

The Blight Study, which is the basis for the Area's designation as a Chapter 353 Area, contains clear evidence that the Area meets the "blighted area" requirements for designation as a Chapter 353 Area by indicating the preponderance of blighting factors within the Area and identifying that every parcel has at least one qualifying factor. Further, the Blight Study finds pervasive deterioration in the city's roads, sidewalks, and buildings which do not meet city code. The study shows, using peer reviewed studies, that these features have an adverse impact on the economic value of the city as a whole. The study also finds that these symptoms meet the statutory definition of blight.

Based on the blight analysis conducted by Lauber Municipal Law titled *Study of Blighting Factors within the Sedalia Midtown Commercial Redevelopment District* and cited herein by reference, the City Council has a sufficient factual basis to support a determination that the District is indeed a "blighted area" under Chapter 353 for the following reasons:

1. The District is Characterized by "insanitary or unsafe conditions"
2. The District is Characterized by Deterioration Of Site Improvements
3. The Area is Characterized by the Existence Of Conditions Which Endanger Life Or Property By Fire And Other Causes; and concludes that

"The Blighting Factors Of The Property Constitute An Economic Or Social Liability or a Menace to the Public Health, Safety, or Welfare In Its Present Condition and Use."

This analysis demonstrates that the District exhibits conditions that meet statutory definition of blight. The District is characterized by all three blighting factors listed in the statute (1) "insanitary or unsafe conditions" (2) "deterioration of site improvements" (3) "the existence of conditions which endanger life or property by fire and other causes" and "economic or social liability or a

menace to the public health, safety or welfare”. These factors can be directly linked to clear and proven social harm as well as an increased risk of physical harm by fire or crime. While not every property in the district would meet the definition of ‘blight’ there are enough to characterize the entire area.

Amendment Summary

This amendment avails the amended (added) area with the ability to utilize the tools outlined in the original Urban Redevelopment Plan to remedy the blight and spur further reinvestment in the downtown area.

There is clear evidence supporting a determination by the City Council that the Redevelopment District constitutes a “blighted area” so that the clearance, re-planning, reconstruction, or rehabilitation of the Redevelopment District is necessary to effectuate the purposes of Chapter 353, as amended. This analysis recommends that the City Council find and determine that the added area is a blighted area and approves the amendment to the Redevelopment Plan.