



PRE-COUNCIL MEETING

Mayor's Conference Room
Municipal Building
Monday, October 3, 2016
6:15 p.m.

MAYOR: STEPHEN J. GALLIHER

MAYOR PRO-TEM: TOLBERT ROWE

Work Session – 6:15 p.m.

1. Presentation – Proposed financial management policies

Committee Meetings – immediately following work session

PUBLIC SAFETY COMMITTEE Police and Fire	Russell Driskell, Chair Mary Merritt, Vice Chair
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PUBLIC WORKS COMMITTEE Public Works, Water Pollution Control, Community Development, Water, Parks, Airport, Cemeteries and Community Center	Jeff Leeman, Chair Bob Cross, Vice Chair
<ol style="list-style-type: none"> 1. Review Ordinance amending Sections 64-43(7) and 64-124(27) to Chapter 64 (Zoning) of the Code of Ordinances of the City of Sedalia, Missouri relating to hotels. 2. Review Ordinance of the City of Sedalia, Missouri, approving and annexing an unincorporated area owned by the Sylvia G. Thompson Charitable Trust and Thompson Hills Investment Corporation into the City of Sedalia, Missouri, adjacent and contiguous to existing corporate limits of said city. (Property behind Tractor Supply) 3. Review Ordinance granting a Special Use Permit to the Sylvia G. Thompson Charitable Trust for a four story hotel at the property location of 850 Lamm Drive in the City of Sedalia, Missouri. 4. Review Ordinance approving and accepting a Cooperative Agreement by and between the City of Sedalia, Missouri and the Missouri Department of Conservation for a Tree Resource Improvement and Maintenance (TRIM) Grant. 	

FINANCE/ADMINISTRATION COMMITTEE Administrative, Library and Hospital	Donald Meier, Chair Bonita Nash, Vice Chair
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IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY THE CITY CLERK'S OFFICE. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.



CITY COUNCIL MEETING AGENDA

City Council Chambers
Municipal Building
Monday, October 3, 2016
7:00 p.m.

A. SILENT PRAYER & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. SERVICE AWARDS

1. Michael Holman – Equipment Operator – Cemetery Department – 20 years of service
2. Barry White – Captain – Fire Department – 15 years of service

I. MINUTES

1. Pre-Council Meeting September 19, 2016
2. Public Hearing and Regular Council Meeting September 19, 2016

II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES

1. Acceptance of Planning & Zoning Commission minutes dated September 7, 2016

III. ROLL CALL OF STANDING COMMITTEES

- A. PUBLIC SAFETY – Councilmember Russell Driskell
- B. PUBLIC WORKS – Councilmember Jeff Leeman
- C. FINANCE / ADMINISTRATION – Councilmember Donald Meier

IV. NEW BUSINESS

A. ORDINANCES AND RESOLUTIONS

- Amending Sections 64-43(7) and 64-124(27) to Chapter 64 (Zoning) of the Code of Ordinances of the City of Sedalia, Missouri relating to hotels
- Approving and annexing an unincorporated area owned by the Sylvia G. Thompson Charitable Trust and Thompson Hills Investment Corporation into the City of Sedalia, Missouri adjacent and contiguous to existing corporate limits of said city (Property behind Tractor Supply)
- Granting a Special Use Permit to the Sylvia G. Thompson Charitable Trust for a four story hotel at the property location of 850 Lamm Drive in the City of Sedalia, Missouri
- Approving and accepting a Cooperative Agreement by and between the City of Sedalia, Missouri and the Missouri Department of Conservation for a Tree Resource Improvement and Maintenance (TRIM) Grant

B. APPOINTMENTS

C. LIQUOR LICENSES

Renewals:

- *HAS Corp. dba Quick Stop, 1515 Thompson Blvd., Packaged Liquor with Sunday Sales, \$450
- *Erica Eisenmenger dba Ivory Grille, 317 S Ohio, Liquor by the Drink, \$450
- *El Tapatio, LLC dba El Tapatio Mexican Restaurant, 3000 S Limit, Liquor by the Drink, \$450
- *Crystal D Sims dba Woods Express 570, 703 E Broadway, Packaged Liquor with Sunday Sales \$450

Click on any agenda item to view the related documentation

D. APPROVAL OF DEPARTMENT BILLS

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

F. GOOD AND WELFARE

G. ADJOURN TO CLOSED DOOR SESSION – In accordance with Section 610.021 (1) RSMo to closed-door session for Legal Advice.

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



OFFICE OF THE CITY ADMINISTRATOR

To: Honorable Mayor Stephen Galliher & City Council Members
From: Gary Edwards, City Administrator
Re: Agenda items for City Council meeting on Monday, October 3, 2016

This meeting begins at 6:15 p.m.

Presentations:

Proposed Financial Management Policies

Public Safety Committee:

1. No items

Public Works Committee:

1. Review an Ordinance amending Sections 64-43(7) and 64-124(27) to Chapter 64 (Zoning) of the City Code of Ordinances relating to the hotels. This amendment pertains to the allowance for increased building height for hotels, motels and related businesses. The proposed amendment was unanimously approved by the Planning and Zoning Commission.
2. Review an Ordinance that allows for the annexation of unincorporated property owned by the Sylvia G. Thompson Charitable Trust and Thompson Hills Investment Corporation into the City Limits. This property is located behind Tractor Supply. A public hearing on this proposed annexation was held on September 19, 2016. This annexation was brought to the City for approval because of an anticipated hotel in the area.
3. Review an Ordinance granting a Special Use Permit to the Sylvia G. Thompson Charitable Trust for a four story hotel at 850 Lamm Drive. It is anticipated the hotel will be a Hampton Inn.
4. Review an Ordinance approving a Cooperative Agreement between the City and the Missouri Department of Conservation for a Tree Resource Improvement and Maintenance (TRIM) Grant.

Finance/Administration Committee:

1. No items



CITY OF SEDALIA, MISSOURI
PRE-COUNCIL MEETING – SEPTEMBER 19, 2016

WORK SESSION

The Work Session started at 6:30 p.m. in the Mayor's Conference Room at the Municipal Building.

Council Members present were Jeff Leeman, Russell Driskell, Bonita Nash, Donald Meier, Bob Cross and Tolbert Rowe. Jo Lynn Turley arrived at 6:34 p.m.

Presentation – Financial Update

Finance Director, Kelvin Shaw, presented a financial update regarding sales tax and expenditures. Sales tax for FY 2017 in the month of September increased 11.4% and year to date is up 2.0%. The large increase in sales tax is due to several medium sized retailers missing the cut off time for the previous month which caused the percentage to double this month. Use Tax is tracking as projected and expenditures are at 35.1% year-to-date.

Mr. Shaw commented that a presentation will be given at the October 3, 2016 Pre-Council meeting regarding proposed financial management policies and that the ordinance relating to said policies would be brought for Council approval at the October 17, 2016 Council meeting.

Mr. Shaw added that Standard & Poor's asked for items to help update the City's rating that are not available at this time. By looking at items such as Government Finance Officers Association best practices, other improvements can be made by the City with the addition of debt management policies and long term planning with a capital improvements plan projecting 5 years out.

COMMITTEE MEETING

Public Safety Committee – Councilman Driskell, Chairman, presented the following recommendation:

- Resolution authorizing the Sedalia Police Department to act as an agent for the City of Sedalia in application process for the Missouri LESO Program administered by the Defense Logistics Agency (DLA) Disposition Services, Law Enforcement Support Office (LESO) and authorizing the Mayor to sign said application (Authorizes transfer of property from the U.S. Department of Defense to local law enforcement agencies) was moved to full Council on motion by Rowe, seconded by Meier. All in favor.

Public Works Committee – Councilman Leeman, Chairman, presented the following recommendations:

- Ordinance amending Section 60-219(d) of Article V of Chapter 60 of the Code of Ordinances relating to the sewer use charge system and incorporating said fees into the City's Fee Schedule (Public Hearing held August 15, 2016; monthly residential fee increase \$1.00; fee covers improvements to sewer system). Councilman Cross voiced his concerns over Council passing too many consecutive rate increases for City services on to the citizens. Item was moved to full Council on motion by Rowe, seconded by Meier. All in favor except Cross who opposed.

- Ordinance granting a rezoning application by Jason VanNatta for property located at 420 West Sixteenth Street with restrictions and reversion (Rezone to C-3; if property is sold it reverts back to C-1 zoning; property will be used for vehicle customization site) was moved to full Council on motion by Meier, seconded by Cross. All in favor.
- Bids and Ordinance approving and accepting an agreement with JR & Co., Inc., North Kansas City, MO for the replacement of the Vehicle Maintenance Building Roof in the amount of \$102,455.00 (includes downspout and gutter alternates; Budgeted \$100,000.00) were moved to full Council on motion by Rowe, seconded by Nash. All in favor.
- Ordinance approving and accepting Addendum Two to the Solid Waste Disposal Agreement with Waste Corporation of Missouri, LLC a/k/a WCA of Missouri, LLC for the processing of recyclable materials (October 3, 2016 implementation of curb side recycling; only glass containers at drop-off sites; City shall receive 10% of the blended market value) was moved to full Council on motion by Driskell, seconded by Nash. All in favor.
- Ordinance adopting a future land use map and roadway framework for the West Highway 50 Commerce Corridor in the City and incorporating said map and framework into the City's Comprehensive Plan was moved to full Council on motion by Rowe, seconded by Driskell. All in favor.
- Ordinance approving and accepting Amendment No. 1 to the State Block Grant Agreement with the Missouri Highways and Transportation Commission regarding Airport improvements at the Sedalia Regional Airport (Council action taken at last Council meeting; State submitted cost revisions; possibility that \$21,000.00 increase will not be required for City grant match; action is required by September 30, 2016 in the event increase is needed) was moved to full Council on motion by Nash, seconded by Driskell. All in favor.
- Bids for the Demolition of Structures located at 207 South Grand (\$3,500.00), 1504 East 5th (\$4,200.00), 1215 South Ohio (\$9,500.00), 820 North Moniteau (\$3,500.00), 534 East 4th (\$2,500.00) and 114 East Jackson (\$6,000.00) to Schultz Wrecking, Sedalia, MO was moved to full Council on motion by Meier, seconded by Nash. All in favor.
- Ordinance approving and accepting an agreement with Wallace Engineering Structural Consultants, Inc. for engineering services related to Downtown Building Inspections in the City. City Administrator, Gary Edwards, stated that the new agreement with Wallace Engineering is for an amount not to exceed \$60,000.00 and added the amount budgeted with the former engineer, Norton and Schmidt was \$42,000. The goal is to pay \$40,000.00 for the current fiscal year with the balance to be on the next fiscal year, however, if this is not possible a budget amendment will be necessary. Chief Building Official, Andrew Burt, commented that the contract with Norton and Schmidt Engineers ended last April and was for \$160,000.00 for 2 years. The first year the City paid \$84,000.00 and some inspection reports have not been received yet so there will be additional charges to follow. Item was moved to full Council on motion by Rowe, seconded by Nash. All in favor.

Finance/Administration Committee – Councilman Meier, Chairman, presented the following recommendations:

- Records Destruction Request from the Personnel Department was moved to full Council on motion by Driskell, seconded by Nash. All in favor.
- Records Destruction Request from the City Clerk's Office was moved to full Council on motion by Driskell, seconded by Leeman. All in favor.

With no further comments, the meeting closed at 6:42 p.m.

Respectfully submitted: Arlene Silvey, MPCC City Clerk



CITY OF SEDALIA, MISSOURI
PUBLIC HEARING – ANNEXATION PETITION
COUNCIL MEETING – SEPTEMBER 19, 2016

PUBLIC HEARING – ANNEXATION PETITION

Mayor Galliher called the public hearing to order at 7:00 p.m.

Mayor Galliher stated that this time has been reserved to allow any public comment regarding the annexation of land located behind Tractor Supply and is the first of two steps to accomplish the annexation. If there are no objections the annexation will proceed at the October 3, 2016 Council meeting.

Legal Description for the property owned by Sylvia G Thompson Charitable Trust and Thompson Hills Investment Corporation:

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

0.78 ACRE TRACT: BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH 04°12'13" WEST, ALONG THE RANGE LINE, 593.45 FEET; THENCE LEAVING SAID RANGE LINE SOUTH 64°54'40" EAST, 450.70 FEET; THENCE NORTH 25°05'20" EAST, 65.0 FEET; THENCE SOUTH 64°54'40" EAST, 125.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°05'20" WEST, 220.0 FEET; THENCE SOUTH 64°54'40" EAST 155.0 FEET; THENCE NORTH 25°05'20" EAST, 220.0 FEET; THENCE NORTH 64°54'40" WEST, 155.0 FEET TO THE POINT OF BEGINNING

3.37 ACRE TRACT: BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH 04°12'13" WEST, ALONG THE RANGE LINE, 593.45 FEET; THENCE LEAVING SAID RANGE LINE, SOUTH 64°54'40" EAST 450.70 FEET; THENCE NORTH 25°05'20" EAST, 65.0 FEET; THENCE SOUTH 64°54'40" EAST, 125.0 FEET; THENCE SOUTH 25°05'20" WEST, 270.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°54'40" EAST 445.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMM DRIVE; THENCE SOUTH 25°05'20" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE PROLONGATION OF SAID LINE, 300.0 FEET; THENCE NORTH 64°54'40" WEST, 445.41 FEET; THENCE NORTH 25°05'20" EAST, 330.0 FEET TO THE POINT OF BEGINNING.

Dianne Simon, with Thompson Hills Investment Corporation, spoke in favor of the annexation and stated that it will be used for a 4 story Hampton Inn Hotel with 74 rooms.

With no public comments the public hearing adjourned at 7:02 p.m.

COUNCIL MEETING

The Council of the City of Sedalia, Missouri duly met on Monday, September 19, 2016, at 7:02 p.m. at the Municipal Building with Mayor Stephen J. Galliher presiding. Mayor Galliher called the meeting to order and asked for a moment of silent prayer followed by the Pledge of Allegiance led by Councilman Leeman.

ROLL CALL:

Jeff Leeman	Present	Donald Meier	Present
Jo Lynn Turley	Present	Bob Cross	Present
Russell Driskell	Present	Tolbert Rowe	Present
Bonita Nash	Present		

SPECIAL APPOINTMENT:

Nomination from Mayor Galliher to appoint Mary Merritt, 1812 S Grand, as new 4th Ward Councilman, term expiring April 2017, replacing Vicky Collins who resigned Saturday, September 3, 2016 was approved on motion by Rowe, seconded by Driskell. All in favor.

SWEARING IN OF NEW 4TH WARD CITY COUNCILMAN

Newly appointed 4th Ward Councilman, Mary Merritt, was called forward and given the Oath of Office by Arlene Silvey, MPCC City Clerk.

Mayor Galliher thanked the Council for approving Mary Merritt's appointment and also thanked Ms. Merritt for her acceptance of the appointment. Mayor Galliher also thanked Vicky Collins for her service as 4th Ward Councilman.

MINUTES:

The following minutes were approved on motion by Meier, seconded by Nash. All in favor.

- Pre-Council Meeting September 6, 2016
- Regular Council Meeting September 6, 2016

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

The following minutes were approved on motion by Driskell, seconded by Leeman. All in favor.

- Citizen's Traffic Advisory Commission dated August 10, 2016
- Planning & Zoning Commission dated May 4, 2016

ROLL CALL OF STANDING COMMITTEES:

PUBLIC SAFETY – RUSSELL DRISKELL, CHAIRMAN – No Report.

PUBLIC WORKS – JEFF LEEMAN, CHAIRMAN

Awarded bid for the replacement of the Vehicle Maintenance Building Roof to JR & Co., Inc., North Kansas City, MO for the replacement of the Vehicle Maintenance Building Roof in the amount of \$102,455.00 on motion by Nash, seconded by Driskell. All in favor.

Awarded bids for the Demolition of Structures located at 207 South Grand (\$3,500.00), 1504 East 5th (\$4,200.00), 1215 South Ohio (\$9,500.00), 820 North Moniteau (\$3,500.00), 534 East 4th (\$2,500.00) and 114 East Jackson (\$6,000.00) to Schultz Wrecking, Sedalia, MO on motion by Driskell, seconded by Nash. All in favor.

FINANCE & ADMINISTRATION – DONALD MEIER, CHAIRMAN – No Report.

Approved Records Destruction Request from the Personnel Department on motion by Rowe, seconded by Nash. All in favor.

Approved Records Destruction Request from the City Clerks' Office on motion by Rowe, seconded by Cross. All in favor.

NEW BUSINESS:

BILL NO. 2016 – 95, ORDINANCE NO. 10504 – AN ORDINANCE AMENDING SECTION 60-219(d) OF ARTICLE V OF CHAPTER 60 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE SEWER USE CHARGE SYSTEM AND INCORPORATING SAID FEES INTO THE CITY'S FEE SCHEDULE was read once by title.

2nd Reading – Motion by Rowe, 2nd by Nash. All in favor.

Final Passage – Motion by Turley, 2nd by Driskell. All in favor.

Roll Call Vote: Voting "Yes" were Leeman, Turley, Driskell, Meier, Rowe and Merritt.

Voting "No" were Nash and Cross.

BILL NO. 2016 – 96, ORDINANCE NO. 10505 – AN ORDINANCE GRANTING A REZONING APPLICATION BY JASON VANNATTA FOR PROPERTY LOCATED AT 420 WEST SIXTEENTH STREET IN THE CITY OF SEDALIA, MISSOURI WITH RESTRICTIONS AND REVERSION was read once by title.

2nd Reading – Motion by Nash, 2nd by Rowe. All in favor.

Final Passage – Motion by Leeman, 2nd by Driskell. All in favor except Merritt who opposed.

Roll Call Vote: Voting "Yes" were Leeman, Turley, Driskell, Nash, Meier, Cross and Rowe.

Voting "No" was Merritt.

BILL NO. 2016 – 97, ORDINANCE NO. 10506 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND JR & CO., INC. FOR THE REPLACEMENT OF THE VEHICLE MAINTENANCE BUILDING ROOF was read once by title.

2nd Reading – Motion by Meier, 2nd by Rowe. All in favor.

Final Passage – Motion by Leeman, 2nd by Nash. All in favor.

Roll Call Vote: Voting "Yes" were Leeman, Turley, Driskell, Nash, Meier, Cross, Rowe and Merritt. No one voted "No".

BILL NO. 2016 – 98, ORDINANCE NO. 10507 – AN ORDINANCE APPROVING AND ACCEPTING ADDENDUM TWO TO THE SOLID WASTE DISPOSAL AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND WASTE CORPORATION OF MISSOURI, LLC A/K/A WCA OF MISSOURI, LLC FOR THE PROCESSING OF RECYCLABLE MATERIALS was read once by title.

2nd Reading – Motion by Meier, 2nd by Nash. All in favor.

Final Passage – Motion by Cross, 2nd by Driskell. All in favor.

Roll Call Vote: Voting "Yes" were Leeman, Turley, Driskell, Nash, Meier, Cross, Rowe and Merritt. No one voted "No".

BILL NO. 2016 – 99, ORDINANCE NO. 10508 – AN ORDINANCE ADOPTING A FUTURE LAND USE MAP AND ROADWAY FRAMEWORK FOR THE WEST HIGHWAY 50 COMMERCE CORRIDOR IN THE CITY OF SEDALIA, MISSOURI AND INCORPORATING SAID MAP AND FRAMEWORK INTO THE CITY'S COMPREHENSIVE PLAN was read once by title.

2nd Reading – Motion by Leeman, 2nd by Nash. All in favor.
Final Passage – Motion by Leeman, 2nd by Driskell. All in favor.
Roll Call Vote: Voting “Yes” were Leeman, Turley, Driskell, Nash, Meier, Cross, Rowe and Merritt. No one voted “No”.

BILL NO. 2016 – 100, ORDINANCE NO. 10509 – AN ORDINANCE APPROVING AND ACCEPTING AMENDMENT NO. 1 TO THE STATE BLOCK GRANT AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION REGARDING AIRPORT IMPROVEMENTS AT THE SEDALIA REGIONAL AIRPORT was read once by title.

2nd Reading – Motion by Nash, 2nd by Driskell. All in favor.
Final Passage – Motion by Driskell, 2nd by Leeman. All in favor.
Roll Call Vote: Voting “Yes” were Leeman, Turley, Driskell, Nash, Meier, Cross, Rowe and Merritt. No one voted “No”.

BILL NO. 2016 – 101, ORDINANCE NO. 10510 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC. FOR ENGINEERING SERVICES RELATED TO DOWNTOWN BUILDING INSPECTIONS IN THE CITY OF SEDALIA, MISSOURI was read once by title.

2nd Reading – Motion by Driskell, 2nd by Nash. All in favor.
Final Passage – Motion by Leeman, 2nd by Driskell. All in favor.
Roll Call Vote: Voting “Yes” were Leeman, Turley, Driskell, Nash, Meier, Cross, Rowe and Merritt. No one voted “No”.

RESOLUTION NO. 1867 – A RESOLUTION AUTHORIZING THE SEDALIA POLICE DEPARTMENT TO ACT AS AN AGENT FOR THE CITY OF SEDALIA IN THE APPLICATION PROCESS FOR THE MISSOURI LESO PROGRAM ADMINISTERED BY THE DEFENSE LOGISTICS AGENCY (DLA) DISPOSITION SERVICES, LAW ENFORCEMENT SUPPORT OFFICE (LESO) AND AUTHORIZING THE MAYOR TO SIGN SAID APPLICATION was read once by title and approved on motion by Turley, seconded by Driskell. All in favor.

APPOINTMENTS:

The following Board Appointment by Mayor Galliher was read and approved on motion by Meier, seconded by Leeman. All in favor.

RENTAL INSPECTION COMMITTEE:

Appoint JoAnn Martin, 30192 Highway M, Replacing Mary Merritt

BIDS:

- Fleet Maintenance Roof Replacement – September 9, 2016
- Demolition 207 S Grand – September 14, 2016
- Demolition 1504 E 5th – September 14, 2016
- Demolition 1215 S Ohio – September 14, 2016
- Demolition 820 N Moniteau – September 14, 2016
- Demolition 534 E 4th – September 14, 2016
- Demolition 114 E Jackson – September 14, 2016

LIQUOR LICENSES:

City Attorney, Anne Gardner, commented that the new liquor license for Shawn Sims dba Feelmore's Private Lounge has an issue due to municipal code violations in Municipal Court over the use of the building that he is renting because he has not obtained proper licenses. City Attorney Gardner added that the Council should postpone the approval of the liquor license until they can meet with Mr. Sims to review the charges which will be available to the Council tomorrow and make Mr. Sims aware of the ramifications of his actions.

The following New Liquor License was **DENIED** on motion by Meier, seconded by Driskell. All in favor.

- Shawn Sims dba Feelmore's Private Lounge, 117 W. Main – Consumption

The following New Liquor License was approved on motion by Leeman, seconded by Driskell. All in favor.

- Suzann Jenkins dba Sacred Heart Bazaar, 421 W. 3rd – Picnic License

DEPARTMENT BILLS thru September 19, 2016 totaling \$266,070.99 were approved for payment on motion by Leeman, seconded by Driskell. All in favor.

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:

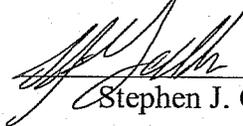
Councilman Cross thanked the Traffic Advisory Commission for a job well done at 3rd and Missouri in painting the curbs.

GOOD & WELFARE: None.

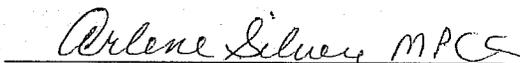
Mayor Galliher reminded everyone of the reception following the Council meeting to welcome new 4th Ward Councilman Mary Merritt and to recognize outgoing 4th Ward Councilman Vicky Collins.

The meeting adjourned at 7:20 p.m. on motion by Leeman, seconded by Meier. All in favor.

THE CITY OF SEDALIA, MISSOURI



 Stephen J. Galliher, Mayor



 Arlene Silvey, MPCC City Clerk

CITY OF SEDALIA
PLANNING & ZONING COMMISSION
MINUTES SEPTEMBER 7, 2016
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

JIM NORTON
KEVIN WADE
JEFF LEEMAN
BRENDA ARDREY
STEPHEN GALLIHER
ANN RICHARDSON
CONNIE MCLAUGHLIN
GEORGE ESSER
TERESA MCDERMOTT

ABSENT:

DAN ALBERT
GREGORY NEHRING

STAFF PRESENT:

ANNE GARDNER
JOHN SIMMONS
ANDY BURT
JILENE STREIT

PLANNING AND ZONING MEETING

The Planning and Zoning Meeting was called to order at 5:30 p.m. Roll call was taken, a quorum was present.

Open of the public hearing for rezoning of 420 W 16th Street. Jason VanNatta of VanNatta Fabrications was available for the hearing. He presented a presentation regarding his vision of the building and continuing his business. He closed on the building August 24, 2016. It is a 5,000 sq ft building and perfect for his existing business. The building is fully air conditioned & heated. No one outside the building can hear any noise. There is no room outside to store anything and he wouldn't want his products outside anyway. There will be a paint booth and no paint fumes exiting the building. He makes products that are delivered to different states. He would like to get more into make his products and selling locally. He believes this building and his business will be an asset to the neighborhood. They make wall signs, trophies for car shows, etc... Mr. VanNatta said he's been doing business for 13 years.

No one available in the audience for opposition.

Public hearing closed at 5:55 pm.

Approval of Meeting Minutes:

Without discussion George Esser made a motion, seconded by Jeff Leeman to approve the meeting minutes from the May 4, 2016 meeting. **The motion carried.**

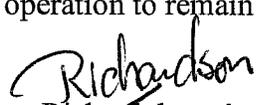
New Business:

402 W 16th Street rezoning

Chief Building Official, Andy Burt presented the Staff Review. He wants to point out, when you rezone a piece of property it's not necessarily the use that is going to happen right now, it's any use that could happen when you rezone after that. Their use right now may not be very impactful to the neighborhood, it's the uses that could come 20 years from now that would have detrimental impact to that neighborhood. Please keep that in mind. Some of those uses would be: auto repair garages, auto washing, feed store, plumbing, heating & ac shops. Some of those would be detrimental to that area. Few other things, referring to the Comprehensive Plan, that area is targeted for stabilization, which means that they want to keep it as it is. Changing to C-3 would be moving it up to a category that's not intended through our Comprehensive Plan. Speaking for the staff, we don't have a problem with what he is wanting to do and we think it's a good project and good business for the city and just not sure rezoning would be the appropriate step to take long term for that neighborhood. I believe Anne is looking at some other options. Anne stated a few items available for C-3, you can put a hotel there, but that would not be feasible in that area. If the commission is inclined to want to grant the rezone to allow Mr. VanNatta's business than we need to restrict that the other uses cannot occur there. You can grant and limit it to the type of business that Mr. VanNatta has, that will restrict him later than when he expands and wants to sell the building the only C-3 they can have is what you was doing prior.

Mayor Steve Galliher indicated he would like Mr. VanNatta to be able to have his business in this location, and bring business into town and bring tax dollars to the City. We could put the restrictions on it and allow him to have the business in town.

Jeff Leeman wanted to know if the restrictions could be reversed if he decided to sell the building? Anne G. said if he expands so much that he may want part of his operation to remain in this location or could sell to someone that would do the same type of work.

Teresa McDermott wants to know if there can be an option 2?  Ann Richardson doesn't want to make the restrictions so tight that we can't do anything. He has looked at the Pettis County Ambulance District building that is downtown and would like to move there one day. Without knowing the zoning of the property he doesn't want to assume anything. Having 2 shops in the Sedalia area would be great. Maybe to have 1 building to have the show vehicles & 1 building to do the work out of.

Jeff Leeman wanted to make sure that nothing will be stored outside. Mr. VanNatta said no, and Anne also indicated it's not allowed in C-3 zoning.

Connie McLaughlin wanted to know if there was any C-3 zoning in that area? Anne G. indicated there is C-1 & C-3 within blocks of this location on 16th but none in the residential area.

Steve Galliher made the motion that we rezone this property to the C-3 zoning with restrictions.

Anne G. read through the C-3 listing. Brenda Ardrey wanted to be clear that a storage of stuff meant nothing that is chemical based. Anne G. indicated that we could eliminate some of the more uses that would not apply and they would be in the draft of the ordinance that will go to Council.

Jeff wanted to know if he would be opposed if we do the C-3 with restrictions that when you decide to sell that it would go back to the C-1? Just wondering if that would be beneficial for selling? Jason said it didn't matter to him. Mayor Galliher said that if it was rezoned & to reverted back to what it is now, the new owners could re-petition for the zoning. Anne G. said it wouldn't be tied to a time frame, it will change when the property is sold or transferred. That would be part of the motion. Anne G. indicated the re-zoning would be made for what Mr. VanNatta wants to use it for currently and if it's sold or transferred it would go back to re-petition for a zoning change.

Mayor Galliher made the motion. Anne Richardson seconded the motion. All approved. 9-Yes and 0-No.

With no further discussion the public hearing was closed at 6:15 pm.

This item will go to the City Council on September 19, 2016.

With no other business the Commission adjourned at 6:20 pm.

Submitted by:

Jilene Streit

George Esser, Chairman

(Meeting recorded)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 64-43 (7) AND 64-124 (27) TO CHAPTER 64 (ZONING) OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO HOTELS.

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

Section 1. The Planning and Zoning Commission of the City of Sedalia, Missouri, has recommended by a vote of 8-yes, 0-no to approve amendments to Sections 64-43(7) and 64-124(27). This recommendation was made after publication of notice as required by the ordinances of the City of Sedalia, Missouri and the laws of the State of Missouri, a public hearing on September 21, 2016 to consider the Zoning Code changes, and upon the hearing and examination of said changes by the Planning and Zoning Commission.

Section 2. Sections 64-43(7) and 64-124(27) are hereby amended to read as follows:

“**Section 64-43(7)** – District C-3 Commercial

(7) Hotels, motels, motor hotels, tourist homes; except any hotel which exceeds 35 feet and 2 ½ stories in height shall not exceed 100 feet and shall not exceed 8 stories in height and shall require a special use permit under Section 64-124.”

“**Section 64-124 (27)** – Uses; public hearing required

(27) Hotels in district C-3 which exceeds 35 feet and 2 ½ stories in height up to 100 feet in height and 8 stories in height.”

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

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 3rd day of October, 2016.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of October, 2016.

Stephen J. Galliher, Mayor

ATTEST:

Arlene Silvey, MPCC
City Clerk

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SEDALIA, MISSOURI, APPROVING AND ANNEXING AN UNINCORPORATED AREA OWNED BY THE SYLVIA G. THOMPSON CHARITABLE TRUST AND THOMPSON HILLS INVESTMENT CORPORATION INTO THE CITY OF SEDALIA, MISSOURI, ADJACENT AND CONTIGUOUS TO EXISTING CORPORATE LIMITS OF SAID CITY.

WHEREAS, it is reasonable and necessary to the proper development of the City of Sedalia, Missouri, and stating that the City of Sedalia, Missouri, has the ability to furnish normal municipal services to said area within a reasonable amount of time after annexation becomes effective; and

WHEREAS, on August 30, 2016, a petition was submitted to the City Council of Sedalia, Missouri, under the provisions of Section 71.012 RSMo. Whereby the Sylvia G. Thompson Charitable Trust and Thompson Hills Investment Corporation hereinafter described desires to have said real estate annexed into the corporate limits of the City of Sedalia, Missouri; and

WHEREAS, the City Council of the City of Sedalia, Missouri, held a public hearing on the 19th day of September, 2016, after having first given public notice of said public hearing by publication on September 5, 2016, in *The Sedalia Democrat*; and

WHEREAS, after considering and studying said request for annexation to the City of Sedalia, Missouri, and hearing evidence thereon, the City Council of the City of Sedalia, Missouri, does declare that said annexation is necessary for the reasonable and proper development of the City of Sedalia, Missouri, and that the City of Sedalia has the ability to furnish normal municipal services to said area within reasonable time after said annexation becomes effective and said area is contiguous to the existing corporate limits of the City of Sedalia, Missouri; and

WHEREAS, no written objections to said proposed annexation have been filed with the governing body of the City of Sedalia within fourteen (14) days after said public hearing.

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

Section 1. That under the provisions of Section 71.012 RSMo. the City Council of the City of Sedalia, Missouri, hereby declares that annexation of the land hereinafter described be and is necessary for the reasonable and proper development of the City of Sedalia, Missouri; that the City of Sedalia has the ability to furnish normal municipal service to said area within reasonable time after said annexation becomes effective; that said area is contiguous to the existing corporate limits of the City of Sedalia, Missouri; and should be a part of said City; said

tracts being a part of Pettis County, Missouri, are more particularly described on Exhibit A attached hereto.

Section 2. The two tracts shall be zoned C-3. The legal description is more particularly described on Exhibit A attached hereto.

Section 3. The City Clerk is hereby ordered and directed to cause three certified copies of this ordinance to be filed with the Office of County Clerk of Pettis County, Missouri, and placed on record with the Pettis County Recorder of Deeds.

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 3rd day of October, 2016.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of October, 2016.

Stephen J. Galliher, Mayor

ATTEST:

Arlene Silvey, MPCC
City Clerk

EXHIBIT A

0.78 ACRE TRACT

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH $04^{\circ}12'13''$ WEST, ALONG THE RANGE LINE, 593.45 FEET; THENCE LEAVING SAID RANGE LINE SOUTH $64^{\circ}54'40''$ EAST, 450.70 FEET; THENCE NORTH $25^{\circ}05'20''$ EAST, 65.0 FEET; THENCE SOUTH $64^{\circ}54'40''$ EAST, 125.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $25^{\circ}05'20''$ WEST, 220.0 FEET; THENCE SOUTH $64^{\circ}54'40''$ EAST 155.0 FEET; THENCE NORTH $25^{\circ}05'20''$ EAST, 220.0 FEET; THENCE NORTH $64^{\circ}54'40''$ WEST, 155.0 FEET TO THE POINT OF BEGINNING

3.37 ACRE TRACT

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RECEIVED
AUG 30 2016

BY:

PETITION FOR ANNEXATION

COMES NOW, Adam B. Fischer, in his capacities as Trustee of the Sylvia G. Thompson Charitable Trust, and as President of Thompson Hills Investment Corporation, a Missouri corporation, doing business in Sedalia, Pettis County, Missouri, both hereinafter referred to as "Petitioners", and being first duly sworn on his oath, states the following, to-wit:

1. That Sylvia G. Thompson Charitable Trust is a private charitable foundation doing business in Sedalia, Pettis County, Missouri, and is the owner of a portion of the real estate described on Exhibit A and attached hereto and made a part hereof as though set out herein verbatim;
2. That Thompson Hills Investment Corporation is a Missouri corporation doing business in Sedalia, Pettis County, Missouri, and is the owner of the remaining portion of said real estate described on Exhibit A.
3. That there are no other fee simple owners with interest in the title to said property.
4. That said real estate is contiguous and compact to the existing city limits of the City of Sedalia, Missouri.
5. That Petitioners request said property be annexed into the City of Sedalia, Missouri, and further request that the property be zoned C-3, with a variance approving the height requirement of C-2 zoning.
6. That Petitioners are authorized to present this verified petition to the City Council of Sedalia, Missouri.

SYLVIA G. THOMPSON CHARITABLE TRUST

By Adam B. Fischer
Adam B. Fischer, Trustee

THOMPSON HILLS INVESTMENT CORPORATION

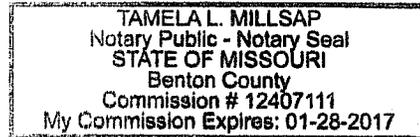
By Adam B. Fischer
Adam B. Fischer, President

STATE OF MISSOURI)
) ss.
COUNTY OF PETTIS)

On this 29th day of August, 2016, before me personally appeared Adam B. Fischer, to me personally known, who being duly sworn, did say that he is Trustee of Sylvia G. Thompson Charitable Trust, a Missouri private foundation trust, and that the foregoing instrument was signed and sealed in behalf of said trust.

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

Tamela L. Millsap
Notary Public



STATE OF MISSOURI)
) ss.
COUNTY OF PETTIS)

On this 29th day of August, 2016, before me personally appeared Adam B. Fischer, to me personally known, who being duly sworn, did say that he is President of Thompson Hills Investment Corporation, a Missouri corporation, and that the foregoing instrument was signed and sealed in behalf of said corporation.

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

Tamela L. Millsap
Notary Public

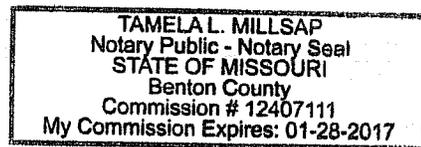


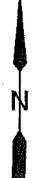
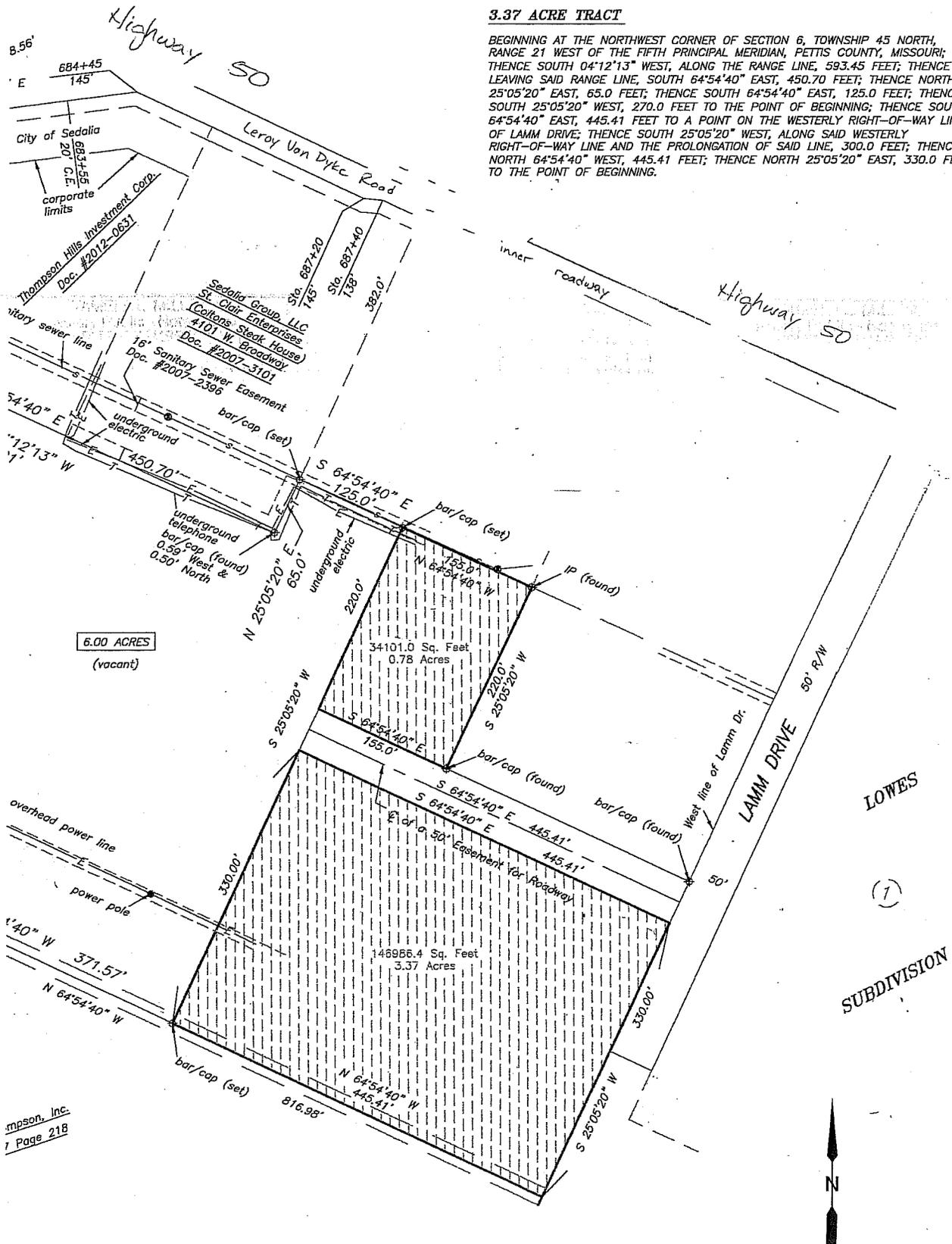
Exhibit A

0.78 ACRE TRACT

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH 04°12'13" WEST, ALONG THE RANGE LINE, 593.45 FEET; THENCE LEAVING SAID RANGE LINE, SOUTH 64°54'40" EAST, 450.70 FEET; THENCE NORTH 25°05'20" EAST, 65.0 FEET; THENCE SOUTH 64°54'40" EAST, 125.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°05'20" WEST, 220.0 FEET; THENCE SOUTH 64°54'40" EAST, 155.0 FEET; THENCE NORTH 25°05'20" EAST, 220.0 FEET; THENCE NORTH 64°54'40" WEST, 155.0 FEET TO THE POINT OF BEGINNING.

3.37 ACRE TRACT

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BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE SYLVIA G. THOMPSON CHARITABLE TRUST FOR A FOUR STORY HOTEL AT THE PROPERTY LOCATION OF 850 LAMM DRIVE 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 Planning and Zoning Commission of the City of Sedalia, Missouri, upon the application of the Sylvia G. Thompson Charitable Trust, the owner of real estate hereinafter described, has recommended by a vote of 8-yes, 0-no that its Special Use Permit application be granted for the said location. This recommendation was made after publication of notice as required by the ordinances of the City of Sedalia, Missouri and the laws of the State of Missouri, a public hearing on September 21, 2016 to consider the application, and upon the hearing and examination of the application of the said Planning and Zoning Commission.

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

Section 3. The Council of the City of Sedalia, Missouri determines that the proposed use is compatible with the surrounding areas and authorizes the applicant to proceed with obtaining necessary licenses and documentations as needed to operate said four story hotel.

Section 4. The City Clerk is hereby ordered and directed to cause three certified copies of this ordinance to be filed with the Office of County Clerk of Pettis County, Missouri, and placed on record with the Pettis County Recorder of Deeds.

Section 5. 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 3rd day of October, 2016.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of October, 2016.

Stephen J. Galliher, Mayor

ATTEST:

Arlene Silvey, MPCC
City Clerk

EXHIBIT A

(Legal Descriptions of Property 850 Lamm Drive)

850 Lamm Drive

3.37 Acre Tract

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH 04°12'13" WEST, ALONG THE RANGE LINE, 593.45 FEET; THENCE LEAVING SAID RANGE LINE, SOUTH 64°54'40" EAST 450.70 FEET; THENCE NORTH 25°05'20" EAST, 65.0 FEET; THENCE SOUTH 64°54'40" EAST, 125.0 FEET; THENCE SOUTH 25°05'20" WEST, 270.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°54'40" EAST, 445.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMM DRIVE; THENCE SOUTH 25°05'20" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE PROLONGATION OF SAID LINE, 300.0 FEET; THENCE NORTH 64°54'40" WEST, 445.41 FEET; THENCE NORTH 25°05'20" EAST, 330.0 FEET TO THE POINT OF BEGINNING.

**APPLICATION FOR AN
SPECIAL USE PERMIT**

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

DO NOT WRITE IN THIS SPACE	
Date of Public Hearing	
Date Submitted	<u>8-31-16</u>
Date Advertised	
Date of Mailing	
Checked By	
Receipt No.	
Commission Action	
Council Action	

1. Applicant's Name Sylvia G. Thompson Charitable Trust Check Rec'd 9-1-16
 2. Applicant's Address P.O. Box 1546, 906 Thompson Blvd, Sedalia MO 65302-1546
 3. Telephone Number (Home) _____ (Business) 660-826-4800
 4. Legal Description of property with street address or location:
850 Lamm Drive (legal description attached)

5. Area of subject property, square feet and/or acres 3.37 acres
 6. Present use of subject property hay field
 7. Desired use of subject property 4 story hotel
 8. What is the present use of the adjoining properties? North Tractor Supply and Holiday Inn
 South hay field East Lowes West Hobby Lobby
 9. Time schedule for development Sale closing on October 15, construction to begin as soon as possible
 10. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone No Has base flood elevation been established? _____
 If yes, please explain how such elevation was determined. _____

11. Public Utilities available at site: Sewer City of Sedalia " at _____
Lamm Dr & Leroy Vandylke Water Sedalia Water Dept.
 a
 t 9th St. ROW
 Natural Gas Empire " at 9th St. ROW
 Electric KCPL
 a
 t South of site

12. Exhibits furnished
Sylvia G. Thompson Charitable Trust
 13. by [Signature] Trustee P.O. Box 1546, Sedalia MO 65302-1546
 Signature of Applicant Address of Applicant

14. Relationship of applicant to property: Owner Agent
 15. Other _____ (Explain)

EXHIBIT A

3.37 ACRE TRACT

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September 9, 2016

NOTIFICATION LETTER

To Whom It May Concern:

This is to notify you that the City of Sedalia Planning and Zoning Commission will be holding a public hearing in the City of Sedalia's Council Chambers of the Municipal Building, 2nd Street & Osage Avenue, Sedalia, Missouri to consider a Special Use Permit for the following described tract of land:

PROPERTY ADDRESS: 850 LAMM DR, SEDALIA, MO

3.37 ACRE TRACT: BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH 04°12'13" WEST, ALONG THE RANGE LINE, 593.45 FEET; THENCE LEAVING SAID RANGE LINE, SOUTH 64°54'40" EAST, 450.70 FEET; THENCE NORTH 25°05'20" EAST, 65.0 FEET; THENCE SOUTH 64°54'40" EAST, 125.0 FEET; THENCE SOUTH 25°05'20" WEST, 270.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°54'40" EAST 445.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMM DRIVE; THENCE SOUTH 25°05'20" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE PROLONGATION OF SAID LINE, 300.0 FEET; THENCE NORTH 64°54'40" WEST, 445.41 FEET; THENCE NORTH 25°05'20" EAST, 330.0 FEET TO THE POINT OF BEGINNING.

PURPOSE OF SPECIAL USE PERMIT: Construction of a hotel in C-3 Commercial zoning exceeding 35 feet in height maximum. This special permit would only be authorized if the following zoning code change is approved concurrently;

Amending Section 64-44 District C-3 Commercial to read:

(7) Hotels, motels, motor hotels, tourist homes; except any hotel which exceeds 35 feet and 2 ½ stories in height shall not exceed 100 feet and shall not exceed 8 stories in height and shall require a special use permit under Section 64-124.

Amending Section 64-124 Uses; public hearing required to read:

(27) Hotels in district C-3 which exceeds 35 feet and 2 ½ stories in height up to 100 feet in height and 8 stories in height.

The public hearing will be held to consider the Special Use permit for the above described information. The hearing will begin at 5:30 pm on Wednesday, September 21, 2016 and any interested persons or property owners are invited to attend. For any additional information regarding this special use permit, please contact the undersigned at the Municipal Building.

Respectfully,

John Simmons

Director of Community Development

(660) 827-3000 x127

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ACCEPTING A COOPERATIVE AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND THE MISSOURI DEPARTMENT OF CONSERVATION FOR A TREE RESOURCE IMPROVEMENT AND MAINTENANCE (TRIM) GRANT.

WHEREAS, the City of Sedalia, Missouri applied for and has received approval of a matching grant of up to Ten Thousand Dollars (\$10,000.00) from the Missouri Department of Conservation to undertake a tree resource improvement and maintenance program to re-inventory approximately 1,500 trees located within the street right-of-ways in an area bounded by two public parks, Liberty Park and Katy Park; and in an area bounded by Limit Avenue East to New York Avenue, 16th Street South to 20th Street until number of trees has been reached; and

WHEREAS, said grant includes a management plan for the City's urban forest; as the initial inventory has been completed and all data collected, said plan will assist City of Sedalia staff in their ability to create and support a long-term and sustainable urban forest management program; and

WHEREAS, one of the requirements in order to receive the grant, requires that the City of Sedalia and the Missouri Department of Conservation execute the proposed agreement attached as Exhibit A 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 Missouri Department of Conservation as the agreement has been proposed.

Section 2. The City Administrator is 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 have been proposed.

Section 3. The City Clerk is hereby directed to file in her 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 3rd day of October 2016.

Presiding Officer of the Council

Approved by the Mayor of said City this 3rd day of October 2016.

Stephen J. Galliher, Mayor

ATTEST:

Arlene Silvey, MPCC City Clerk

**COOPERATIVE AGREEMENT
BETWEEN
THE MISSOURI DEPARTMENT OF CONSERVATION
(Hereinafter referred to as Department)
AND
City of Sedalia
(Hereinafter referred to as Cooperator)**

NAME OF PROJECT: Tree Resource Improvement and Maintenance (*TRIM*) Grant

Project Number: 17.021

Project Description: Inventory, Education, Other

PARTIES AND CONTACTS:

Brenda Ardrey
City of Sedalia
200 S. Osage Ave
Sedalia MO 65301

Jacob Willard, Resource Forester
Missouri Department of Conservation
2000 South Limit
Sedalia MO 65301
660-530-5500

AGREEMENT DURATION

The period of this agreement is September 1, 2016 through June 30, 2017.

MEASURABLE OUTCOMES:

1. Complete the approved *TRIM* project anytime between signature of this Agreement and May 5, 2017. Said project shall be completed as described and specified in the application submitted for consideration of cost-share funding. The application is attached and incorporated herein.
2. Costs incurred before this agreement are ineligible for reimbursement.
3. All tree work must conform to the most current version of the American National Standards Institute *A300 Standards for Tree Care Operations*. Failure to do so may result in payment being withheld.

4. The Department shall be given appropriate credit in all publications, educational materials and in all media contacts related to this project. The statement "A portion of the funding for this project was made available through the Missouri Department of Conservation's Tree Resource Improvement and Maintenance (TRIM) program" is suggested.

REPORTING REQUIREMENTS:

1. The Cooperator shall contact the local forester noted above under **PARTIES AND CONTACTS** if any changes in the project arise. The local forester or their representative must approve all changes prior to implementation. Failure to do so may result in denial of payment of your *TRIM* project.
2. The Cooperator shall notify in writing the local forester by May 5, 2017 that all work has been completed and request an inspection of the project.
3. Should an extension beyond the May 5, 2017 deadline be desired to complete the project, the Cooperator shall submit a request in writing outlining the extenuating circumstances necessitating such a variance. This written request must be received a minimum of two weeks prior to the May 5, 2017 deadline. Such requests must be sent to the Department of Conservation, Community Forestry Coordinator, P.O. Box 180 Jefferson City, Missouri 65102. Extensions can only be granted by the Community Forestry Coordinator. Requests made by email are not acceptable.
4. The Cooperator shall provide documentation of all costs associated with the approved project before payment will be made. This includes copies of all dated invoices for project costs, paid receipts, and a description with documentation of all donations, volunteer assistance, and in-kind costs.
5. The Cooperator shall provide documentation that all activities identified in the application's Publicity Plan are completed.
6. If for any reason, the Cooperator cannot complete the *TRIM* project during the time specified herein, immediate written notification to the Department is required. Providing timely notification will also ensure that no penalties will result for future project applications.

MONITORING REQUIREMENTS:

1. The Department's local forester or their representative shall monitor each project. Such monitoring shall include but not be limited to on-site visits, ongoing informal monitoring through phone calls, email, and desk review of

financial information, progress, and performance reports. The Department shall conduct an onsite inspection of each project upon completion to assure compliance with program guidelines.

2. After project inspection and certification that the work fully meets the project specifications, the Department shall process payment. If the inspecting local forester finds the project does not meet specifications, payment will not be issued until specifications are met.
3. The Cooperator shall allow the Department access to all financial records and/or audited financial statements related to this agreement.

REQUIRED PROVISIONS

The Cooperator, City of Sedalia, agrees to defend, indemnify and hold harmless from claim or suit the Department, the Conservation Commission and their employees and agents from any claim or suit brought by any third party in connection with the activities to be performed or improvements to be installed under this agreement.

PAYMENT PROCESS:

Payment to the Cooperator will be the applicable percentage as noted on the *TRIM Cost Share Request Form* of the actual costs required to complete the *TRIM* project, but will not exceed the lesser of **\$10,000.00** or the total of the reimbursable costs required to complete the project. The remainder of cost is the responsibility of the Cooperator. All funds from the Department must be deposited in a timely manner.

OWNERSHIP

Any equipment purchased with funds under this agreement with a value greater than \$100.00 remains the property of the Department. The Department will make determination as to disposition of any property, equipment and unused supplies. The Cooperator shall provide to the Department a periodic inventory of all equipment with a value greater than \$100.00 purchased with funds from this contract.

APPROVED AND ACCEPTED

MISSOURI DEPARTMENT OF CONSERVATION

BY: Jessie D. Allen

DATE: 9-16-16

TITLE: STATE FORESTER

CITY OF SEDALIA

BY: _____

DATE: _____

TITLE: _____

FEDERAL IDENTIFICATION NUMBER _____

To: Gary Edwards
From: Brenda Ardrey *BA*
Date: September 27, 2016
Subject: Missouri Department of Conservation Agreement

The Missouri Department of Conservation awards grants through a Tree Resource Improvement and Maintenance (TRIM) cost share program. We applied for and received a \$10,000 grant to be used to re-inventory some of the City right-of-way trees and develop a management plan. This is the seventh year the City has received a TRIM Grant.

The tree inventory will be performed by a licensed arborist and will consist of a re-inventory of approximately 1,500 street right-of-way trees. There are two approximate boundaries included in this inventory. The first is two public parks, Liberty Park and Katy Park. The second is Limit Avenue east to New York Avenue, 16th Street south to 20th Street. All the information gathered will be available in a format that is compatible with the City's current GIS system and can be added as a layer.

I would like to recommend the City enter into an agreement with the Missouri Department of Conservation to allow the City to receive the grant money.

Thank you.

City of Sedalia
Department Bills 10-3-2016

Vendor Name	Invoice Number	Amount
Andrew Burt	1016	\$ 600.00
Applied Concepts Inc.	294901	\$ 20.00
Arbor Day Foundation	0916	\$ 20.00
Ascent Aviation Group, Inc.	M168678	\$ 377.04
At & T	0916	\$ 2,590.26
AT & T	0916-21	\$ 65.00
AT & T	1016	\$ 118.77
At & T	1016	\$ 489.00
AT & T	1016A	\$ 311.11
At & T	1016A	\$ 3,184.77
Boone Quarries	253141	\$ 56.89
Boone Quarries	253142	\$ 87.68
Boone Quarries	253143	\$ 50.03
Boone Quarries	254596	\$ 45.30
Boone Quarries	254597	\$ 84.90
Boone Quarries	254598	\$ 479.18
Boone Quarries	254599	\$ 91.81
Boone Quarries	254600	\$ 272.94
Bradley Blankenship	1016	\$ 420.00
Bryant Motor Co	95256	\$ 158.70
C & C Electric	16-071	\$ 206.00
Charter Communications	0916-11	\$ 330.33
Charter Communications	0916-12A	\$ 89.98
Charter Communications	0916-12D	\$ 173.51
Charter Communications	0916-13	\$ 212.69
Charter Communications	0916-14	\$ 89.98
Charter Communications	0916-MUNI	\$ 215.00
Charter Communications	1016-12B	\$ 101.74
Cintas Corp #379	379238942	\$ 37.94
Conrad Fire Equipment Inc	510753	\$ 248.54
Craig Plumbing	73404	\$ 622.55
Craig Plumbing	80867	\$ 130.85
Creative Product Sourcing Inc	97559	\$ 60.00
Crown Power & Equipment Co	7055	\$ 2,235.16
Devin Lake	1016	\$ 600.00
Don's Truck Towing & Truck Wash Inc	131191	\$ 472.00
Eagle Capital Corporation	3366	\$ 643.62
Eagle Capital Corporation	3412	\$ 597.46
Eagle Capital Corporation	3413	\$ 606.39
EJ Equipment Inc	P03110	\$ 392.20
Empire District	0916-12	\$ 93.53
Empire District	0916-12A	\$ 63.32
Empire District	0916-14F	\$ 54.47
Empire District	0916-14H	\$ 28.68
Empire District	0916-17A	\$ 33.11
Empire District	0916-18	\$ 262.41
Empire District	0916-19A	\$ 30.16
Empire District	0916-20	\$ 30.16
Empire District	0916-21	\$ 111.43
Empire District	0916-21A	\$ 140.69
Empire District	0916-61	\$ 99.61
Empire District	0916-61A	\$ 85.00
Empire District	0916-61B	\$ 25.00
Empire District	0916-61L	\$ 26.47
Empire District	0916-61M	\$ 33.84
Empire District	0916-61N	\$ 42.69
Empire District	0916-65	\$ 40.48
Environmental Analysis South	137747	\$ 1,390.00
Environmental Products & Acc Lic	224733	\$ 356.67
Environmental Systems Research Inst	93183361	\$ 2,222.00
Fastenal Company	MOSED162150	\$ 7.41
Federal Signal Corp	6394487	\$ 156.30

City of Sedalia
Department Bills 10-3-2016

Vendor Name	Invoice Number	Amount
Filter Belts Inc	ME89395	\$ 1,026.98
Fischer Concrete Service Inc	35354	\$ 482.63
Fischer Concrete Service Inc	35508	\$ 804.38
Foley Industries	SS710010865	\$ 216.00
Forklifts Of Central Missouri Inc	CR-0007240	\$ (1,292.49)
Fort Bend Services Inc	0204848	\$ 2,826.00
FTC Equipment Llc	9809	\$ 624.75
Gerding Korte & Chitwood	0916	\$ 13,943.86
Graphics Enterprises, Inc	AR678092	\$ 155.99
Graphics Enterprises, Inc	AR679315	\$ 288.96
Graphics Enterprises, Inc	AR679851	\$ 233.96
Graphics Enterprises, Inc	AR682030	\$ 288.96
Graphics Enterprises, Inc	AR683254	\$ 323.95
Gw Van Keppel Co	PSO064911-1	\$ 288.34
Gw Van Keppel Co	SIM-1272	\$ (245.29)
Gw Van Keppel Co	SWO026153-1	\$ 2,793.11
Gw Van Keppel Co	SWO026200-1	\$ 1,320.78
Halco Inc	24058	\$ 424.10
Higgins Concrete LLC	4347	\$ 235.06
Hillyard - Columbia	602241815	\$ 244.63
I-Land Internet Services	1818982	\$ 34.95
I-Land Internet Services	1818983	\$ 3.99
I-Land Internet Services	1818984	\$ 5.00
Interstate Batteries	25587317	\$ 165.77
Interstate Striping	1165	\$ 575.00
Jamie Bethel	1016	\$ 420.00
JCI Industries Inc	8128090	\$ 1,964.18
Jim's Tire Service Inc	1-111481	\$ (195.00)
Jim's Tire Service Inc	1-129579	\$ 1,400.94
John Evans	1016	\$ 420.00
John Simmons	0916	\$ 148.00
John Simmons	1016	\$ 600.00
KCP&L	0916-05	\$ 183.98
KCP&L	0916-12	\$ 598.80
KCP&L	0916-14C	\$ 157.71
KCP&L	0916-14D	\$ 132.66
KCP&L	0916-14E	\$ 68.77
KCP&L	0916-14F	\$ 310.05
KCP&L	0916-14G	\$ 67.68
KCP&L	0916-14H	\$ 982.16
KCP&L	0916-14M	\$ 20.98
KCP&L	0916-14N	\$ 45.07
KCP&L	0916-14P	\$ 33.12
KCP&L	0916-14Q	\$ 32.38
KCP&L	0916-14R	\$ 33.44
KCP&L	0916-14S	\$ 34.08
KCP&L	0916-14T	\$ 33.15
KCP&L	0916-14U	\$ 28.93
KCP&L	0916-17	\$ 28.29
KCP&L	0916-18	\$ 1,167.40
KCP&L	0916-20	\$ 957.38
KCP&L	0916-21A	\$ 1,258.86
KCP&L	0916-24	\$ 19.37
KCP&L	0916-24C	\$ 102.89
KCP&L	0916-24D	\$ 17.33
KCP&L	0916-61C	\$ 974.47
KCP&L	0916-61M	\$ 459.46
KCP&L	0916-61R	\$ 726.63
KCP&L	0916-65	\$ 372.41
KCP&L	0916-Comp	\$ 732.62
KCP&L	0916-Muni Bldg	\$ 3,514.25
KCP&L	0916-SL	\$ 35,229.50

**City of Sedalia
Department Bills 10-3-2016**

Vendor Name	Invoice Number	Amount
Kelvin Shaw	1016	\$ 600.00
Key Hydraulics	16-42043	\$ 12.99
Key Hydraulics	16-42089	\$ 88.04
Key Hydraulics	16-42124	\$ 114.79
Key Hydraulics	16-42149	\$ 10.24
Leon Uniform Co Inc	387483	\$ 116.19
Main Street Logo	3326	\$ 77.00
Manny Rodriguez	0916A	\$ 30.00
MCI	1016	\$ 208.13
Mefford Vuagniaux & Associates	0916	\$ 270.00
MFA Oil & Propane	D0002138382	\$ 158.18
Missouri Department of Corrections	7392	\$ 1,867.50
MoAqua LTD - Culligan Water	0765691	\$ 19.50
MWEA	0916	\$ 40.00
MWEA	0916A	\$ 40.00
MWI Animal Health	6792769	\$ 225.96
MWI Animal Health	6802747	\$ (45.20)
MWI Animal Health	6822485	\$ (12.76)
MWI Animal Health	6874500	\$ 120.00
NAPA Of Sedalia Genuine Parts Company	435672	\$ 38.84
National Pen Corporation	500424657	\$ 307.79
Neal Harman	1016	\$ 600.00
Nuway Concrete Forms Central	1016148	\$ 555.00
Nuway Concrete Forms Central	26474	\$ (20.16)
Olsson Associates	260862	\$ 22,399.47
O'Reilly Automotive Inc.	0114-405119	\$ 259.47
O'Reilly Automotive Inc.	0114-405121	\$ (59.53)
O'Reilly Automotive Inc.	0114-405187	\$ (199.94)
O'Reilly Automotive Inc.	0114-424909	\$ 246.04
O'Reilly Automotive Inc.	0114-425517	\$ 13.01
O'Reilly Automotive Inc.	0247-371480	\$ 6.59
O'Reilly Automotive Inc.	0247-388605	\$ (6.59)
Pethealth Services Inc	9053193	\$ 158.75
Pettis County Recorder of Deeds	67611	\$ 42.00
Pettis County Title Co.	PSR16-103	\$ 75.00
Premier Portable Buildings	0916	\$ 4,102.00
Rac-Jac Properties	0916-12	\$ 19.50
Rac-Jac Properties	0916-13	\$ 399.76
Rac-Jac Properties	0916-16	\$ 6.50
Red Municipal and Industrial Equipment Cc	9715	\$ 140.00
Rhinoville	6723361612	\$ 850.00
Rhinoville	6723361641	\$ 85.00
Ricoh USA Inc	5044563793	\$ 23.98
Ronald G Stark	1016	\$ 420.00
S & T Landscaping & Irrigation LLC	6182	\$ 150.00
Sedalia Democrat	0916	\$ 168.64
Sedalia Peterbilt	SP53806	\$ 70.68
Sedalia Peterbilt	SP53848	\$ 343.10
Sedalia Peterbilt	SP53849	\$ (102.00)
Sedalia/Pettis Co Dev Co	1016	\$ 10,833.00
SMC Electric Supply	60222236-00	\$ 24.00
Smith Paper & Janitor Supply	615193	\$ 26.75
Smith Paper & Janitor Supply	615612	\$ 30.86
Smith Paper & Janitor Supply	615917-1	\$ 37.42
Smith Paper & Janitor Supply	616354	\$ 298.01
Smith Paper & Janitor Supply	616355	\$ 109.40
Specialty Sportswear Inc	16735	\$ 160.00
Staples Business Advantage	3312133813	\$ 249.99
Staples Business Advantage	3313004297	\$ 224.99
Staples Business Advantage	3315110392	\$ 41.67
State Fair Towing	20070	\$ 490.00
Stewart Concrete Products	L4312	\$ 540.00

City of Sedalia
Department Bills 10-3-2016

Vendor Name	Invoice Number	Amount
Stone Laser Imaging	7046	\$ 31.00
Stone Laser Imaging	7058	\$ 8.00
Syn-Tech Systems Inc	132512	\$ 1,149.75
Tallman Company	S138785-00	\$ 116.13
The Spay And Neuter Clinic	740393	\$ 491.00
Tim's Tree Service Llc	4457	\$ 1,600.00
Tomo Drug Testing	192539	\$ 758.00
Trans-Central Suppliers Inc	0236705	\$ 10.10
University Of Missouri - Columbia AR	0010192	\$ 185.00
University Of Missouri - Columbia AR	0010196	\$ 185.00
University Of Missouri - Columbia AR	0010199	\$ 185.00
Vance Brothers Inc.	3859	\$ 2,564.25
Vance Brothers Inc.	3863	\$ 245.70
Vance Brothers Inc.	3868	\$ 3,937.05
Verizon Wireless	9772288222	\$ 2,854.25
Westfall GMC Truck Inc	477637P	\$ 86.26
Westfall GMC Truck Inc	743179	\$ 5,935.66
William Garrigus	1016	\$ 420.00
Wilson & Company Inc	67335	\$ 334.00
Wilson & Company Inc	67336	\$ 6,777.00
Wired Llc	0916	\$ 1,692.00
World Wide Technology Inc	4369375	\$ 11,144.00
Zoetis US LLC	9002493515	\$ 78.00
Zoetis US LLC	9002493522	\$ 134.00
Total Invoices To Be Paid		\$ 190,794.76