



**City Council Meeting Agenda**  
**Wednesday, February 19, 2025 – 6:30 p.m.**  
**City Hall, 200 South Osage, Sedalia MO**

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**MAYOR: ANDREW L. DAWSON**

**MAYOR PRO-TEM: TINA BOGCESS**

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- A. CALL TO ORDER** – Mayor Dawson – Council Chambers
- B. LEGISLATIVE PRAYER & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. PUBLIC HEARING** – Annexation Petition – Sedalia School District 200 Property
- E. SPECIAL AWARDS/SERVICE AWARDS/RETIREMENT AWARDS** – None
- I. APPROVAL OF PREVIOUS SESSION MINUTES**
  - A.** Council Meeting – February 3, 2025
- III. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES** – None
- IV. ROLL CALL OF STANDING COMMITTEES**
  - A. FINANCE / ADMINISTRATION** – Chairwoman Tina Boggess; Vice Chairman Thomas Oldham
    - 1. Presentation:** Calendar Year 2024 & FY 2026 Budget Preview
    - 2. Presentation:** Financial Update (Jessica Pyle, Presenter)
    - 3.** Approve Records Destruction Request from the Finance Department
  - B. PUBLIC WORKS** – Chairman Bob Hiller; Vice Chairwoman Tina Boggess
    - 1.** Allowing Overnight Camping/Parking in Liberty Park – “Big Bikers Across Missouri on the Katy” event – Monday, June 2, 2025 and Monday, October 6, 2025  
  
Council Discussion led by Chairman Hiller
      - Call for Ordinance allowing overnight camping/parking in Liberty Park for the “Big Bikers Across Missouri (BAM) On the Katy” event on Monday, June 2, 2025 and Monday, October 6, 2025 – Mayor Dawson
  - C. PUBLIC SAFETY** – Chairman Jack Robinson; Vice Chairman Steve Bloess – No Report
  - D. COMMUNITY DEVELOPMENT** – Chairwoman Rhiannon M. Foster; Vice Chairman Bob Cross
    - 1.** Rezoning – W-K Business Realty 5 LLC – Irene Circle from R-3 Apartment House to M-1 Light Industrial.  
  
Council Discussion led by Chairwoman Foster
      - Call for Ordinance granting a change in zoning classification from R-3 (Multi-Family Residential) to M-1 (Light Industrial) on certain property located at Irene Circle, in the City of Sedalia, Missouri, in accordance with Chapter 64, of the City Code of the City of Sedalia, Missouri – Mayor Dawson
    - 2.** Rezoning – Holland Holding Company LLC – 521 East 3<sup>rd</sup> from M-2 Heavy Industrial to M-1 Light Industrial  
  
Council Discussion led by Chairwoman Foster

- Call for Ordinance granting a change in zoning classification from M-2 (Heavy Industrial) to M-1 (Light Industrial) on certain property located at 521 East Third, in the City of Sedalia, Missouri, in accordance with Chapter 64, of the City Code of the City of Sedalia, Missouri – Mayor Dawson

**3. Approving final plat – 3605 West 12<sup>th</sup> – Liahona West Subdivision**

Council Discussion led by Chairwoman Foster

- Call for Ordinance Approving the final Plat for Liahona West Subdivision, an Addition to the City of Sedalia, Pettis County, Missouri on Certain property located at 3605 West 12<sup>th</sup> Street, in the City of Sedalia, Missouri – Mayor Dawson

**V. OTHER BUSINESS**

**A. APPOINTMENTS** - None

**B. LIQUOR LICENSES**

New:

\*Patricia Spiess dba Alcobacco, 108 West 16<sup>th</sup>, Packaged Liquor & Sunday Sales – \$450.00

Renewal:

\*Heather R. Trotter dba Walgreens #7428, 801 South Limit, Packaged Liquor & Sunday Sales – \$450.00

\*Payton Burton dba Bandanas BBQ Sedalia, 2909 West Broadway, Malt Beverage & Sunday Sales – \$375.00

\*Ravi Patel dba Liquor Locker, 513 West Main, Packaged Liquor & Sunday Sales – \$450.00

\*Benjamin Chaney dba Smoker Friendly, 1700 East Broadway, Packaged Liquor & Sunday Sales – \$450.00

\*Jenna Gier dba Tiger Eagle Stop, 3415 East 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) 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. ADJOURN MEETING**

**A.** Motion and second to adjourn meeting

***Please join the meeting by clicking or touching this link from your smartphone, computer, tablet, or iPad:***  
<https://global.gotomeeting.com/join/578973061>

If this is the ***first time*** you have joined a GoToMeeting you will be asked to identify yourself. Please fill in this information. If you would like, and we suggest you do, go ahead and set your preferences to make it easier to join next time. If you are new to GoToMeeting? We suggest to get the app through the following link:  
<https://global.gotomeeting.com/install/578973061> This will make joining these meetings quick and easy.

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

Once you have followed the link above and identified yourself you will be given options for how you want to join in with **audio**.

For **smartphones**: tap on one of the phone numbers and it will dial the phone and the meeting numbers.

For **other devices**: use the feature of call me. The phone audio will be much better than through your computer. This should come up if you have your preferences set up to show it. If it does not, in the upper right-hand corner of the GoToMeeting screen you will see an icon that looks like a gear. Click on the gear and then look for "Phone" and if it is not highlighted click on it. One of the options should be to call me. Put the phone number you want to be called on (direct dial) into the box provided and then click the "Call Me" button. Once the system calls you, you will be asked to hit pound.

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

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

(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 866 899 4679

- One-touch: <tel:+18668994679,,578973061#>

United States: +1 (669) 224-3318

- One-touch: <tel:+16692243318,,578973061#>

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 FEBRUARY 18, 2025, 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 INTERIM CITY ADMINISTRATOR

**To:** Honorable Mayor Andrew L. Dawson & City Council Members  
**From:** Matthew Wirt, Interim City Administrator  
**Re:** Agenda items for City Council meeting on Wednesday, February 19th, 6:30 p.m.

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

1. I will be presenting an overview of the FY 2026 budget, providing a high-level preview of key financial considerations and priorities. This presentation will outline the budgeting process, including the preliminary results of the Roadway Asset Survey, updates on previously scored projects, economic and revenue outlooks, wage recommendations, and funding priorities. The goal is to set the stage for the upcoming work session by providing a clear financial picture without excessive technical detail, ensuring that future decisions are made with consideration of the city's fiscal position and service commitments.
2. Jessica Pyle, Finance Director, will provide an update on major trends in tax revenue collections.
3. The Finance Department is requesting approval for the disposal of records that have met or exceeded the minimum retention periods outlined in the Missouri Municipal Government Records Retention Schedule. These records have been thoroughly reviewed and determined to have no further administrative, legal, fiscal, research, or historical value. The request ensures compliance with established records management policies while maintaining efficiency and accountability in document retention and disposal practices.

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

1. For the past few years, the Big Bikers Across Missouri (BAM) on the Katy event has included Sedalia as one of its overnight stops. To accommodate participants, the event organizers have requested permission for overnight parking and camping in Liberty Park. However, as the City's code of ordinances prohibits overnight parking and camping in all parks, the City Council would need to temporarily suspend this restriction for these specific dates. The Park Board has reviewed the request and supports allowing it again this year. Staff recommends approval of an ordinance suspending the prohibition on overnight parking and camping in Liberty Park exclusively for BAM on the Katy participants on June 2, 2025, and October 6, 2025.

**Public Safety Committee** – There are no items for the Public Safety Committee.

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

On February 5, 2025, the Planning and Zoning Commission reviewed and approved three requests concerning zoning and subdivision development. Each request was evaluated for compliance with city planning guidelines, land use compatibility, and community impact. Below is a brief synopsis of each approved request and numbered in respect to the associated

item number on the council agenda. All three requests were found to be in the best interest of the community and were approved by the Planning and Zoning Commission.

1. The first request was submitted by W-K Business Realty for the rezoning of two vacant lots located on the south side of Irene Circle. The applicant sought to change the zoning from R-3 Multi-Family Residential to M-1 Light Industrial to allow for garage storage and parking to support an adjacent automobile dealership. The request was deemed compatible with surrounding land uses, particularly as a neighboring property to the south is already zoned M-1 and used for similar purposes. The rezoning aligns with the City's Comprehensive Plan, which supports mixed-use development in the area.
2. The second request, submitted by Holland Holding Company LLC, sought to rezone a 2.15-acre vacant property at 521 East Third Street from M-2 Heavy Industrial to M-1 Light Industrial. The change would align the property more closely with surrounding land uses and reduce the intensity of potential future developments. The rezoning also supports the City of Sedalia's Comprehensive Plan, which envisions mixed-use development in this area, including residential, commercial, and retail space.
3. The third request, presented by Mary K. Beard MD LLC, involved the approval of the preliminary and final plat for the Liahona West subdivision at 3605 West 12th Street. The proposed development consists of 16 lots and 32 residential living units on a 4.5-acre parcel zoned R-3, Apartment House. City staff reviewed the plat and found no deficiencies, recommending approval. The development is expected to contribute to the city's housing stock while maintaining consistency with zoning regulations.

**NOTICE OF PUBLIC HEARING**

**~ Annexation Petition ~**

The City of Sedalia will hold a public hearing at 6:30 p.m. on Tuesday, February 18, 2025, in the Council Chambers at the Municipal Building, 200 South Osage Avenue, to consider an annexation petition filed with the City on January 29, 2025.

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

Legal Description for the property owned by Sedalia School District 200 states the following:

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

*A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF HIGHWAY "B"; THENCE SOUTH 39°55'43" WEST, ALONG SAID SOUTH LINE, 508.80 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, SOUTH 49°34'40" EAST, 99.66 FEET; THENCE SOUTH 39°36'48" WEST, 60.01 FEET; THENCE SOUTH 49°34'40" EAST, 130.0 FEET; THENCE SOUTH 37°38'33" EAST, 704.61 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DOCUMENT NUMBER 2011-6823; THENCE SOUTH 02°14'42" WEST, ALONG THE WEST LINE OF SAID TRACT, 425.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 86°20'11" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 350.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 02°14'42" WEST, 229.18 FEET; THENCE NORTH 88°22'27" WEST, 1015.83 FEET; (1014.71 FEET MEASURES); THENCE NORTH 02°17'52" EAST, 966.28 FEET; THENCE NORTH 56°48'24" WEST, 193.83 FEET TO A POINT ON THE SOUTH LINE OF SAID STATE HIGHWAY "B"; THENCE NORTH 39°55'43" EAST, ALONG SAID SOUTH LINE, 382.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.*

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

Matthew Wirt, Interim City Administrator  
City of Sedalia

Run 1x  
2-11-2025



CITY OF SEDALIA, MISSOURI
CITY COUNCIL MEETING
FEBRUARY 3, 2025

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 February 3, 2025 at 6:30 p.m. at the Municipal Building in the Council Chambers with Mayor Pro Tem Tina Boggess presiding. Mayor Pro Tem Boggess called the meeting to order and asked for a moment of legislative prayer 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

5 Year Pin/Certificate Domanick Bradford Equipment Operator II Mow Crew Sanitation

SPECIAL AWARDS/RETIREMENT AWARDS: None

MINUTES: The Council Meeting minutes of January 21, 2025 were approved on motion by Oldham, seconded by Bloess. All in Favor.

The Special Council meeting minutes of January 27, 2025 were approved on motion by Oldham, Seconded by Bloess. All in favor.

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None

ROLL CALL OF STANDING COMMITTEES:

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

Presentation – Scott Joplin International Ragtime Foundation: Annual Report

Scott Joplin Ragtime Foundation Board President, John Simmons and Shelley Rounds, Foundation/Festival Director presented the Annual Report for the Foundation. The Boards mission is "to preserve and promote an understanding and appreciation of Ragtime music and its history worldwide, and further to promote Scott Joplin's contribution to Ragtime music and the importance of Sedalia, Missouri to Ragtime history."

For more than 67 years, concerts and festivals have celebrated Scott Joplin and his music in Sedalia and the core production of the Foundation is the annual Ragtime Festival. The Annual 4-day festival hosts 52 musicians, 2 free performances, 5 new pianos, 2 dinner concerts at No. 5 Bistro, Katy Depot free venue, 7 Liberty Center concerts, 9 symposiums, interaction with musicians and Ragtime reunion. The Board achieved something bold for the 50th Anniversary of the Festival by having a large number of performers which brought more visitors to Sedalia. The dates for the 2025 Festival are May 28 through May 31, 2025.

There were 1,243 festival tickets sold in 2024 compared to 947 in 2023. There were visitors from 40 states and 5 foreign countries. Overnight visitors, daytime tourism expenditures and foundation revenue had a total direct economic impact of \$358,848.00.

The 2025 Festival has 33 performers scheduled with possibility to increase performers and attendees; a vintage parade on Saturday, May 31, 2025; expanded trolley tours; Jeanette Watts, a historical fiction author, vintage dance teacher is bringing back enthusiasm for dance activities; Joshua Rifkin, instrumental in building momentum for the Ragtime Festival in the 1970's is on the guest list; The Ragabonds ensemble; The Lovestruck Balladeers featuring Missouri pianist Dalton Ridenour; and plans in place for expansion of media and target advertising.

The City's support wasn't necessary in 2020 and 2021. Following COVID, the Festival was relaunched and for 2022, 2023 and 2024 the foundation accepted the City's support in the amount of \$10,000.00 to help with free venues, infrastructure and equipment. City Staff also assists with venue construction and décor, street cleaning, trash removal and the festival is posted on the City's website. Local businesses contribute over \$10,000.00 in products, services and sponsorships, Missouri Arts Council provides an annual grant of \$15,413.00, the Foundation receives a Tourism Marketing grant for \$40,000.00+ and local clubs and organizations help support the event. Foundation Director Simmons is seeking City support of \$12,000.00 for 2025 toward building sustainability in increase in performers.

#### **Vision for the Future:**

- Continue to build attendance numbers back to pre-pandemic levels with increased year-round visitors to Sedalia seeking ragtime culture as the market re-emerges.
- Continue adjusting use of Furnell Pavilion to maximize potential.
- Syncopated Saturday Nights – YouTube presence.
- Educating younger generations to the importance of Ragtime's contribution to modern American music.
- Increased awareness of Sedalia's location and importance of American music.

Kathleen Boswell introduced Adam Swanson, Scott Joplin International Ragtime Festival 2025 Artist in Residence. The Scott Joplin Ragtime Festival Foundation has brought in an Artist in Residence for the past 18 years to visit schools to educate students on the importance of the Festival and Sedalia in the music world.

#### **PUBLIC WORKS** – Chairman Bob Hiller; Vice Chairwoman Tina Boggess

- Change Order Number 1 from Genesis Environmental Solutions is for Storm Drainage Improvements Project Area #13, covering the area from 9th and Hancock to 12th and Montgomery. The project faced multiple challenges, requiring close monitoring by city staff to ensure compliance and performance. Following staff review and assessment of performance issues, the change order includes a deduction of \$24,334.68. This adjustment accounts for finalized unit quantities and liquidated damages applied to the contractor's inability to complete the work within the agreed time frame.

**BILL NO. 2025-22, ORDINANCE NO. 12206 – AN ORDINANCE AUTHORIZING CHANGE ORDER NUMBER ONE FOR STORM DRAINAGE IMPROVEMENTS PROJECT AREA #13** was read once by title.

2<sup>nd</sup> Reading – Motion by Oldham, 2<sup>nd</sup> by Foster. All in Favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Foster. All in Favor.

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



- Following the presentation by Jake Willard from the Missouri Department of Conservation on potential improvements to the Springfork Lake property, the City Council provided direction for staff to proceed. The partnership focuses on restoring and maintaining the lake's prairie and grassland ecosystems, with restoration efforts such as invasive species control and prescribed burns. Moving forward, staff will continue working with MDC to develop a plan for timber harvesting.

BILL NO. 2025-23, ORDINANCE NO. 12207 – AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT FOR THE MANAGEMENT OF SPRINGFORK LAKE PROPERTY was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Oldham. All in Favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Robinson. All in Favor.

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

**PUBLIC SAFETY** – Chairman Jack Robinson, Vice Chairman Steve Bloess

- The Sedalia Police Department lost a patrol vehicle after it was struck while responding to an emergency. An insurance assessment deemed the vehicle a total loss, and the department received \$40,761.00 in compensation. A bid process was conducted, resulting in one bid from WK Chrysler of Sedalia for a replacement vehicle at \$44,657.00. Since the insurance revenue nor the vehicle purchase was included in the FY25 budget, staff recommends a budget amendment to allocate the funds for the purchase along with acceptance of the quote.

RESOLUTION NO. 2126 – 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. 2025-24, ORDINANCE NO. 12208 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2024-2025 REGARDING POLICE VEHICLE PURCHASE was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Oldham. All in Favor.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Cross. All in Favor.

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

BILL NO. 2025-25, ORDINANCE NO. 12209 – AN ORDINANCE APPROVING AND ACCEPTING A QUOTE FOR THE PURCHASE OF A VEHICLE FOR THE POLICE DEPARTMENT was read once by title.

2<sup>nd</sup> Reading – Motion by Cross, 2<sup>nd</sup> by Oldham. All in Favor.

Final Passage – Motion by Foster, 2<sup>nd</sup> by Oldham. All in Favor.

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

- The Blue Shield Program is a newly established statewide initiative by Governor Kehoe to recognize and support local governments committed to public safety. This program, administered by the Missouri Department of Public Safety, acknowledges local governments that have demonstrated a commitment to law enforcement, crime reduction, and community engagement. Eligible local governments must meet specific criteria, including passing resolutions in support of public safety, making significant investments in law enforcement, implementing community policing initiatives, and maintaining compliance with Missouri statutes related to policing. This designation will not only recognize our commitment to public safety but also make our department eligible for state programs that provide valuable support for law enforcement.

RESOLUTION NO. 2127 – A RESOLUTION TO DEMONSTRATE THE CITY OF SEDALIA’S COMMITMENT TO PUBLIC SAFETY AND CRIME REDUCTION was read once by title and approved on motion by Foster, seconded by Oldham. All in Favor.

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

➤ During the City’s review of a recent alley vacation process at 501-503 S. Engineer, it was realized that one adjacent property owner was unintentionally overlooked. To correct this, we are bringing the ordinance back to repeal the original approval and adopt a revised version that includes all affected property owners.

BILL NO. 2025-26, ORDINANCE NO. 12210 – AN ORDINANCE REPEALING ORDINANCE NUMBER 12203 AND ENACTING A NEW ORDINANCE VACATING AN ALLEY EAST OF PROPERTY LOCATED AT 501-503 SOUTH ENGINEER AVENUE was read once by title.

2<sup>nd</sup> Reading – Motion by Foster, 2<sup>nd</sup> by Oldham. All in Favor.

Final Passage – Motion by Oldham, 2<sup>nd</sup> by Foster. All in Favor.

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

**APPOINTMENTS:** None.

**BIDS:** Police Vehicle – January 28, 2025

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

\*Gloria Ayala dba Tacos Degollado, 813 Thompson Blvd., Liquor by the Drink & Sunday Sales

\*Gloria Ayala dba Don Jose, 735 West Main, Liquor by the Drink & Sunday Sales

\*Gloria Ayala dba El Espolon, 2400 South Limit Suite J, Liquor by the Drink & Sunday Sales

**MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:**

Councilman Bloess stated he wants to see the Road and Bridge tax defeated and put the disagreement between the City and County behind us. Both sides can then address the vague language and get the funds reallocated.

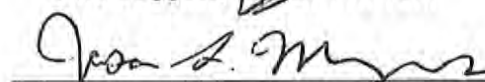
**GOOD & WELFARE:**

Debbie Covington, 2601 East 12<sup>th</sup>, inquired if the homes recommended for demolition from the December Board of Appeals meeting and discussed at the Community Development Committee meeting today were confirmed for demolition the week of February 10, 2025. Ms. Covington also requested that commission and committee meetings be live streamed.

The regular meeting adjourned at 7:07 p.m. on motion by Oldham, seconded by Foster. All in favor.

THE CITY OF SEDALIA, MISSOURI

  
Tina Boggess, Mayor Pro Tem

  
Jason S. Myers, City Clerk



Let's Cross Paths

## City of Sedalia

Finance Department

200 S. Osage

Sedalia, MO 65301

(660) 827-3000 [www.cityofsedalia.com](http://www.cityofsedalia.com)

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**Date:** January 30, 2025

**To:** Mayor Andrew Dawson  
Members of the Council

**From:** Jessica Pyle, Finance Director

**RE:** Record Destruction Request

We are requesting permission from Council to approve destruction of the following finance department records that have been retained for the requisite five-year period:

- 1) Proof lists, cashier receipts, remittance stubs, and supporting documentation regarding revenue received dated prior to 4/1/2020;
- 2) Business license applications and supporting documentation that expired on or before 4/1/2020;
- 3) Credit card statements, invoices/receipts, purchase orders and other documentation regarding purchases made by credit card dated prior to 4/1/2020;
- 4) Bank statements, reconciliation records, bank correspondence dated prior to 4/1/2020;
- 5) Vendor invoices, purchase orders, and copies of vendor checks prior to 4/1/2020;
- 6) Payroll time sheets, direct deposit proof list, and payroll check registers prior to 4/1/2020;
- 7) Meter reading sheets and reports dated prior to 4/1/2020;
- 8) Journal Entry supporting documentation dated prior to 4/1/2020
- 9) Financial statements printed dated prior to 4/1/2020
- 10) Bid Records dated prior to 4/1/2020, not to include contracts and agreements

Other Documents that have been retained for the requisite period following completed audit:

- 1) Budget Work Papers dated prior to 4/1/2023
- 2) General Ledger printed reports dated prior to 4/1/2023

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE ALLOWING OVERNIGHT CAMPING/PARKING IN LIBERTY PARK FOR THE “BIG BIKERS ACROSS MISSOURI (BAM) ON THE KATY” EVENT ON MONDAY, JUNE 2, 2025 AND MONDAY, OCTOBER 6, 2025.**

**WHEREAS**, the “Big Bikers Across Missouri (BAM) on the Katy Event” will be held on June 2, 2025 and October 6, 2025 in Liberty Park and the participants in said event will require the allowance of overnight camping/parking in Liberty Park.

**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 a one-day waiver of its Codebook Section 38-4 and approves the allowance of overnight camping/parking in Liberty Park on June 2, 2025 and October 6, 2025 only for participants in the “Big Bikers Across Missouri (BAM) on the Katy” Event.

**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 19<sup>th</sup> day of February 2025.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 19<sup>th</sup> day of February 2025.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers  
City Clerk

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO M-1 (LIGHT INDUSTRIAL) ON CERTAIN PROPERTY LOCATED ON IRENE CIRCLE, IN THE CITY OF SEDALIA, MISSOURI, IN ACCORDANCE WITH CHAPTER 64, OF THE CITY CODE OF THE CITY OF SEDALIA, MISSOURI.**

**WHEREAS**, the City received an application from Theron Broadfoot on behalf of W-K Business Realty (“Applicant”) to rezone certain property within the City from District R-3 Multi-Family Residential (“Rezoning Application”) to M-1 Light Industrial; and

**WHEREAS**, Notice of a public hearing before the City’s Planning & Zoning Commission (“Commission”) was published in a paper of general circulation within the city on January 21, 2025; and mailed to all property owners subject to the rezoning and within 185 feet of the property proposed to be rezoned; and

**WHEREAS**, on February 5, 2025, the Commission opened the public hearing and all those interested and wishing to testify were given the opportunity; and

**WHEREAS**, after the public hearing was closed, the Commission unanimously recommended (6-Yes; 0-No) that the Sedalia City Council (“City Council”) approve the rezoning of that certain property that is subject to the Rezoning Application, from R-3 to M-1.

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

**Section 1.** That upon review of the record presented in a public hearing before the Commission, the final report, and recommendation of the Commission, the City Council hereby approves the Rezoning Application.

**Section 2.** The said real estate mentioned in Section 1 is described and attached to this ordinance as Exhibit A.

**Section 3.** The Zoning Ordinances of the City of Sedalia, Missouri are hereby amended so that the real estate described in Exhibit A, which is presently zoned R-3 Multi-Family Residential is rezoned in its entirety to M-1 Light Industrial.

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 19<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 19<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**Irene Circle (2 Lots):**

*IRENE CIRCLE, SEDALIA, MISSOURI (2 vacant lots) - COMM PT N LI RD 156' NE NW 100' SW 132.70' NW 297.39' TO POB NE 100' SE 130' SW 100' TO POB 8-45-21, COMM PT N LI RD 156' NE NW 100' SW 132.70' NW 427.39' NE 100' TO POB NE 100' SE 130' SW 100' NW 130' TO POB 8-45-21*



## MEMORANDUM

To: Planning & Zoning Commission  
From: Bryan Kopp, Community Development Director  
Date: January 17, 2025  
Subject: Two lots located on south side Irene Circle (off of James Road)  
Applicant: Theron Broadfoot on behalf of W-K Business Realty

---

**Description of Request:** Applicant requests rezoning of the property located on Irene Circle. Current zoning of the property is R-3 Multi-Family Residential. The applicant is requesting a rezoning of M-1 Light Industrial for the two lots on the south side of Irene Circle.

**Land Use Review:** The subject property is currently vacant land. Applicant desires to use the property for garage storage and parking to serve their adjacent automobile dealership.

The adjacent properties to the east, north, and west are zoned R-3 Multi-Family Residential. The property to the south is also zoned M-1 Light Industrial and is used by Yeager's Cycles for use in their motorcycle dealership.

**Staff Recommendation:** Staff recommends the application for rezoning be approved for the following reasons:

1. The change of zoning from R-3 Multi-Family Residential to M-1 Light Industrial is compatible with the surrounding uses and the proposed use of the subject property.
2. The City of Sedalia Comprehensive Plan indicates that this area is designated with a mixed-use development. The proposed use has low impact on the neighboring residential use.
3. The rezoning of the property would be in the general interest of the public as it aligns with community goals outlined in the comprehensive plan.

Should you have any questions or concerns regarding anything outlined in this advisory, please do not hesitate to contact me at 827-3000 or [bkopp@sedalia.com](mailto:bkopp@sedalia.com).

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

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

**DO NOT WRITE IN THIS SPACE**

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

1. Applicant's Name Theron Broadfoot
2. Applicant's Address 30277 Carpenter Road, Sedalia, MO 65301
3. Telephone Number (Home) \_\_\_\_\_ (Business) 660-619-7001
4. Present Zoning R-3 Requested Zoning M-1
5. Legal Description of property requested to be rezoned, with street address or location:  
Two Lots (0.6 acre total), Irene Circle.  
See attached Deed.
6. Area of subject property, square feet and/or acres 0.6 acres
7. Present Use of subject property Vacant
8. Desired use of subject property Future garage parking or storage area.
9. What is the present use of the adjoining properties? North Right of Way Irene Circle  
South Yeager Warehouse East Vacant wooded creek West Right of Way James Rd
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2) See answer below.
11. Time schedule for development Future, possibly within next 1 to 3 years
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone \_\_\_\_\_ Has base flood elevation been established? N/A  
If yes, please explain how such elevation was determined. \_\_\_\_\_
13. Public Utilities available at site: Sewer NOT available but could be " at located 155 ft to the west  
Water Yes  
at along James Road  
Natural Gas Yes " at along James Road  
Electric Yes  
at along James Road
14. Exhibits furnished N/A
15. Theron Broadfoot 30277 Carpenter Road Sedalia MO  
Signature of Applicant Address of Applicant 65301
16. Relationship of applicant to property: Owner  Agent
17. Other \_\_\_\_\_  
(Explain)





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

November 27, 2024

City of Sedalia Planning and Zoning (P&Z) Commission  
200 S. Osage Ave.  
Sedalia, MO 65301

Re: Request for Rezoning  
W-K Business Realty 5 LLC  
Irene Circle  
0.60 Acre Property (two adjoining vacant lots)  
Sedalia, Missouri

Dear P&Z Commission:

On behalf of the property owner W-K Business Realty 5 LLC, we are requesting your consideration for rezoning the subject property from the current R-3 Apartment House district to M-1 Light Industrial district.

The future development plan will include a garage storage or parking area to better serve their adjacent dealership business. This business enhancement should benefit the community economically and in general. Note that the adjoining lot to the south owned by Yeager is zoned M-1, therefore, the requested zoning should blend in nicely with the surrounding. Also, Irene Circle would provide more than adequate separation from the R-3 located to the north.

Sincerely,

Theron J. Broadfoot, PE

2024-4330

RECORDED ON  
10/04/2024 02:41 PM  
PAGES: 2

BARBARA CLEVINGER  
RECORDER OF DEEDS  
PETTIS COUNTY, MO

## MISSOURI WARRANTY DEED

This Deed, Made and entered into this 4<sup>th</sup> day of October, 2024, by and between

VITALIY SHIMKO and IRYNA SHIMKO, husband and wife, of the State of MISSOURI, and County of PETTIS, as "GRANTOR",

and

W-K BUSINESS REALTY 5, LLC, a Missouri limited liability company, as "GRANTEE",

Grantee's mailing address: 3310 W Broadway Blvd, Sedalia, MO 65301

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described Real Estate, situated in the County of Pettis and State of Missouri, to wit:

A TRACT OF LAND LYING IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE SEDALIA & CLINTON PUBLIC ROAD, 156.0 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE NORTHERLY LINE OF SAID PUBLIC ROAD AND THE EAST LINE OF JAMES ROAD IN THE CITY OF SEDALIA, MISSOURI; THENCE NORTH 44°21' WEST, 100.0 FEET; THENCE SOUTH 88°43' WEST, 132.70 FEET TO THE EAST LINE OF SAID JAMES ROAD; THENCE NORTH 00°05' WEST, ALONG THE EAST LINE OF SAID JAMES ROAD, 297.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°05' WEST, ALONG SAID EAST LINE, 130.0 FEET TO A POINT ON THE SOUTH LINE OF IRENE CIRCLE; THENCE NORTH 83°06' EAST, ALONG SAID SOUTH LINE, 100.0 FEET; THENCE SOUTH 00°05' EAST, 130.0 FEET; THENCE SOUTH 83°06' WEST, 100.0 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LYING IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHERLY LINE OF THE SEDALIA & CLINTON PUBLIC ROAD, 156.0 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE NORTHERLY LINE OF SAID PUBLIC ROAD AND THE EAST LINE OF JAMES ROAD IN THE CITY OF SEDALIA, MISSOURI; THENCE NORTH 44°21' WEST, 100.0 FEET; THENCE SOUTH 88°43' WEST, 132.70 FEET TO THE EAST LINE OF SAID JAMES ROAD; THENCE NORTH 00°05' WEST, ALONG THE EAST LINE OF SAID JAMES ROAD, 427.39 FEET TO A POINT ON THE SOUTH LINE OF IRENE CIRCLE; THENCE NORTH 83°06' EAST, ALONG SAID SOUTH LINE, 100.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°06' EAST, ALONG SAID SOUTH LINE, 100.0 FEET; THENCE SOUTH 00°05' EAST, 130.0 FEET; THENCE SOUTH 83°06' WEST, 100.0 FEET; THENCE NORTH 00°05' WEST, 130.0 FEET TO THE POINT OF BEGINNING.

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

24091054

Layers Map Search Comp Search Results Comp Results Parcel Report Pictometry Imagery

Layer List Legend

**Quick Links:**

- [View Map](#)
- [Property Search](#)

**Layers:**

- Address Search
- Political Townships
- PLS Townships
- Corporate Limits
- Sections
- Quarters
- Quarter Quarters
- PLS Corners
- Subdivisions
- Blocks
- Lots
- Parcel Numbers
- Parcels
- Railroads
- Railroad Rights-of-Way
- Roads
- Right-of-Way
- Soils
- Voting Districts Layers
- Economic Development
- FEMA Flood Hazard
- Orthophotography (2024)
- Ambulance Voting Districts 2024
- Ambulance Districts
- Orthophotography (2022)
- Fire Districts
- Orthophotography (2020)
- Voting Districts
- Orthophotography (2017)
- Orthophotography (2015)

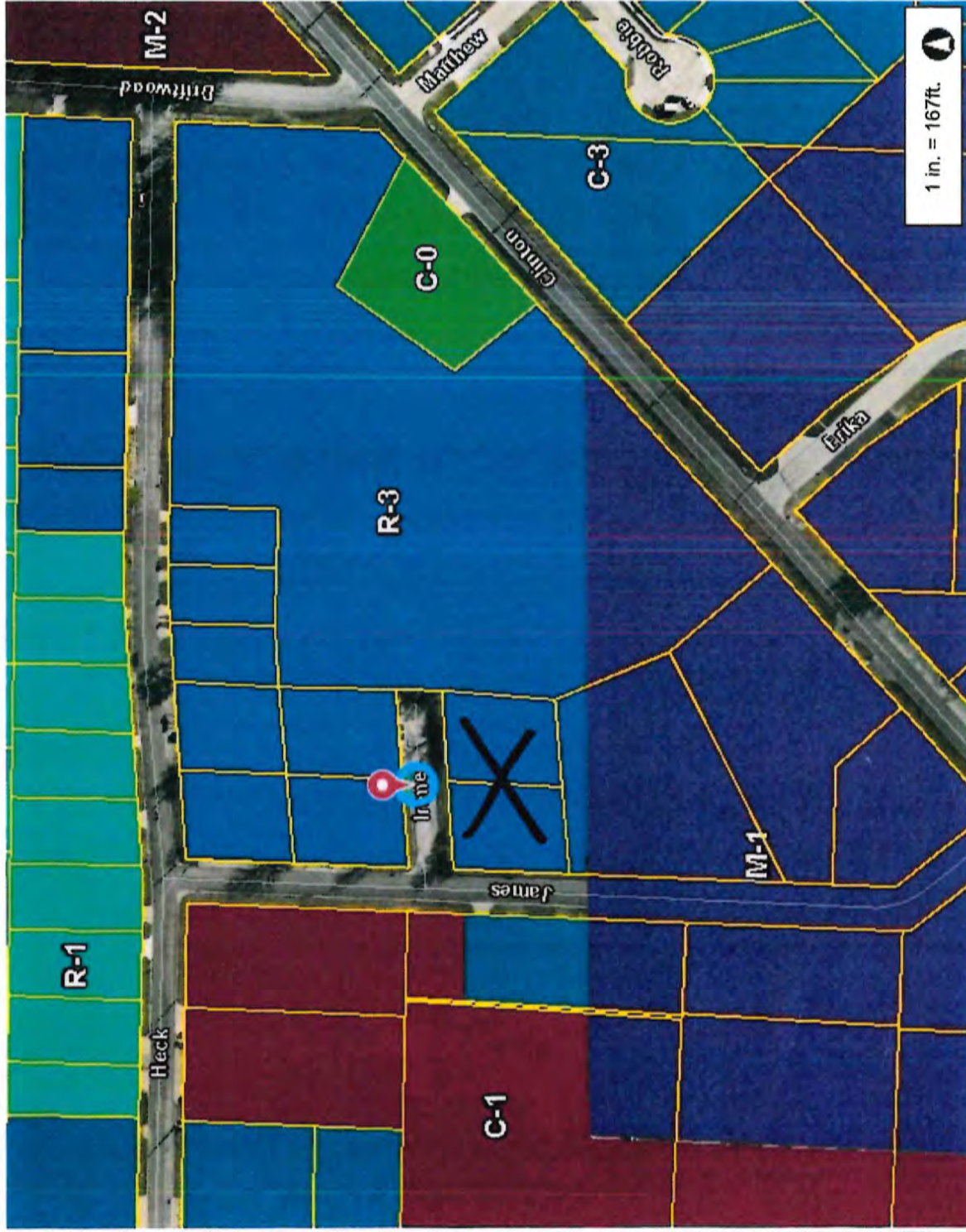
[Restore Layer Defaults](#)

The map displays an aerial view of a property with blue boundary lines. A callout box for parcel 153008413001005 is overlaid on the map. The callout box contains the following information:

- Parcel ID: 153008413001005
- Owner: W-K BUSINESS REALTY S LLC
- Address: IRENE CIRCLE
- Acres: 0.30
- Links: [View Parcel Report](#) | [Pictometry Imagery](#) | [Satellite Maps](#)

Map labels include "James Road" and "Irene Circle".

# Sedalia, MO



1 in. = 167ft.

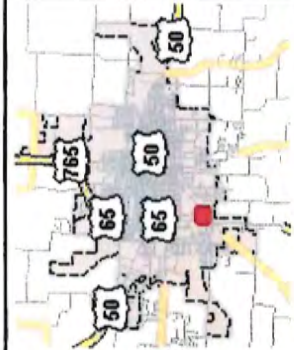
333.3 0 166.67 333.3 Feet

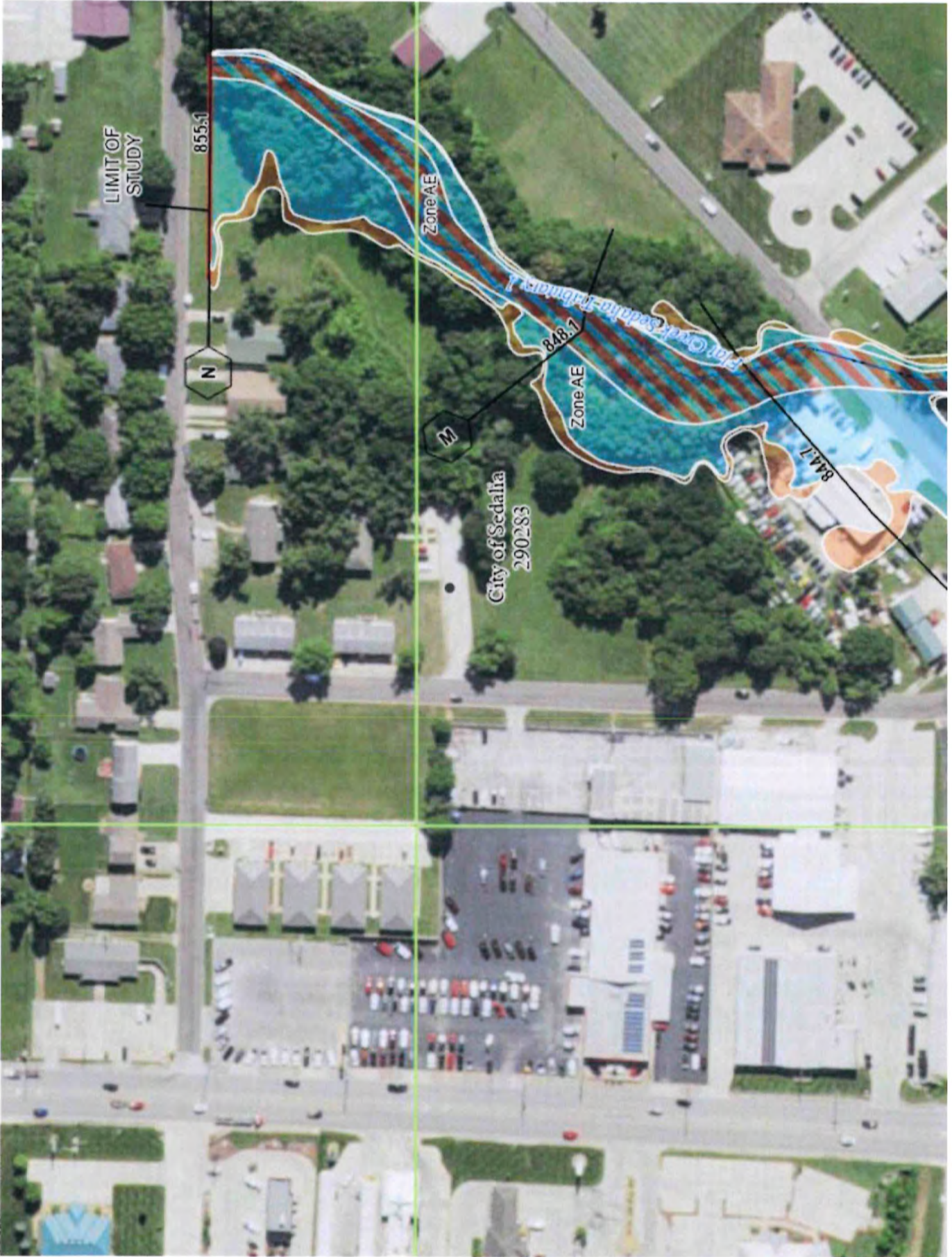
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Legend**

- Parcel
- Roads
  - <all other values>
  - State Numbered
  - US Highway
  - State Lettered
- Corporate Limit Line
- Zoning
  - C-0
  - C-1
  - C-2
  - C-3
  - M-1
  - M-2
  - PUD
  - Parks and Open Space
  - R-1
  - R-2
  - R-3
  - leftover lines

**Notes**





**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM M-2 (HEAVY INDUSTRIAL) TO M-1 (LIGHT INDUSTRIAL) ON CERTAIN PROPERTY LOCATED AT 521 EAST THIRD, IN THE CITY OF SEDALIA, MISSOURI, IN ACCORDANCE WITH CHAPTER 64, OF THE CITY CODE OF THE CITY OF SEDALIA, MISSOURI.**

**WHEREAS**, the City received an application from Theron Broadfoot on behalf of Holland Holding Company, LLC (“Applicant”) to rezone certain property within the City from District M-2 Heavy Industrial (“Rezoning Application”) to M-1 Light Industrial; and

**WHEREAS**, Notice of a public hearing before the City’s Planning & Zoning Commission (“Commission”) was published in a paper of general circulation within the city on January 21, 2025; and mailed to all property owners subject to the rezoning and within 185 feet of the property proposed to be rezoned; and

**WHEREAS**, on February 5, 2025, the Commission opened the public hearing and all those interested and wishing to testify were given the opportunity; and

**WHEREAS**, after the public hearing was closed, the Commission unanimously recommended (6-Yes; 0-No) that the Sedalia City Council (“City Council”) approve the rezoning of that certain property that is subject to the Rezoning Application, from M-2 to M-1.

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

**Section 1.** That upon review of the record presented in a public hearing before the Commission, the final report, and recommendation of the Commission, the City Council hereby approves the Rezoning Application.

**Section 2.** The said real estate mentioned in Section 1 is described and attached to this ordinance as Exhibit A.

**Section 3.** The Zoning Ordinances of the City of Sedalia, Missouri are hereby amended so that the real estate described in Exhibit A, which is presently zoned M-2 Heavy Industrial is rezoned in its entirety to M-1 Light Industrial.

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 19<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 19<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**521 East Third:**

*521 E 3RD ST, SEDALIA, MISSOURI - BEGIN PT N ROW 3RD 20' E OF E ROW LI MILL ST NE 610.46'  
SE 1029.22' SW 437.96' NW 1010.49' TO POB (EX 10.1AC) 3 45 21*



## MEMORANDUM

To: Planning & Zoning Commission  
From: Bryan Kopp, Community Development Director  
Date: January 17, 2025  
Subject: 521 East Third Street - Rezoning  
Applicant: Theron Broadfoot on behalf of Holland Holding Company LLC

---

**Description of Request:** Applicant requests rezoning of the property located at 521 East 3<sup>rd</sup> Street. Current zoning of the property is M-2 Heavy Industrial. The applicant is requesting a rezoning of M-1 Light Industrial.

**Land Use Review:** The property located at 521 E. 3<sup>rd</sup> Street contains 2.15 acres and is currently vacant land.

The property to the north is the Union Pacific Railroad railway. The property to the south and west is zoned M-1 Light Industrial with several existing businesses. The property to the east is zoned M-2 Heavy Industrial and is vacant land.

**Staff Recommendation:** Staff recommends the application for rezoning be approved for the following reasons:

1. The change of zoning from M-2 Heavy Industrial to M-1 Light Industrial is compatible with the surrounding land uses and lightens the potential use of the property from heavy industrial use to light industrial use. This opens the property up to potential uses in the future that are more compatible with surrounding business and residential uses.
2. The City of Sedalia Comprehensive Plan of 2021 designated this area in the Katy Depot Scenario Plan and called for the addition of mixed-use square footage including residential, commercial and retail. This rezoning allows for the establishment of compatible uses called for in the scenario.

Should you have any questions or concerns regarding anything outlined in this advisory, please do not hesitate to contact me at 827-3000 or [bkopp@sedalia.com](mailto:bkopp@sedalia.com).



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

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

**DO NOT WRITE IN THIS SPACE**

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

1. Applicant's Name Theron Broadfoot
2. Applicant's Address 30277 Carpenter Road Sedalia MO 65301
3. Telephone Number (Home) \_\_\_\_\_ (Business) 660-619-7001
4. Present Zoning M-2 Requested Zoning M-1
5. Legal Description of property requested to be rezoned, with street address or location:  
521 E. 3rd Street (2.15 acres)  
See attached Deed.
6. Area of subject property, square feet and/or acres 2.15 acres
7. Present Use of subject property Vacant
8. Desired use of subject property New commercial office building & Apartment house.
9. What is the present use of the adjoining properties? North Union Pacific Railroad  
South M-1 with business East Vacant M-2 West M-1 with business
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2) See answer below.
11. Time schedule for development Just now started construction on new commercial office building
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone \_\_\_\_\_ Has base flood elevation been established? N/A  
If yes, please explain how such elevation was determined. \_\_\_\_\_
13. Public Utilities available at site: Sewer Yes " at west & south adjacent  
Water Yes  
at west & south adjacent  
Natural Gas Yes " at south adjacent  
Electric Yes  
at west & south adjacent
14. Exhibits furnished \_\_\_\_\_
15. Theron Broadfoot Signature of Applicant 30277 Carpenter Road Sedalia MO 65301 Address of Applicant
16. Relationship of applicant to property: Owner  Agent
17. Other \_\_\_\_\_  
(Explain)



**Broadfoot Engineering, LLC**

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

November 27, 2024

City of Sedalia Planning and Zoning (P&Z) Commission  
200 S. Osage Ave.  
Sedalia, MO 65301

Re: Request for Rezoning  
Holland Holding Company LLC  
521 E. 3<sup>rd</sup> Street (2.15-acre property)  
Sedalia, Missouri

Dear P&Z Commission:

On behalf of the property owner Holland Holding Company LLC, we are requesting your consideration for rezoning the subject property from the current M-2 Heavy Industrial district to M-1 Light Industrial district.

The proposed development plan for the subject 2.15-acre property will be constructed, owned, and maintained under the sole ownership of the developer. This will include the construction of a new commercial office building for lease, which is currently under construction (note that Pettis County Community Partnership or PCCP has signed a 10-year lease agreement for the new office building) and the future construction of three 12-unit apartment buildings (36-units total) for rent, all to be located on the subject 2.15-acre property. This proposed development should benefit the community by providing much needed social and housing resources thereby enhancing the local economy and aesthetically improving this area of town. The requested zoning should blend in nicely with the surrounding.

Sincerely,

Theron J. Broadfoot, PE

## EXHIBIT A

### LEGAL DESCRIPTIONS

#### **521 East Third:**

*TRACT 1: BEGINNING AT A POINT TWO HUNDRED THIRTY TWO (232) FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK FORTY FOUR (44) OF MRS. M. E. MARTIN AND MISS S. E. SMITH'S SECOND ADDITION TO THE CITY OF SEDALIA, MISSOURI, AND ON THE WEST LINE OF OHIO STREET, THENCE RUNNING SOUTH EIGHTY (80) FEET TO THE NORTH LINE OF TENTH STREET, THENCE RUNNING WEST ALONG THE NORTH LINE OF TENTH STREET ONE HUNDRED FIFTEEN (115) FEET THREE (3) INCHES, THENCE NORTH EIGHTY (80) FEET, THENCE EAST TO THE PLACE OF BEGINNING; BEING A PART OF LOTS SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK THREE (3) OF MARTHA E. MARTIN AND SARAH E. COTTON'S FOURTH ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.*

*(Commonly known as 916 S Ohio Ave, Sedalia, Missouri 65301.)*

*TRACT 2: THE SOUTH ONE-HALF OF LOTS FOUR (4) AND FIVE (5) AND THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF LOT THREE (3) IN BLOCK EIGHT (8) OF MARTHA E. MARTIN AND SARAH E. COTTON'S FOURTH ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.*

*(Commonly known as 1006 S Ohio Ave, Sedalia, Missouri 65301.)*

*TRACT 3: ALL OF THE NORTH HALF OF LOTS ONE (1) AND TWO (2) IN BLOCK NUMBER TWO (2) OF MARTHA E. SMITH AND SARAH E. COTTON'S SIXTH ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.*

*(Commonly known as 1001 S Vermont Ave, Sedalia, Missouri 65301.)*

*TRACT 4: LOT SIX (6) OF BLOCK THIRTEEN (13) OF CAMPBELL'S ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.*

*(Commonly known as 1520 S Vermont Ave, Sedalia, Missouri 65301)*

*TRACT 5: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET 20.0 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF MILL STREET, BOTH BEING STREETS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI; THENCE NORTH  $01^{\circ}56'38''$  EAST, PARALLEL WITH AND 20.0 FEET EAST OF THE RIGHT-OF-WAY LINE OF SAID MILL STREET, 610.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH  $77^{\circ}10'03''$  EAST; ALONG SAID RIGHT-OF-WAY LINE BEING 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN LINE OF SAID RAILROAD, 1029.22 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH  $02^{\circ}00'12''$  WEST, 437.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID THIRD STREET; THENCE NORTH  $86^{\circ}48'48''$  WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1010.49 FEET TO THE POINT OF BEGINNING. BEING LOCATED IN A PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI.*

*LESS AND EXCEPT THE FOLLOWING: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET 170.96 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF MILL STREET, BOTH BEING STREETS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI; THENCE NORTH  $03^{\circ}11'12''$  EAST, 582.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY*

*LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 77°10'03" EAST, ALONG SAID RIGHT-OF-WAY LINE BEING 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN LINE OF SAID RAILROAD, 862.68 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°00'12" WEST, 437.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID THIRD STREET; THENCE NORTH 86°48'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 859.53 FEET TO THE POINT OF BEGINNING. BEING LOCATED IN A PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI.*

*(Commonly known as 500 E Main St, Sedalia, Missouri 65301)*

*TRACT 6: LOTS ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK TWO (2) OF GEORGE R. SMITH'S ADDITION TO THE CITY OF SEDALIA, MISSOURI.*

*(Commonly known as 621 W Main St, Sedalia, Missouri 65301.)*

-----  
*WEST, 437.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID THIRD STREET;  
THENCE NORTH 86°48'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1010.49 FEET TO  
THE POINT OF BEGINNING. BEING LOCATED IN A PART OF LOT 2 OF THE NORTHWEST  
QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI.*

*LESS AND EXCEPT THE FOLLOWING: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY  
LINE OF THIRD STREET 170.96 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF L STREET,  
BOTH BEING STREETS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI; THENCE NORTH  
03°11'12" EAST, 582.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE UNION  
PACIFIC RAILROAD; THENCE SOUTH 77°10'03" EAST, ALONG SAID RIGHT-OF-WAY LINE BEING  
50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN LINE OF SAID  
RAILROAD, 862.68 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°00'12" WEST,  
437.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID THIRD STREET;  
THENCE NORTH 86°48'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 859.53 FEET TO  
THE POINT OF BEGINNING. BEING LOCATED IN A PART OF LOT 2 OF THE NORTHWEST  
QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI.*

(Commonly known as 500 E Main St, Sedalia, Missouri 65301)

Tract 6: LOTS ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK TWO (2) OF GEORGE R. SMITH'S  
ADDITION TO THE CITY OF SEDALIA, MISSOURI.



DocId:8183479

Tx:4161392

**2024-2576**

RECORDED ON  
06/18/2024 08:30 AM  
PAGES: 2

BARBARA CLEVENGER  
RECORDER OF DEEDS  
PETTIS COUNTY, MO

### Quit-Claim Deed

THIS INDENTURE, Made on the 18<sup>th</sup> day of June, 2024, by and between

**KROEGER PROPERTIES II, LLC**, a MISSOURI Limited Liability Company, party of the first part (Grantor),

and

**HOLLAND HOLDING COMPANY, LLC**, a MISSOURI Limited Liability Company, party of the second part, (Grantee)

Mailing address of said first named grantee is **2304 W BROADWAY BLVD #348, SEDALIA, MO 65301**.

WITNESSETH, that the said party or parties of the first part, in consideration of the sum of Ten DOLLARS (\$10.00) to it in hand paid by the said party or parties of the second part (the receipt of which is hereby acknowledged) does by these presents, REMISE, RELEASE and FOREVER QUIT-CLAIM unto the said party or parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Pettis, and State of Missouri, to wit:

Tract 1: BEGINNING AT A POINT TWO HUNDRED THIRTY TWO (232) FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK FORTY FOUR (44) OF MRS. M. E. MARTIN AND MISS S. E. SMITH'S SECOND ADDITION TO THE CITY OF SEDALIA, MISSOURI, AND ON THE WEST LINE OF OHIO STREET, THENCE RUNNING SOUTH EIGHTY (80) FEET TO THE NORTH LINE OF TENTH STREET, THENCE RUNNING WEST ALONG THE NORTH LINE OF TENTH STREET ONE HUNDRED FIFTEEN (115) FEET THREE (3) INCHES, THENCE NORTH EIGHTY (80) FEET, THENCE EAST TO THE PLACE OF BEGINNING; BEING A PART OF LOTS SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK THREE (3) OF MARTHA E. MARTIN AND SARAH E. COTTON'S FOURTH ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.  
(Commonly known as 916 S Ohio Ave, Sedalia, Missouri 65301.)

Tract 2: THE SOUTH ONE-HALF OF LOTS FOUR (4) AND FIVE (5) AND THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF LOT THREE (3) IN BLOCK EIGHT (8) OF MARTHA E. MARTIN AND SARAH E. COTTON'S FOURTH ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.  
(Commonly known as 1006 S Ohio Ave, Sedalia, Missouri 65301.)

Tract 3: ALL OF THE NORTH HALF OF LOTS ONE (1) AND TWO (2) IN BLOCK NUMBER TWO (2) OF MARTHA E. SMITH AND SARAH E. COTTON'S SIXTH ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.  
(Commonly known as 1001 S Vermont Ave, Sedalia, Missouri 65301.)

Tract 4: LOT SIX (6) OF BLOCK THIRTEEN (13) OF CAMPBELL'S ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI.  
(Commonly known as 1520 S Vermont Ave, Sedalia, Missouri 65301)

Tract 5: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET 20.0 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF MILL STREET, BOTH BEING STREETS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI; THENCE NORTH 01°56'38" EAST, PARALLEL WITH AND 20.0 FEET EAST OF THE RIGHT-OF-WAY LINE OF SAID MILL STREET, 610.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 77°10'03" EAST, ALONG SAID RIGHT-OF-WAY LINE BEING 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN LINE OF SAID RAILROAD, 1029.22 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°00'12"

WEST, 437.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID THIRD STREET; THENCE NORTH 86°48'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1010.49 FEET TO THE POINT OF BEGINNING. BEING LOCATED IN A PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI.

LESS AND EXCEPT THE FOLLOWING: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET 170.96 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF MILL STREET, BOTH BEING STREETS IN THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI; THENCE NORTH 03°11'12" EAST, 582.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 77°10'03" EAST, ALONG SAID RIGHT-OF-WAY LINE BEING 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN LINE OF SAID RAILROAD, 862.68 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°00'12" WEST, 437.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID THIRD STREET; THENCE NORTH 86°48'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 859.53 FEET TO THE POINT OF BEGINNING. BEING LOCATED IN A PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SEDALIA, PETTIS COUNTY, MISSOURI.

(Commonly known as 500 E Main St, Sedalia, Missouri 65301)

Tract 6: LOTS ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK TWO (2) OF GEORGE R. SMITH'S ADDITION TO THE CITY OF SEDALIA, MISSOURI.

(Commonly known as 621 W Main St, Sedalia, Missouri 65301.)

Subject to easements, restrictions, reservations, and covenants of record, if any, and all purchase options which might have been previously agreed.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party or parties of the second part, and unto their and assigns forever, so that neither the GRANTOR OR THOSE UNDER WHOM GRANTOR CLAIMS, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

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

**KROEGER PROPERTIES II, LLC,**  
a MISSOURI Limited Liability Company

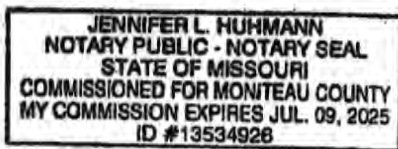
By: J. Kevin Kroeger  
J. KEVIN KROEGER, MEMBER

By: Joshua Kroeger  
JOSHUA KROEGER, MEMBER

STATE OF MISSOURI }  
                                  } ss:  
COUNTY OF PETTIS }

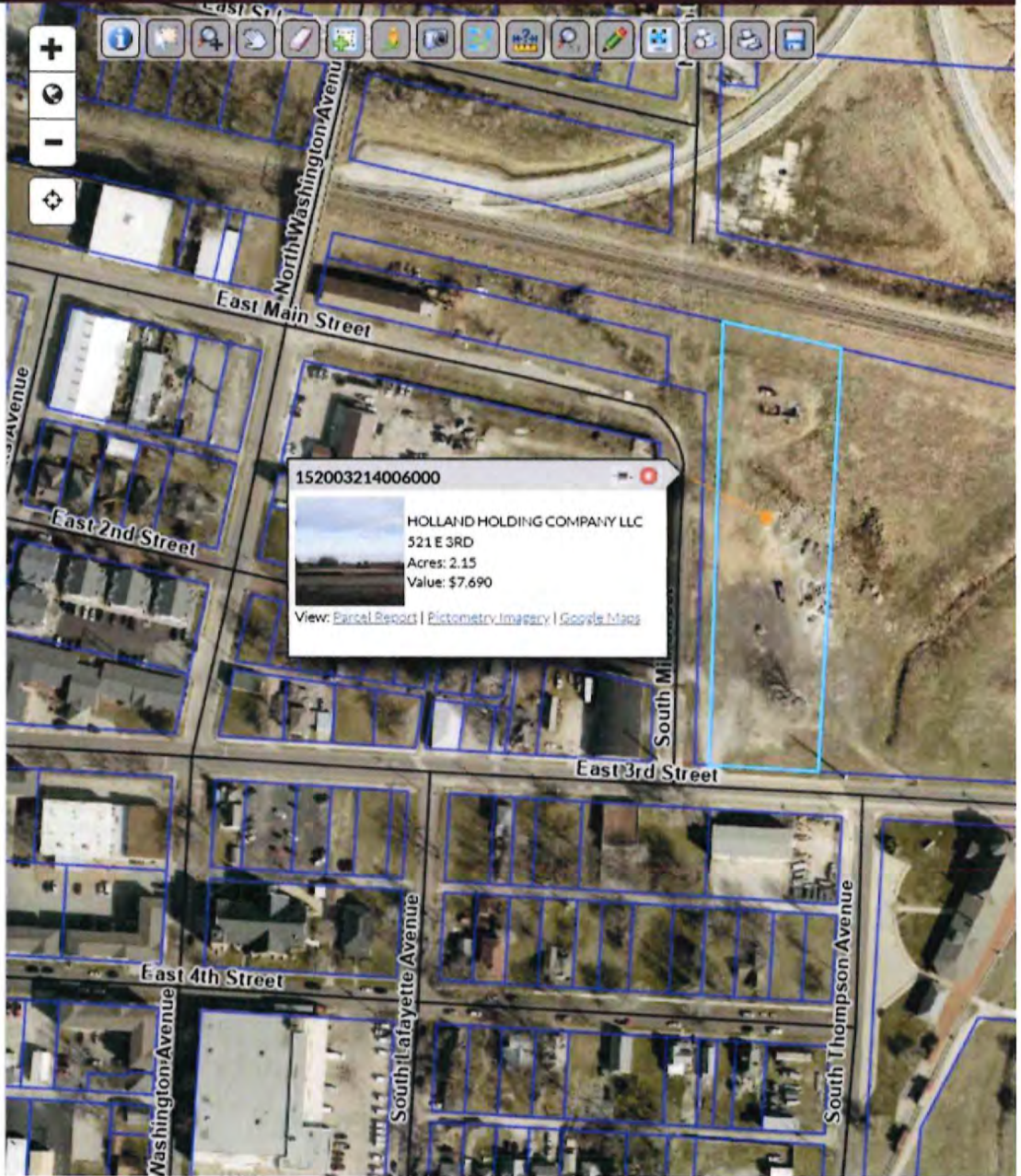
On this 18th day of June, 2024, before me, appeared J. KEVIN KROEGER and JOSHUA KROEGER, to me personally known, who being by me duly sworn, did say that they are the MEMBERS of KROEGER PROPERTIES II, LLC, a MISSOURI Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, and said MEMBERS, acknowledged said instrument to be the free act and deed of said Limited Liability Company.

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



Jennifer L. Huhmann  
Notary Public  
My Term Expires: 7-9-2025

- Layer List Legend
- Quick Links:  
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- Layers:
- Address Search
  - Political Townships
  - PLS Townships
  - Corporate Limits
  - Sections
  - Quarters
  - Quarter Quarters
  - PLS Corners
  - Subdivisions
  - Blocks
  - Lots
  - Parcel Numbers
  - Parcels**
  - Railroads
  - Railroad Right-of-Way
  - Roads
  - Right-of-Way
  - Soils
  - Voting Districts Layers
  - Economic Development
  - FEMA Flood Hazard
  - Orthophotography (2024)
  - Ambulance Voting Districts 2024
  - Ambulance Districts
  - Orthophotography (2022)
  - Fire Districts
  - Orthophotography (2020)
  - Voting Districts
  - Orthophotography (2017)
  - Orthophotography (2015)
- [Restore Layer Defaults](#)







**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE APPROVING THE FINAL PLAT FOR LIAHONA WEST SUBDIVISION, AN ADDITION TO THE CITY OF SEDALIA, PETTIS COUNTY, MISSOURI ON CERTAIN PROPERTY LOCATED AT 3605 WEST 12<sup>TH</sup> STREET, IN THE CITY OF SEDALIA, MISSOURI.**

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

**Section 1**, the final plat of Liahona West subdivision on property located at 3605 West 12<sup>th</sup> Street, Lots 1 through 16, an addition to the City of Sedalia, Missouri, a copy of which is attached to this ordinance and incorporated herein by reference along with all other documents required under Section 52-37 of the Code of Ordinances of the City of Sedalia, Missouri, all referred to as Exhibit "A", having been approved by the Planning & Zoning Commission on February 5, 2025, by a 6 Yes, 0 No vote and thereafter received and considered by City Council is hereby approved as set forth.

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 19<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Presiding Officer of the Council

Approved by the Mayor of said City this 19<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Andrew L. Dawson, Mayor

ATTEST:

\_\_\_\_\_  
Jason S. Myers, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**3605 West 12<sup>th</sup>:**

*COM S R/W 12TH ST & R/W WINCHESTER DR, E ALG S R/W 12TH ST 233' TO BEG, CONT E ALG R/W 157.41', S 600', W 348.26', NE 453.55', NE 246.68' TO BEG 6°45' 21"*



## MEMORANDUM

To: Planning & Zoning Commission  
From: Bryan Kopp, Community Development Director  
Date: January 17, 2025  
Subject: 3605 W 12<sup>th</sup> St, Preliminary and Final Plat  
Applicant: Theron Broadfoot on behalf of Mary K Beard MD LLC

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**Description of Request:** Request to approve a preliminary and final plat that will create Liahona West subdivision. The proposed development will consist of sixteen (16) lots and thirty-two (32) living units and gross acreage of 4.5 acres. The property is zoned R-3, Apartment House.

**Staff Review:** The preliminary plat checklist has been completed with no deficiencies noted.

City staff has reviewed the preliminary plat on January 10, 2025 and we make the recommendation to forward to the Planning and Zoning Commission. A final plat will be available at the February 5, 2025 meeting should the commission find that all is in order.

**Staff Recommendation:** Recommend approval.

Should you have any questions or concerns regarding anything outlined in this advisory, please do not hesitate to contact me at 827-3000 or [bkopp@sedalia.com](mailto:bkopp@sedalia.com).

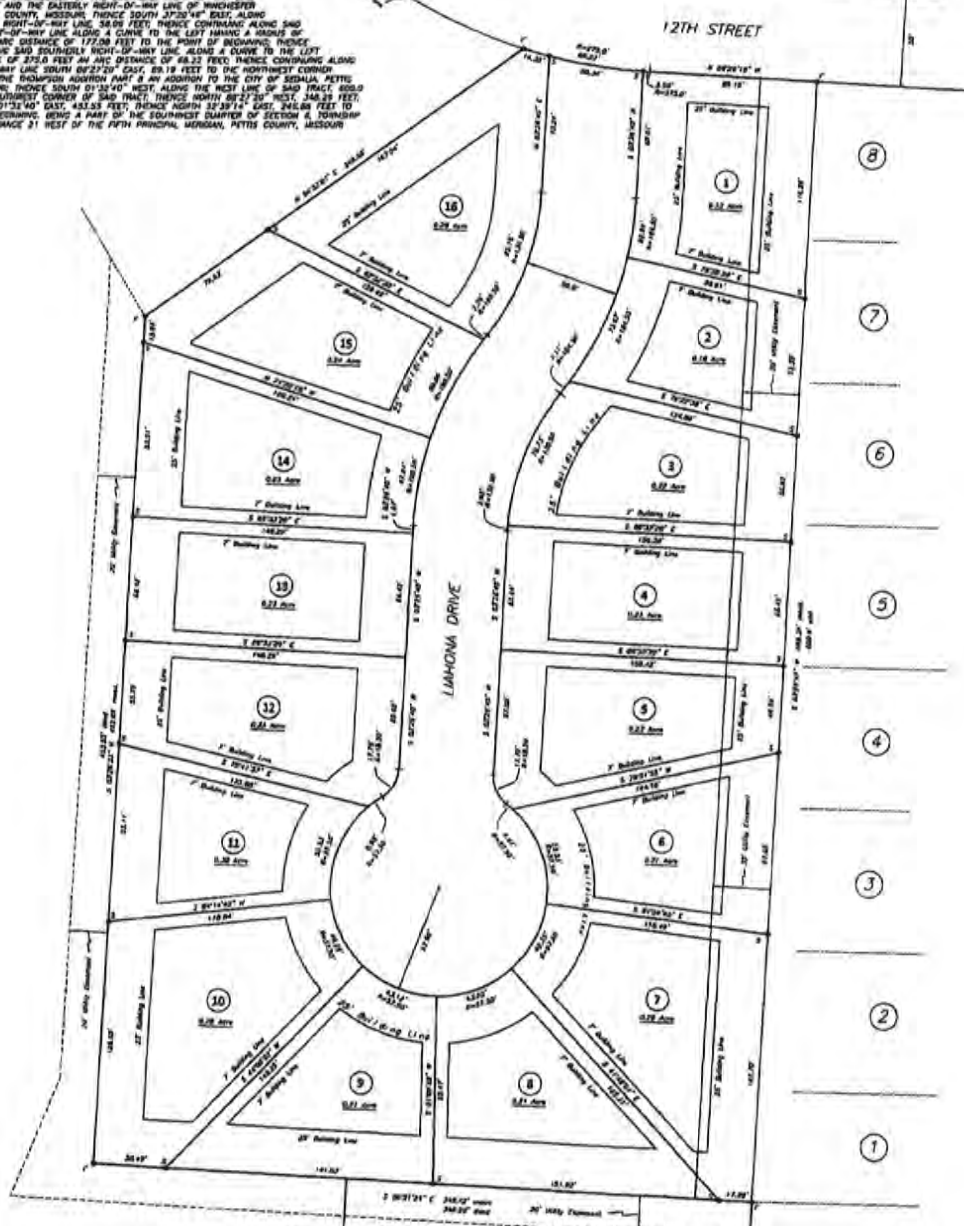
WINCHESTER DRIVE

# Liahona West

AN ANNEXAL TO THE CITY OF SENOLA, PETTIS COUNTY, MISSOURI

**DESCRIPTION**

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 12TH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF WINCHESTER DRIVE IN PETTIS COUNTY, MISSOURI, THENCE SOUTH 37°30'46" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 38.98 FEET, THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.0 FEET AND AN ARC DISTANCE OF 177.08 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.0 FEET AND AN ARC DISTANCE OF 68.2 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 82°22'29" EAST, 88.19 FEET TO THE NORTHWEST CORNER OF TRACT 1 OF THE INCLINATION ADJOINING PART 8 AND ADJOINING TO THE CITY OF SENOLA, PETTIS COUNTY, MISSOURI, THENCE SOUTH 01°32'40" WEST, ALONG THE WEST LINE OF SAID TRACT 800.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 86°21'00" WEST, 248.8 FEET, THENCE NORTH 01°32'40" EAST, 453.53 FEET, THENCE NORTH 82°29'14" EAST, 248.8 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI.



APPROVED BY THE CITY COUNCIL  
DATE \_\_\_\_\_  
ORDINANCE NO. \_\_\_\_\_

CITY CLERK \_\_\_\_\_

APPROVED BY THE PLANNING AND ZONING COMMISSION  
DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

**ADMINISTRATIVE**

STATE OF MISSOURI |  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, I, \_\_\_\_\_, COUNTY CLERK OF PETTIS COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS KEPT IN THE OFFICE OF THE COUNTY CLERK OF PETTIS COUNTY, MISSOURI, AT SENOLA, MISSOURI.

NOTARY PUBLIC \_\_\_\_\_

OF COUNTY OF \_\_\_\_\_

**NOTES**  
ALL PROPERTY LOT CORNERS WILL BE SET BY SURVEYORS AND OWNERS AND COMPARED TO RECORDS AND THE PLANS OF THIS PLAN FOR FINANCIAL COST UNDER 10 MIN. 20-21.

PREPARED BY  
JAY KESTER  
LAND SURVEYOR, L.L.C.  
SENOLA, MO

**CERTIFICATION**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN AND SURVEY MEETS THE CURRENT REQUIREMENTS FOR PROPERTY SURVEYING.



**LEGEND**

- BAR/CAP SET
- IRON PIN FOUND

2475 BROADWAY ROAD  
SENOLA, MISSOURI 64581  
PHONE: 660-291-1992

**TURPIN**  
L.L.C.

JOHN A. TURPIN, P.L.T. P.L.S.-1982  
L.S. 1700 (2016) MISSOURI

SENOLA, PETTIS COUNTY, MISSOURI

DATE: 12-2-2017

**B**  
**BROADHOOT**  
**ENGINEERING, LLC**  
 18277 Caraway Road  
 Suite 100, Missouri 63021  
 636.475.2911  
 broadhoo@broadhoo.com



Steven J. Broadhoo  
 Professional Engineer  
 PE - 2009013435

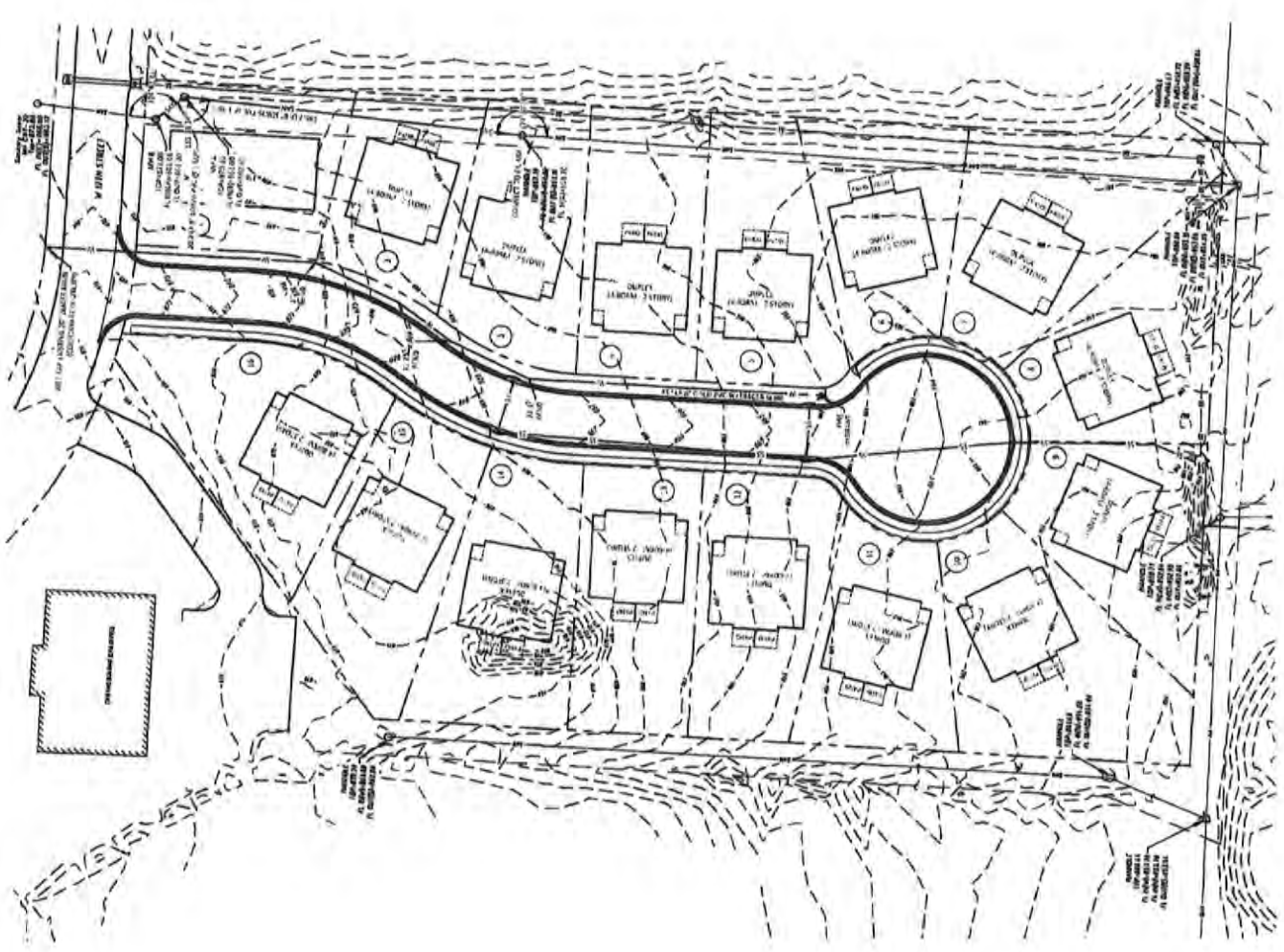
| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
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|     |      |    |          |

**DUPLEXES - LIAHONA WEST ESTATES**  
 3825 W. LAIN STREET  
 SEDATA, MISSOURI 63091  
 DATE: NOVEMBER 26, 2024

**UTILITY PLAN**

|         |                                 |
|---------|---------------------------------|
| DATE    | NOV 26 2024                     |
| PROJECT | DUPLEXES - LIAHONA WEST ESTATES |
| SCALE   | 1" = 30'                        |

96





153006000004014  
 HARRY K BEARD MO LLC  
 3605 W 12TH  
 Acres: 4.50  
 Value: \$3,680  
[View Parcel Report | Easements | Utilities | Grounds | Links](#)

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