



**CITY OF SEDALIA  
SPECIAL COUNCIL MEETING  
BUDGET WORK SESSION  
Monday, February 25, 2019  
Municipal Building  
Council Chambers  
200 S. Osage Avenue**

**Special Council Meeting – 6:30 P.M.**

**AGENDA**

Call to Order – Mayor Kehde

Roll Call

**ROLL CALL OF STANDING COMMITTEES**

**PUBLIC WORKS** – Chairwoman Bonita Nash; Vice Chairman Bob Cross

1. Overview of application for solid waste management district grant.

Council Discussion led by Chairwoman Nash.

○ Call for ordinance authorizing the submission of a west central Missouri solid waste management district grant application for compost facility equipment and public education on contamination of recyclable materials – Mayor Kehde

2. Overview of intergovernmental agreement with County of Pettis.

Council Discussion led by Chairwoman Nash.

○ Call for ordinance approving and accepting an intergovernmental agreement by and between the City of Sedalia, Missouri and the County of Pettis regarding the Sedalia downtown streetscape phase ii project – Mayor Kehde

**ADJOURN** to Budget Work Session

**Budget Work Session – Immediately following Special Council Meeting**

1. Budget Work Session

**ADJOURN** to closed door session in accordance with Sections 610.021 (1), (2) & (3) RSMo for Legal Advice, Lease, Sale or Purchase of Real Estate and Personnel Matters.

*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 PRIOR TO THE MEETING BY CALLING 660-827-3000. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.**

**Posted February 22, 2019**

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

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

**AN ORDINANCE AUTHORIZING THE SUBMISSION OF A WEST CENTRAL MISSOURI SOLID WASTE MANAGEMENT DISTRICT GRANT APPLICATION FOR COMPOST FACILITY EQUIPMENT AND PUBLIC EDUCATION ON CONTAMINATION OF RECYCLABLE MATERIALS.**

**WHEREAS**, the City of Sedalia, Missouri has received and is requesting authorization for submission of a West Central Missouri Solid Waste Management District Grant Application relating to compost facility equipment and public education on contamination of recyclable materials; and

**WHEREAS**, said application requires assurance that a 15% match will be provided by the City of Sedalia, Missouri and funds for compost site equipment including match for the entire amount of grant funds were included in the Water Pollution Control Department budget request of up to Fifty Thousand Dollars (\$50,000.00).

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

**Section 1.** The Council of the City of Sedalia, Missouri hereby approves and authorizes the submission of a West Central Missouri Solid Waste Management District Grant Application as it 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 grant application in substantively the same form and content as it has been proposed.

**Section 3.** The City Clerk is hereby directed to file in her office a duplicate or copy of the grant application 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 25<sup>th</sup> day of February 2019.


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

Approved by the Mayor of said City this 25<sup>th</sup> day of February 2019.

\_\_\_\_\_  
John Kehde, Mayor

ATTEST:

\_\_\_\_\_  
Arlene Silvey, MPCC  
City Clerk

To: Kelvin Shaw  
From: Brenda Ardrey   
Date: February 21, 2019  
Subject: Authorization for submission of a West Central Missouri SWMD Grant Application  
Compost Site Equipment  
Printing and Advertising – Contamination in Single Stream

The Public Works Department is requesting authorization for submission of a West Central Missouri Solid Waste Management District grant application for (a) compost facility equipment and (b) public Education on recycling specifically contamination of recyclable materials. The grant application requires assurance that the 15% match will be provided by the City and this may be accomplished by way of a Council resolution. Funds for the compost site equipment including match for the entire amount of grant funds were included in WPC budget request up to \$50,000 = \$7,500 city match + \$42,500 grant funds.

The grant application including a number of associated documents is required to be completed and submitted to the Solid Waste Management District on or before Thursday, February 28, 2019.

Thank you.

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

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

**AN ORDINANCE APPROVING AND ACCEPTING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND THE COUNTY OF PETTIS REGARDING THE SEDALIA DOWNTOWN STREETScape PHASE II PROJECT.**

**WHEREAS**, both parties have reached an accord to make two changes to the current construction plans around the Pettis County Courthouse associated with the Sedalia Downtown Streetscape Phase II project. The proposed agreement is attached as Exhibit A.

**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 the County of Pettis as the agreement has been proposed.

**Section 2.** The Mayor 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 25<sup>th</sup> day of February 2019.

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

Approved by the Mayor of said City this 25<sup>th</sup> day of February 2019.

\_\_\_\_\_  
John Kehde, Mayor

ATTEST:

\_\_\_\_\_  
Arlene Silvey, MPCC  
City Clerk

**INTERGOVERNMENTAL AGREEMENT**

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the County of Pettis, hereinafter called the "County", and the City of Sedalia, hereinafter called the "City".

**WHEREAS**, both parties have reached an accord to allow the City of Sedalia employees, consultants and contractors permission to enter upon real property currently owned by the County of Pettis and that will be associated with the Sedalia Rail Industrial Park to do the following:

1. To continue to clear any trees, dirt, grass, excavate, lay pipe and such other ground preparation work for the Sedalia Rail spur and supporting utilities, including but not limited to sewer and water utilities, all at the City of Sedalia's expense and risk.
2. Such permission will be subject, to the fullest extent permitted by law, that the City of Sedalia shall defend, indemnify and hold harmless the County of Pettis, its officers and employees from any loss, liability, damage or cost that it may incur as a result of the City of Sedalia's work upon the County of Pettis' real property.
3. The real property referred to is described as follows: See Exhibit A.

**NOW THEREFORE**, the parties hereto agree as follows:

1. The City of Sedalia is hereby granted permission to allow its employees, consultants and contractors to enter upon the real property owned by the County of Pettis, and as described in Exhibit A, to continue to clear any trees, dirt, grass, excavate, lay pipe and such other ground preparation work for the Sedalia Rail spur all at the City of Sedalia's expense and risk as stated above.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year indicated above in duplicate.

**City of Sedalia, Missouri**

**By:** \_\_\_\_\_  
John Kehde, Mayor

ATTEST:

\_\_\_\_\_  
Arlene Silvey, MPCC  
City Clerk  
(SEAL)

STATE OF MISSOURI      )  
   ) ss.  
 COUNTY OF PETTIS      )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared John Kehde, to me personally known, who being by me duly sworn, did say that he is Mayor of the City of Sedalia, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City and that said instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and said John Kehde acknowledged said instrument to be the free act and deed of said City.

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.

\_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public within and for  
 said County and State.

My Commission Expires:

\_\_\_\_\_  
 (SEAL)

**Pettis County, Missouri Commission**

\_\_\_\_\_(SEAL)  
 David Dick, Presiding Commissioner

\_\_\_\_\_(SEAL)  
 Jim Marcum, Western Commissioner

\_\_\_\_\_(SEAL)  
 Israel Baeza, Eastern Commissioner

**ATTEST:**

\_\_\_\_\_  
 Nick LaStrada, Pettis County Clerk  
 (SEAL)

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF PETTIS     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared David Dick, Presiding Commissioner, Jim Marcum, Western Commissioner and Israel Baeza, Eastern Commissioner, to me personally known, who being by me duly sworn, did say that they are all of the Commissioners for the County of Pettis, Missouri, and that the seal affixed to the foregoing instrument is the seal of said County and that said instrument was signed and sealed in behalf of said County by the authority of the Pettis County Commission, and said Commissioners acknowledged said instrument to be the free act and deed of said County of Pettis.

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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_  
(SEAL)

EXHIBIT A

Tract 1:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE WEST 400.0 FEET, IN SECTION 34, TOWNSHIP 46 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI

Tract 2:

THE NORTH 584.00 FEET OF THE NORTHEAST QUARTER IN SECTION 34, TOWNSHIP 46 NORTH, RANGE 21 WEST, PETTIS COUNTY, MISSOURI

Tract 3:

TRACT 1: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION NINE HUNDRED AND SEVENTY ONE (971) FEET AND FIVE (5) INCHES TO A POINT ON WHAT WOULD BE THE NORTH LINE OF CHESTNUT STREET IF SAME WERE EXTENDED WESTERLY FROM A.P. MOREY'S ADDITION TO THE CITY OF SEDALIA, THENCE WEST ALONG THE NORTH LINE OF SAID CHESTNUT STREET, IF EXTENDED AS AFORESAID, ONE THOUSAND SEVENTY ONE (1,071) FEET AND ONE (1) INCH, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER NINE HUNDRED SEVENTY ONE (971) FEET AND FIVE (5) INCHES TO A POINT IN THE NORTH LINE OF SAID QUARTER QUARTER SECTION, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION TO THE PLACE OF BEGINNING .

Tract 4:

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH, OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF A FIFTY (50) ACRE TRACT CONVEYED BY DEED RECORDED IN BOOK "J", PAGE 348 OF THE RECORDER'S OFFICE OF PETTIS COUNTY, MISSOURI, THENCE SOUTH TO A POINT ONE HUNDRED TWENTY (120) FEET NORTH OF THE NORTH LINE OF SALINE STREET, THENCE WEST TWO HUNDRED NINETY SEVEN AND FIVE TENTHS (297.5) FEET, THENCE SOUTH ONE HUNDRED TWENTY (120) FEET TO THE NORTH LINE OF SAID SALINE STREET, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SALINE STREET TO A POINT ONE HUNDRED THIRTY FIVE (135) FEET EAST OF THE EAST LINE OF MILL STREET, THENCE NORTH TO THE NORTH LINE OF BOONVILLE STREET, THENCE NORTH ONE HUNDRED FIFTY (150) FEET, THENCE EAST FORTY FIVE (45) FEET, THENCE NORTH ONE HUNDRED TWENTY (120) FEET, THENCE WEST TO THE EAST LINE OF SAID MILL STREET, IF EXTENDED NORTH IN THE DIRECTION IT NOW RUNS, THENCE NORTH TO A POINT



THREE HUNDRED FORTY EIGHT (348) FEET AND SEVEN (7) INCHES NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION NUMBER THIRTY FOUR (34) THENCE EAST TO THE EAST LINE OF SAID QUARTER QUARTER SECTION, THENCE SOUTH THREE HUNDRED FORTY EIGHT (348) FEET AND SEVEN (7) INCHES TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF SAID TRACT TAKEN FOR BOONVILLE STREET, ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF A FIFTY ACRE TRACT CONVEYED BY DEED IN BOOK "J", PAGE 648 IN THE RECORDER'S OFFICE OF PETTIS COUNTY, MISSOURI, THENCE SOUTH TO A POINT ONE HUNDRED TWENTY (120) FEET NORTH OF THE NORTH LINE OF SALINE STREET, THENCE WEST THREE HUNDRED FIFTEEN AND FIVE TENTHS (315.5) FEET, THENCE SOUTH ONE HUNDRED TWENTY (120) FEET, THENCE EAST EIGHTEEN (18) FEET ALONG THE NORTH LINE OF SALINE STREET, THENCE NORTH ONE HUNDRED TWENTY (120) FEET; THENCE WEST EIGHTEEN (18) FEET, ALL IN THE CITY OF SEDALIA, MISSOURI, BEING PART OF THE EAST HALF OF LOT NUMBER TWO (2) OF THE NORTHWEST QUARTER OF SECTION NUMBER THREE (3) IN TOWNSHIP NUMBER FORTY FIVE (45) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE COUNTY OF PETTIS AND STATE OF MISSOURI.

ALSO, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PETTIS AND STATE OF MISSOURI.

LESS AND EXCEPT, BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY FOUR (34) IN TOWNSHIP FORTY SIX (46) NORTH OF RANGE TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, 355.1 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 88°58'50" EAST, 479.16 FEET; THENCE SOUTH 03°08'20" WEST, 257.60 FEET; THENCE SOUTH 89°21'40" WEST, 400.68 FEET; THENCE SOUTH 37°35'20" WEST, 105.5 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 336.72 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Tract 5:

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH, OF RANGE NUMBER TWENTY ONE (21) WEST OF

THE FIFTH PRINCIPAL MERIDIAN, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF A FIFTY (50) ACRE TRACT CONVEYED BY DEED RECORDED IN BOOK "J", PAGE 348 OF THE RECORDER'S OFFICE OF PETTIS COUNTY, MISSOURI, THENCE SOUTH TO A POINT ONE HUNDRED TWENTY (120) FEET NORTH OF THE NORTH LINE OF SALINE STREET, THENCE WEST TWO HUNDRED NINETY SEVEN AND FIVE TENTHS (297.5) FEET, THENCE SOUTH ONE HUNDRED TWENTY (120) FEET TO THE NORTH LINE OF SAID SALINE STREET, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SALINE STREET TO A POINT ONE HUNDRED THIRTY FIVE (135) FEET EAST OF THE EAST LINE OF MILL STREET, THENCE NORTH TO THE NORTH LINE OF BOONVILLE STREET, THENCE NORTH ONE HUNDRED FIFTY (150) FEET, THENCE EAST FORTY FIVE (45) FEET, THENCE NORTH ONE HUNDRED TWENTY (120) FEET, THENCE WEST TO THE EAST LINE OF SAID MILL STREET, IF EXTENDED NORTH IN THE DIRECTION IT NOW RUNS, THENCE NORTH TO A POINT THREE HUNDRED FORTY EIGHT (348) FEET AND SEVEN (7) INCHES NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION NUMBER THIRTY FOUR (34) THENCE EAST TO THE EAST LINE OF SAID QUARTER QUARTER SECTION, THENCE SOUTH THREE HUNDRED FORTY EIGHT (348) FEET AND SEVEN (7) INCHES TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF SAID TRACT TAKEN FOR BOONVILLE STREET, ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF A FIFTY ACRE TRACT CONVEYED BY DEED IN BOOK "J", PAGE 648 IN THE RECORDER'S OFFICE OF PETTIS COUNTY, MISSOURI, THENCE SOUTH TO A POINT ONE HUNDRED TWENTY (120) FEET NORTH OF THE NORTH LINE OF SALINE STREET, THENCE WEST THREE HUNDRED FIFTEEN AND FIVE TENTHS (315.5) FEET, THENCE SOUTH ONE HUNDRED TWENTY (120) FEET, THENCE EAST EIGHTEEN (18) FEET ALONG THE NORTH LINE OF SALINE STREET, THENCE NORTH ONE HUNDRED TWENTY (120) FEET; THENCE WEST EIGHTEEN (18) FEET, ALL IN THE CITY OF SEDALIA, MISSOURI, BEING PART OF THE EAST HALF OF LOT NUMBER TWO (2) OF THE NORTHWEST QUARTER OF SECTION NUMBER THREE (3) IN TOWNSHIP NUMBER FORTY FIVE (45) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE COUNTY OF PETTIS AND STATE OF MISSOURI.

ALSO, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION NUMBER THIRTY FOUR (34) IN TOWNSHIP NUMBER FORTY SIX (46) NORTH OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PETTIS AND STATE OF MISSOURI.

LESS AND EXCEPT, BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY FOUR (34) IN TOWNSHIP FORTY SIX (46) NORTH OF RANGE TWENTY ONE (21) WEST OF

THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, 355.1 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 88°58'50" EAST, 479.16 FEET; THENCE SOUTH 03°08'20" WEST, 257.60 FEET; THENCE SOUTH 89°21'40" WEST, 400.68 FEET; THENCE SOUTH 37°35'20" WEST, 105.5 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 336.72 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Tract 6:

TRACT 4: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, 1071.08 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 86°50'09" WEST, ALONG SAID NORTH LINE, 250.49 FEET TO A POINT ON THE EAST LINE OF WASHINGTON AVENUE; THENCE SOUTH 12°52'35" WEST, ALONG SAID EAST LINE, 435.38 FEET TO A POINT 1718.0 FEET NORTHEASTERLY OF THE CENTERLINE OF THE MAIN LINE OF THE MISSOURI PACIFIC RAILROAD AS MEASURED ALONG THE EAST LINE OF SAID WASHINGTON AVENUE; THENCE SOUTH 77°10'58" EAST, 182.88 FEET TO A POINT 1221.08 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°22'18" WEST, 511.64 FEET TO A POINT ON WHAT WOULD BE THE NORTH LINE OF CHESTNUT STREET IF SAME WERE EXTENDED WESTERLY FROM A.P. MOREY'S ADDITION TO THE CITY OF SEDALIA,; THENCE SOUTH 86°50'09" EAST, ALONG THE NORTH LINE OF SAID CHESTNUT STREET IF EXTENDED, 150.0 FEET TO A POINT 1071.08 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°22'18" EAST, 972.41 FEET TO THE POINT OF BEGINNING.

Tract 7:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 46 NORTH OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, 355.1 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°58'50" EAST, 479.16 FEET; THENCE SOUTH 03°08'20" WEST, 257.60 FEET; THENCE SOUTH 89°21'40" WEST, 400.68 FEET; THENCE SOUTH 37°35'20" WEST, 105.5 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 336.72 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Tract 8:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 46 NORTH OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, 355.1 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°58'50" EAST, 479.16 FEET; THENCE

SOUTH 03°08'20" WEST, 257.60 FEET; THENCE SOUTH 89°21'40" WEST, 400.68 FEET; THENCE SOUTH 37°35'20" WEST, 105.5 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 336.72 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Tract 9:

BEGINNING AT A POINT 221 FEET IN AN EASTERLY DIRECTION FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON AVENUE, IN THE CITY OF SEDALIA, MISSOURI, WITH THE NORTH LINE OF THE RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD, THENCE IN A NORTHERLY DIRECTION PARALLEL WITH THE EAST LINE OF SAID WASHINGTON AVENUE 120 FEET, MORE OR LESS, TO THE SOUTH LINE OF ST. LOUIS STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID ST. LOUIS STREET TO THE WEST LINE OF MILL STREET, IN SAID CITY; THENCE SOUTH ALONG THE WEST LINE OF SAID MILL STREET TO THE NORTH LINE OF THE RIGHT OF WAY OF SAID MISSOURI PACIFIC RAILROAD, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY TO THE PLACE OF BEGINNING; BEING PART OF THE WEST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PETTIS AND STATE OF MISSOURI.

ALSO, BEGINNING AT A POINT IN THE EAST LINE OF WASHINGTON AVENUE, A STREET IN THE CITY OF SEDALIA, MISSOURI, FIFTY (50) FEET IN A NORTHERLY DIRECTION FROM THE CENTER OF THE RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD, THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY TWO HUNDRED AND TWENTY ONE (221) FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF WASHINGTON AVENUE ONE HUNDRED AND FIFTEEN (115) FEET, THENCE WEST TWO HUNDRED AND TWENTY ONE (221) FEET TO THE EAST LINE OF WASHINGTON AVENUE, THENCE SOUTH ONE HUNDRED FIFTEEN (115) FEET TO THE POINT OF BEGINNING; BEING PART OF THE WEST HALF OF LOT TWO (2) OF THE NORTHWEST QUARTER OF SECTION NUMBER THREE (3), IN TOWNSHIP NUMBER FORTY FIVE (45) NORTH, OF RANGE NUMBER TWENTY ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PETTIS AND STATE OF MISSOURI.