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2025-3738

BILL NO. 2025-131RECORDED ON
07/31/2025 09:20 AM
PAGES: 4ORDINANCE NO. 12311BARBARA CLEVENGER
RECORDER OF DEEDS
PETTIS COUNTY, MO**AN ORDINANCE ANNEXING A CERTAIN ADJACENT, UNINCORPORATED
AREA INTO THE CITY OF SEDALIA, MISSOURI.**

WHEREAS, the City of Sedalia, Missouri (the “City”) and Prairie Hollow Development Co., LLC (the “Owner”) executed an Irrevocable Consent to Annexation and Utility Services Agreement on August 1, 2022 and recorded as document 2022-4260 on August 11, 2022 with the Pettis County Recorder of Deed’s office, appointing the City Administrator of the City as its attorney-in-fact for the purpose of presenting a notarized petition requesting annexation of the Owner’s property to the City; and

WHEREAS, on June 16, 2025, a verified petition, signed by by the City’s City Administrator requesting the voluntary annexation of the real estate described below into the City , was filed with the City Clerk; and

WHEREAS, the real estate is adjacent and contiguous to the present corporate limits of the City of Sedalia, Missouri; and

WHEREAS, a public hearing concerning this matter was held at the City Hall in Sedalia, Missouri, at 6:30 p.m. on July, 7, 2025; and

WHEREAS, notice of this public hearing was published on June 27, 2025 in the Sedalia Democrat, a newspaper of general circulation in Pettis County, Missouri; and

WHEREAS, at the public hearing, all interested persons, corporations, and political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the City Council of the City of Sedalia, Missouri, within fourteen (14) days after the public hearing; and

WHEREAS, the City Council of the City of Sedalia, Missouri, does find and determine that the annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to the area within a reasonable time after annexation; and

WHEREAS, the property owner’s request that the property be zoned District C-3 Commerical; and

WHEREAS, the property owners have requested that the effective date of this Ordinance be sixty (60) days from its passage to allow Central Missouri Electric Cooperative time to make all

required applications to the Missouri Public Service Commission to receive all required approvals to provide retail electric service to the property; and

WHEREAS, the City Council of the City of Sedalia finds that it is in the best interest of the City and its citizens to annex the property described in the verified Petition.

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

Section 1. Pursuant to §71.012, RSMo, the following described real estate is hereby annexed into the City of Sedalia, Missouri, to-wit:

207 ACRES, MORE OR LESS

120.71 ACRES OFF OF THE EAST SIDE OF THE EAST HALF OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, LYING SOUTH OF THE MISSOURI-KANSAS AND TEXAS RAILROAD (KATY TRAIL) ALSO A PART OF LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 OF THE SOUTHWEST QUARTER, 786.3 FEET; THENCE NORTH AND ALONG AN EXISTING PIPE FENCE LINE, 787.86 FEET; THENCE EAST ALONG AN EXISTING PIPE FENCE LINE, 682.23 FEET; THENCE NORTH ALONG AN EXISTING FENCE LINE 455.77 FEET; THENCE EAST, 300.0 FEET; THENCE NORTH, 1421.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 1 OF THE SOUTHWEST QUARTER; THENCE WEST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID LOT 2 OF THE SOUTHWEST QUARTER, 1751.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2 OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 OF THE SOUTHWEST QUARTER, 2667.0 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

Section 2. Said property shall be subject to all laws, ordinances, rules, and regulations applicable within the City, including but not limited to the City's zoning and land use regulations, upon the effective date of this annexation.

Section 3. The boundaries of the City of Sedalia, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits.

Section 4. This Ordinance shall take effect and be in full force and effect sixty (60) days after the date of its passage.

Section 5. Said property shall be zoned District C-3 Commercial. After said annexation, the entire tract shall be made part of Ward 4 of the City of Sedalia, Missouri.

Section 6. The City Clerk of the City of Sedalia is hereby ordered to file three (3) certified copies of this Ordinance with the Pettis County Clerk within 30 days of its effective date.

Section 7. The City Engineer, the City Planner, and other pertinent City personnel are hereby authorized and directed to conform all maps, directories, drawings, plats, and other appropriate documents to the altered corporate limits of the City of Sedalia as herein provided.

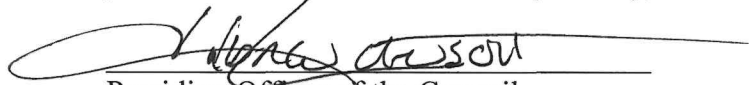
Section 8. The City shall provide all municipal services to the annexed territory in accordance with the City's policies and procedures for the provision of such services to newly annexed areas. The City Administrator is hereby authorized and directed to coordinate with all relevant City departments to ensure the timely and efficient extension of such services to the annexed territory.

Section 9. The City Clerk shall, within ten (10) days of the passage of this Ordinance, notify all affected utility providers, emergency service providers, and other relevant governmental entities of the annexation and its effective date.

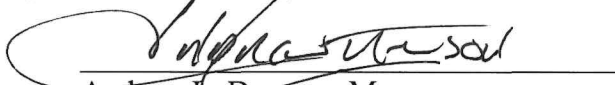
Section 10. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they do conflict.

Section 11. This ordinance shall be effective immediately upon final passage and approval.

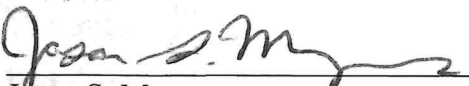
Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 21st day of July, 2025.


Presiding Officer of the Council

Approved by the Mayor of said City this 21st day of July, 2025.


Andrew L. Dawson, Mayor

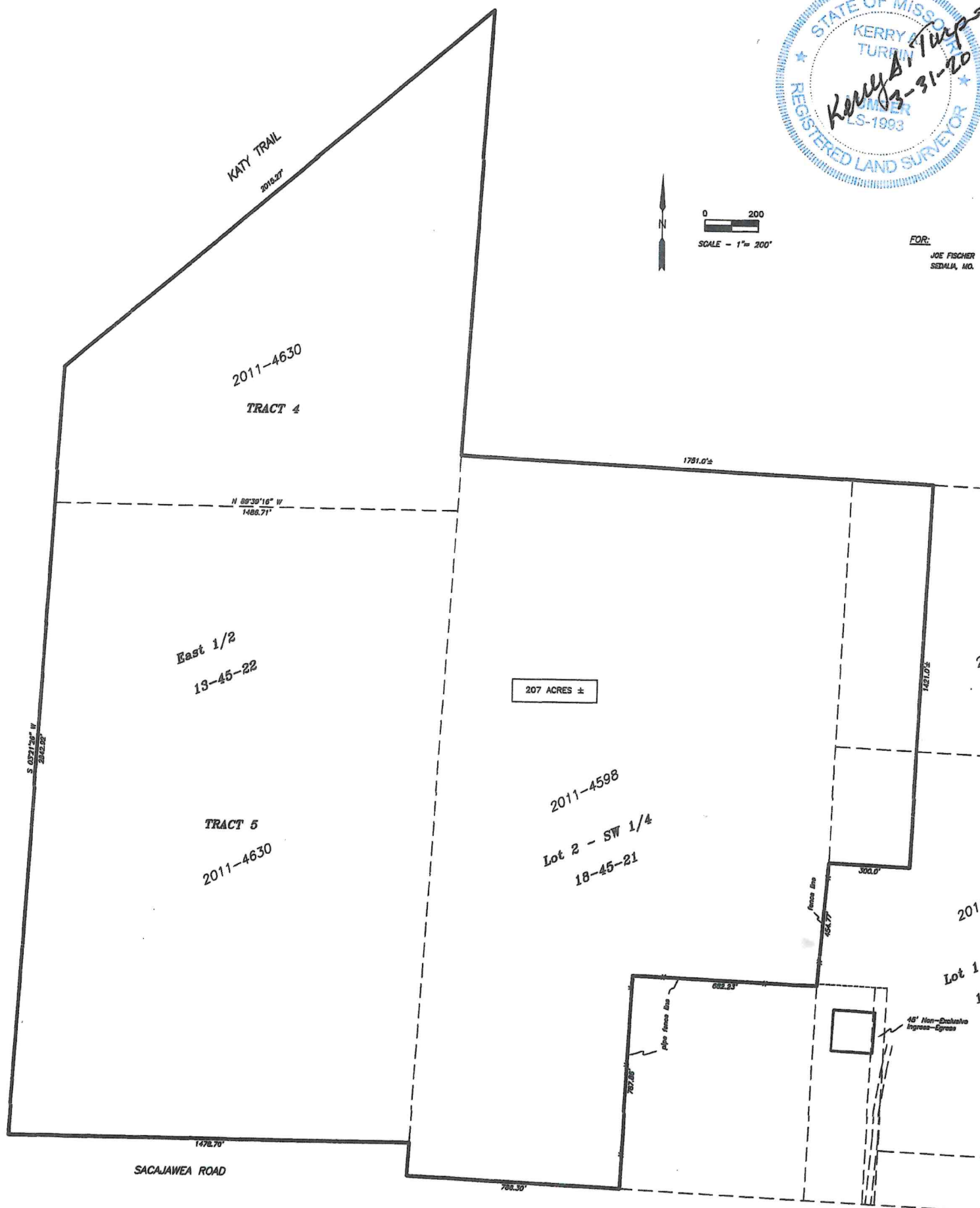
ATTEST:


Jason S. Myers
City Clerk



0 200
SCALE - 1" = 200'

FOR:
JOE FISCHER
SEDALIA, MO.



PETITION FOR ANNEXATION

COMES NOW: Matthew Wirt, the duly appointed Interim City Administrator for the City of Sedalia, Missouri, as Attorney in Fact, who on behalf of the owners of all the fee interest in the real estate described in Exhibit A, specifically Prairie Hollow Development Co. LLC, hereinafter called "Petitioner", and being first duly sworn on his oath, states the following, to-wit:

That the City of the Sedalia, Missouri and Prairie Hollow Development Co. LLC ("Owner") executed an Irrevocable Consent To Annexation and Utility Services Agreement ("Agreement") on August 1, 2022 and recorded as Document 2022-4260 on August 11, 2022 with the Pettis County Recorder of Deeds' office.

That pursuant to said Agreement, Owner irrevocably appointed the City Administrator of Sedalia, Missouri, as its attorney-in-fact for the sole purpose of presenting a notarized petition requesting annexation of Owner's property to the City of Sedalia, Missouri, if and when the property becomes contiguous and compact to the city limits of the City of Sedalia, Missouri. The City Administrator may exercise this power of attorney at any time after Owner's property becomes contiguous to the corporate limits of the City. Owner on its behalf, and on behalf of its successors and assigns does hereby waive any notice of the filing of the petition, does hereby consent to the granting of the petition, and does hereby waive any objections, statutory or otherwise, to the annexation of the property into the City of Sedalia. Owner does hereby authorize the City to take whatever action necessary to complete the annexation of the property. Owner's consent to such future annexation of the Property is irrevocable.

Therefore, Petitioner, pursuant to said Agreement and on behalf of the owners of all fee interests of record, specifically Prairie Hollow Development Co. LLC, in the tracts of land described on Exhibit A and attached hereto and made a part hereof as though set out herein verbatim, states said property is contiguous and compact to the existing city limits of the City of Sedalia, Missouri.

Petitioner requests that said property be annexed into the City of Sedalia, Missouri, and further requests that the following tracts of land described in Exhibit A be zoned District C-3 Commercial (City Code Sec. 64-44).

That Petitioner is authorized to present this verified petition to the City Council of Sedalia, Missouri pursuant to the authority granted him in said Agreement.

By Matthew Wirt
Matthew Wirt, Interim City Administrator
City of Sedalia, Missouri

State of Missouri)
)SS
County of Pettis)

On this 16 day of June, 2025, before me, Janeice D. Dodick
(name of notary), a Notary Public in and for said state, personally appeared Matthew Wirt, the Interim
City Administration for the City of Sedalia, Missouri, Attorney in Fact for Prairie Hollow Development
Co. LLC, known to me to be the person who executed the within Petition for Annexation in behalf of said
principals, and acknowledged to me that he executed the same for the purposes therein stated.

Janeice D. Dodick
Janeice D. Dodick

Notary Public
My commission expires:

11-17-2026
(SEAL)

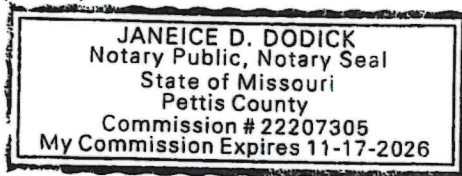


EXHIBIT A
Legal Description

207 ACRES, MORE OR LESS

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City of Sedalia

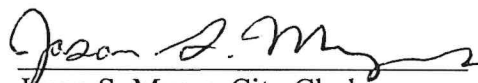
City Clerk's Office
200 S. Osage
Sedalia, MO 65301
(660) 827-3000 www.sedalia.com

July 29, 2025

STATE OF MISSOURI)
) SS.
COUNTY OF PETTIS)

I, the undersigned City Clerk of the City of Sedalia, Missouri hereby certify that the document attached is a true and exact copy of Ordinance No. 12311 that was passed by the Sedalia City Council on the 21st day of July, 2025 approving and annexing an unincorporated area owned by Prairie Hollow Development Co., LLC, into the City of Sedalia, Missouri adjacent and contiguous to existing corporate limits of said City.

WITNESS MY HAND and official seal at my office in Sedalia, Missouri this 29th day of July, 2025.


Jason S. Myers, City Clerk

(SEAL)



Let's Cross Paths

City of Sedalia

City Clerk's Office
200 S. Osage
Sedalia, MO 65301
(660) 827-3000 www.sedalia.com

July 29, 2025

Department of Revenue
Division of Taxation and Collection
P.O. Box 3380
Jefferson City, Mo 65105-3380

Re: Annexation Ordinance & Map

To whom it may concern:

Please find the enclosed copy of Bill No. 2025-131, Ordinance No. 12311 that was passed by the Sedalia City Council on July 21, 2025 regarding the annexation of property owned by Prairie Hollow Development Co., LLC. The tract being annexed shall be zoned as C-3 Commercial.

There are no businesses currently located within the area being annexed. A map of the property being annexed is also attached.

Kindest Regards,

THE CITY OF SEDALIA, MISSOURI

Jason S. Myers
City Clerk

JSM
Enc:2



Let's Cross Paths

City of Sedalia

City Clerk's Office
200 S. Osage
Sedalia, MO 65301
(660) 827-3000 www.sedalia.com

July 29, 2025

James Theisen, Director of Technology
415 S Ohio
Sedalia, Mo 65301

Re: Annexation Ordinance & Map

Mr. Theisen:

Please find the enclosed copy of Bill No. 2025-131, Ordinance No. 12311 that was passed by the Sedalia City Council on July 21, 2025 regarding the annexation of property owned by Prairie Hollow Development Co., LLC. The tract being annexed shall be zoned as C-3 Commercial.

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Kindest Regards,

THE CITY OF SEDALIA, MISSOURI

Jason S. Myers
City Clerk

JSM
Enc:2



Let's Cross Paths

City of Sedalia

City Clerk's Office
200 S. Osage
Sedalia, MO 65301
(660) 827-3000 www.sedalia.com

July 29, 2025

Pettis County Recorder of Deeds
Attn: Barbara Clevenger, Recorder
415 South Ohio
Sedalia, Mo 65301

Re: Recording – Ordinance & Map

Ms. Clevenger:

Please find enclosed Bill No. 2025-131, Ordinance No. 12311 and associated map approving and annexing an unincorporated area owned by Prairie Hollow Development Co., LLC into the City of Sedalia.

Please record the documents as 1 document and place the associated fee on the City of Sedalia's charge account with your office. Once the documents have been recorded, please return them in the enclosed self-addressed stamped envelope.

If you have any questions, please feel free to contact me at (660) 851-7602.

Kindest Regards,

THE CITY OF SEDALIA, MISSOURI

Jason S. Myers
City Clerk

JSM
Enc