

LOWRY CITY
REGULAR BOARD OF ALDERMEN MEETING
Tentative Agenda
Tuesday, May 19, 2026 6:00 pm
Lowry City Hall Board Room

1. **Call to order**
2. **Pledge of Allegiance**
3. **Roll Call**
 - A. East Ward Alderman Cecil Shehorn
 - B. East Ward Alderman Charles Cone
 - C. West Ward Alderman Clark Patterson
 - D. West Ward Alderman Sean Langston
 - E. Mayor Greg BeVelle
4. **Minutes Approval**
 - A. Regular session minutes from April 21, 2026
5. **Approve bills list-**
6. **Financial reports:**
 - A. Reports for month ending April 30, 2026
-Total income is at 102 percent and total expenses at 97.4 percent of budgeted amount for fiscal year ending June 30, 2026.
7. **Old or unfinished business-**
8. **New business**
 - A. Resolution 02-2026-Kaysinger Basin Regional Planning Commission membership renewal-*Ashley Swartz from Kaysinger Basin Regional Planning Commission to discuss membership with KBRPC. Annual fee this year is \$208.42.*
 - B. MOPERM Insurance renewal-*Chad Mullins with Mike Keith Insurance will present the annual insurance renewal. The renewal for FY 2026-2027 is \$42,234. Last year's renewal was \$37,283.*
 - C. Adding a bond for city collector and city clerk- *It was discovered the city carries a bond on the mayor and mayor pro-tem but not on the city collector or city clerk. Chris Rutter with Mike Keith Insurance put together some quotes for the board to review.*
 - D. Bids to cut down and remove tree at cemetery
 - E. Requests for Proposals for municipal legal services-*One proposal received from Attorney Race Leiber*
 - F. Tiffany Elliott and Amanda Kingsbury-*Tiny home placement at 401 E 7th Street*
 - G. Tracy Fletcher- *Mobile home placement at 505 4th Street. The home is a 2017 model and measures 16x80.*
 - H. Set date for June Budget Meeting-*Need to set a date to prepare the FY 2026-2027 budget*
9. **Citizen input-comments or questions:**
(Please state name for the minutes of the meeting and limit comments to three minutes.)
10. **Department reports**

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A. City Hall- *by John Farrell*

- Seven signed nuisance complaints have been turned over to the police department for investigation. Once investigation is complete letters will be sent from city hall regarding violations.
- Business license renewal notices have been mailed out. Reminder those performing business in the city limits are required to have a business license. Information and forms are available on the city's website.
- Letters requesting donations for the annual fireworks display have been mailed out. Many were included with the business license renewal notice.

B. Police Department-*by Police Chief Charles Hodges*

C. Fire Department Report *by Fire Chief Justin Norris*

D. Public Works Department Report *by Temporary Water/Sewer Superintendent Mike Clark*

11. Mayor's Notes:

- A. *Must have a signed complaint form on file regarding blighted properties.*

12. Adjournment of regular open session

On May 15, 2025 a copy of this notice was posted on the city's public board by the city clerk pursuant to RSMo. 610.02. In compliance with the American Disabilities Act, persons needing special accommodations to attend please contact city hall at least 48 hours in advance of the meeting and communicate your needs.

Copies of related reports, minutes or bill/ordinances may be obtained by contacting city hall prior to 3p.m. the day of the meeting. All other records may be obtained during regular business hours.

LOWRY CITY BOARD OF ALDERMEN
REGULAR COUNCIL MEETING
Tuesday, April 21, 2026 6:00 pm
Draft Minutes

Call to Order and Pledge of Allegiance:

Mayor Patricia Landes called the regular session of the Lowry City Board of Aldermen to order at 6 p.m. in the council room at city hall. Board members attending included East Ward Aldermen Charles Cone and Jackie Cutler, West Ward Aldermen Sean Langston and Shirley Edmunds. City Clerk John Farrell, Temporary Water Sewer Superintendent Mike Clark, Water and Sewer City Worker Deryk Meyer and a full room of people from the community were also in attendance. Notice of the meeting was given pursuant to RSMo. 610.020. The Pledge of Allegiance was led by Landes.

Approval of Minutes:

The board reviewed the regular session minutes from March 17, 2026. Cone moved and Cutler seconded to approve the minutes. The motion carried by a unanimous vote.

The board reviewed the closed session minutes from March 17, 2026. Langston moved and Edmunds seconded to approve the minutes. The motion carried by a unanimous vote.

Bills:

A list of bills from March 18, 2026 through April 21, 2026 was presented for approval. It was noted included in the bills list is an internal transfer for payroll reimbursements from water/sewer to the general account that were not made. For 2024 water/sewer payroll was \$56,803.91. For 2025 water/sewer payroll was \$46,589.70. Langston moved and Edmunds seconded the motion to approve the bills presented. The motion passed unanimously.

Financial reports:

Financial reports for the month ending March 31, 2026 were presented and reviewed. It was noted total income is at 80.3 percent and total expenses are at 77.7 percent of budgeted amount for fiscal year ending June 30, 2026. Langston moved and Edmunds seconded to accept the financial reports. The motion carried by a unanimous vote.

Farrell noted there are two cemetery perpetual care CD's valued at \$174,551.98 each on a 12-month term and mature on May 5. The current rate on the CD is 3.75 percent. It was noted the St. Clair County State Bank was contacted and approved to renew the CD's at 3.94 percent for the 12-month term. Farrell noted the posted rate is currently 3.25 percent at the bank. On a motion from Langston and a second from Cutler the board unanimously agreed to accept the new rate of 3.94 percent on the 12-month CD.

Old or unfinished business-

Hazard Mitigation Resolution 2026-01 -Ashley Swartz and Eric Clay from Kaysinger Basin Regional Planning Commission (KBRPC) appeared before the board and discussed a proposed resolution regarding a Hazard Mitigation Plan. The representatives explained passage of this resolution makes the city eligible for FEMA funding in case of a need. Swartz said the Hazard Mitigation Plan identifies risks like floods and tornadoes to reduce future disaster damage. The plan process is required every five years.

Langston voiced concerns with FEMA coming in the city and trying to take over operations during an emergency. The representatives assured the board this will not be the case.

After discussion, Langston moved to have the matter moved to new business to allow the new board to vote on the matter. Edmunds seconded and the motion and it passed unanimously. Farrell explained the matter will be moved to item E. on new business replacing an item that was previously on the agenda regarding placement of a tiny home. Farrell said that item will be discussed in new business at the May 19 meeting.

New business-

Swearing in of newly elected officials- Farrell read the certified results of the April 7 Municipal Election and issued the Oath of Office to newly elected officials Mayor Greg BeVelle, East Ward Alderman Cecil Shehorn and West Ward Alderman Clark Patterson. The new board members took their seats. Landes and Cutler remained at the meeting in the audience.

Elect a Mayor Pro-Tem-The board was asked for nominations for mayor pro-tem. Mayor BeVelle nominated Langston. No other nominations were made. Shehorn moved to appoint Langston as mayor pro tem. Patterson seconded the motion and the vote was unanimous in favor.

Businesses with trash outside buildings- Patricia Landes addressed the board with concerns of equipment and other items along side of Third Street near Main hindering traffic in that area. Mayor BeVelle stated he has also noticed other issues throughout the city as well and he will discuss in the next item of business.

Properties with trash and debris breaking ordinance-BeVelle spoke about some of his goals regarding several properties in the city that need attention regarding abandonment, roofs falling in, yard debris and other items breaking city ordinances.

John Welch, a resident who lives on Tindall, spoke out of order and announced he has made a list of properties in the city that are breaking ordinances. He noted the list included over 100 unlicensed vehicles parked on city streets and private properties in the city limits. Larry Wills, a resident who also lives on Tindall, started to speak out of order and was stopped.

With permission from the mayor, Farrell recalled a discussion held with BeVelle regarding blighted properties prior to the meeting. The clerk explained the former board has made a lot of progress toward cleaning up the city that seems to go unnoticed.

He noted police officers were hired by the board in February 2025 and were able to begin writing tickets on city ordinances. Farrell explained several letters regarding violations were sent out and a police officer following up on the letters quit the department shortly after and those letters sent out fell through the cracks. He said more letters were sent out again and the current police officers have followed up on them and citations have been issued.

The clerk explained the process noting a written complaint must be on file and then a letter can be sent which gives the property owner 10-days to respond to the complaint. Following that time, citations can be issued for non-compliance depending on the situation.

Farrell suggested possibly picking ten properties with ordinance violations each month and naming the property owners during a meeting. He stated the city can take photos of the property and run an advertisement in the paper showing the yard. The mayor mentioned homeowner's associations and how much power they have. He noted it is due to them utilizing the court and lawyers in the process. BeVelle stated he would like to see how letters sent to citizens with violations work and will proceed from there.

The mayor suggested a motion to advertise for bids to retain a city attorney. On a motion from Shehorn and a second from Patterson the board unanimously agreed on the matter. Farrell will advertise and place the matter on the agenda for the May 19 meeting.

Hazard Mitigation Resolution 2026-01 -Swartz and Clay with KBRPC asked the new members of the board if they had any questions regarding the resolution.

Langston moved and Shehorn seconded to have the first reading of the resolution. The vote was unanimous. Langston read the resolution in its entirety. Cone moved to accept the reading. Shehorn seconded the motion and it passed unanimously.

Langston moved to have the second reading of the resolution by title only. Patterson seconded the motion and the vote was unanimous. Langston read the resolution by title only. Shehorn moved to accept the second reading. Patterson seconded the motion and it passed unanimously.

Langston moved to adopt resolution 2026-01. Shehorn seconded it and the motion passed unanimously.

Citizen input:

-Cutler spoke and offered her congratulations to the new members of the board. Cutler said she has lived in Lowry City for 47 years and during that time she has served as the city treasurer, city clerk and for the last four years, as an alderman. Cutler thanked the citizens of the city for giving her the privilege to serve. BeVelle thanked Cutler for her service.

-Representatives from the Lowry City Fire Department Woman's Auxiliary spoke in regards to hosting a car show on Main Street on Saturday, Oct. 10. The group requested approval to close Main Street for the day. Langston moved to allow the closure of the street for the event. Cone seconded the motion and it passed unanimously.

Department and group reports/updates:

City Hall: Farrell noted the annual craft fair will be held May 9 and a calendar of events was available to those attending.

He mentioned scholarships available from Missouri Municipal League for board training and noted other information on training was included in the board packet. On a motion from Langston and a second from Shehorn it was unanimously agreed that the city will pay for any board member's registration to a board training event.

Police Department: Police Chief Charles Hodges was absent from the meeting. There was no report.

Fire Department: Fire Chief Justin Norris will not be in attendance, but forwarded his report. Norris stated the fire department has been busy with calls and weather-related incidents since last month's meeting. Over the past month, the department responded to 21 calls for service, including eight medical calls, three motor vehicle accidents, three public service calls for storm spotting and debris clearing, one structure fire, and four natural cover fires. In total over the month, 69 hours and 47 minutes of man hours were logged, along with an impressive 36 hours of training.

He noted the department has implemented a new policy after the last storm. He said there was no electricity and had no weather awareness. Norris explained firefighters drove each street of the city with lights and sirens going. The fire chief stated that will be how the department will handle that situation moving forward during a storm. He just wants everyone to be aware of the policy.

Public Works: Clark reported everything is doing well with the public works department. He said he and Meyer have been working on the lift stations and Meyers is working out well and doing a good job in his new position. Meyer stated he begins wastewater training in May and it is two days a week for five weeks.

Clark mentioned a large oak tree in the cemetery that needs to be removed. He said it is SW of the pavilion and suggested placing the matter out for bids. On a motion from Patterson and a second from Shehorn the board unanimously agreed to place cutting and removing the tree out for bids.

Mayor's notes:

Mayor BeVelle thanked everyone again and had nothing to add.

Adjournment of regular open session:

Langston moved and Shehorn seconded to adjourn the regular meeting. The vote was unanimous and the meeting adjourned.

{Seal}

Greg BeVelle, Mayor

Attest:

John Farrell, City Clerk

Lowry City
Balance Sheet
As of April 30, 2026

	Jul 31, 25	Aug 31, 25	Sep 30, 25	Oct 31, 25	Nov 30, 25	Dec 31, 25	Jan 31, 26	Feb 28, 26	Mar 31, 26	Apr 30, 26
ASSETS										
Current Assets										
Checking/Savings										
01-1001 · Operating Checking	498,291.07	493,563.17	448,074.06	436,515.20	435,847.45	433,653.98	474,198.85	466,475.78	480,198.71	581,760.08
01-1002 · General Fund Savings	613.53	613.53	614.15	614.15	614.15	614.77	614.77	614.77	615.37	615.37
01-1003 · General Hawthorn Ch...	814.57	1,412.10	1,125.35	1,299.86	1,083.75	713.07	861.46	1,266.68	1,276.62	1,511.37
02-1001 · Water & Sewer Check...	274,108.38	199,790.92	250,351.33	263,360.75	274,483.32	263,569.77	269,704.66	288,617.48	301,480.70	206,267.89
02-1002 · Water & Sewer Surpl...	6,560.93	6,560.93	6,567.54	6,567.54	6,567.54	6,574.16	6,574.16	6,574.16	6,580.64	6,580.64
02-1003 · Water & Sewer Reven...	129,944.45	129,944.45	130,075.46	130,075.46	130,075.46	130,206.61	130,206.61	130,206.61	130,335.03	130,335.03
02-1004 · Water Meter CD	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
02-1005 · Water & Sewer Reven...	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
03-1001 · Streets Checking	96,910.03	99,227.68	101,276.86	103,840.67	105,572.50	107,929.49	109,977.57	112,798.96	108,016.31	110,571.18
04-1001 · Fire Dept Checking	25,933.60	27,819.52	28,583.93	30,700.51	21,507.82	28,307.93	21,030.24	20,152.53	19,421.32	20,613.14
04-1002 · Fire Dept Savings	27,103.81	27,103.81	27,131.14	27,131.14	27,131.14	27,158.49	27,158.49	27,158.49	27,185.28	29,165.28
05-1001 · Police L.E.I. Savings	2,575.90	4,077.86	3,929.58	4,007.80	4,536.57	5,637.49	6,768.65	6,654.92	8,234.42	9,484.01
05-1002 · Police L.E.I. Savings	3,107.70	3,107.70	3,110.84	3,110.84	3,110.84	3,113.98	3,113.98	3,113.98	3,117.05	3,117.05
06-1001 · Cemetery Checking	86,647.77	88,477.91	85,146.45	85,429.12	89,059.29	89,843.82	89,843.82	93,364.95	94,025.59	93,911.90
06-1002 · Cemetery Land Purch...	9,706.21	9,706.21	9,716.00	9,716.00	9,716.00	9,725.80	9,725.80	9,825.80	9,835.45	9,835.45
06-1003 · Cemetery Land Purch...	17,474.42	17,474.42	17,492.04	17,492.04	17,492.04	17,509.68	17,509.68	17,509.68	17,526.95	17,526.95
06-1004 · Cemetery Land Purch...	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00
06-1005 · Cemetery Land Purch...	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00
06-1006 · Cemetery Land Purch...	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
06-1007 · LC Cemetery CD	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
06-1008 · Cemetery Trust Fund ...	3,726.00	3,726.00	3,726.00	3,726.00	3,726.00	3,726.00	3,726.00	3,726.00	3,726.00	3,726.00
06-1009 · Cemetery Trust Fund ...	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
06-1010 · Cemetery Trust Fund ...	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00
06-1011 · Cemetery Trust Fund ...	5,029.00	5,029.00	5,029.00	5,029.00	5,029.00	5,029.00	5,029.00	5,029.00	5,029.00	5,029.00
06-1012 · Cemetery Trust Fund ...	18,650.00	18,650.00	18,650.00	18,650.00	18,650.00	18,650.00	18,650.00	18,650.00	18,650.00	18,650.00
06-1013 · Cemetery Trust Fund ...	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00
06-1014 · Cemetery Trust Fund ...	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
06-1015 · Cemetery Trust Fund ...	0.00	174,551.99	174,551.99	174,551.99	174,551.99	174,551.99	174,551.99	174,551.99	174,551.99	174,551.99
06-1016 · Cemetery CD 32785 K...	0.00	174,551.98	174,551.98	174,551.98	174,551.98	174,551.98	174,551.98	174,551.98	174,551.98	174,551.98
Total Checking/Savings	1,329,401.37	1,607,593.18	1,611,907.70	1,618,514.05	1,625,510.84	1,623,272.01	1,666,001.71	1,683,067.76	1,706,562.41	1,720,018.31
Accounts Receivable										
1201 · Accounts Receivable	31,322.31	31,014.10	31,923.41	29,149.75	30,140.09	28,065.22	30,858.80	33,614.64	35,295.03	34,746.93
Total Accounts Receivable	31,322.31	31,014.10	31,923.41	29,149.75	30,140.09	28,065.22	30,858.80	33,614.64	35,295.03	34,746.93
Other Current Assets										
Undeposited Funds	2,968.26	1,030.00	1,135.23	2,472.67	1,758.30	3,393.97	1,179.61	1,149.21	226.30	1,805.23
Total Other Current Assets	2,968.26	1,030.00	1,135.23	2,472.67	1,758.30	3,393.97	1,179.61	1,149.21	226.30	1,805.23
Total Current Assets	1,363,691.94	1,639,637.28	1,644,966.34	1,650,136.47	1,657,409.23	1,654,731.20	1,698,040.12	1,717,831.61	1,742,083.74	1,756,570.47
TOTAL ASSETS	1,363,691.94	1,639,637.28	1,644,966.34	1,650,136.47	1,657,409.23	1,654,731.20	1,698,040.12	1,717,831.61	1,742,083.74	1,756,570.47
LIABILITIES & EQUITY										
Liabilities										
Current Liabilities										
Other Current Liabilities										
3002 · Accrued Payroll Tax...	4,465.80	3,425.36	3,351.64	4,427.94	3,068.38	3,472.72	4,058.24	2,508.92	3,376.02	4,166.60
941 Tax Withholding	68.10	54.48	108.96	68.10	54.48	54.48	54.48	0.00	0.00	0.00
Child Support	0.00	378.46	0.00	0.00	0.00	-189.23	0.00	0.00	0.00	0.00

Lowry City Balance Sheet As of April 30, 2026

	Jul 31, 25	Aug 31, 25	Sep 30, 25	Oct 31, 25	Nov 30, 25	Dec 31, 25	Jan 31, 26	Feb 28, 26	Mar 31, 26	Apr 30, 26
Health/Disability Insur...	927.00	556.20	1,297.80	741.60	741.60	741.60	741.60	494.40	494.40	618.00
State Withholding	356.00	628.00	890.00	342.00	602.00	885.00	339.00	539.00	831.00	390.00
Total 3002 - Accrued Payro...	5,816.90	5,042.50	5,648.40	5,579.64	4,466.46	4,964.57	5,193.32	3,542.32	4,701.42	5,174.60
3004 - Sales Tax Payable	1,174.43	1,351.72	1,537.50	1,702.21	1,880.48	2,043.19	163.96	361.85	588.08	755.76
Total Other Current Liabilities	6,991.33	6,394.22	7,185.90	7,281.85	6,346.94	7,007.76	5,357.28	3,904.17	5,289.50	5,930.36
Total Current Liabilities	6,991.33	6,394.22	7,185.90	7,281.85	6,346.94	7,007.76	5,357.28	3,904.17	5,289.50	5,930.36
Total Liabilities	6,991.33	6,394.22	7,185.90	7,281.85	6,346.94	7,007.76	5,357.28	3,904.17	5,289.50	5,930.36
Equity										
5001 - Fund Balances										
001-109 - General Funds										
01-5001 - General	887,990.84	892,540.34	821,228.02	785,571.86	789,370.26	788,658.47	805,491.68	860,413.87	860,413.87	860,413.87
03-5001 - Streets	-95,211.05	-95,136.59	-93,107.13	-92,092.40	-91,121.49	-90,692.91	-89,337.00	-88,879.90	-88,879.90	-88,879.90
04-5001 - Fire Department	45,592.60	47,478.52	49,107.40	49,899.14	52,012.72	42,823.03	49,543.21	42,265.52	42,265.52	42,265.52
05-5001 - Police	-113,905.40	-114,791.93	-119,433.61	-121,731.75	-123,912.83	-125,524.95	-127,172.69	-128,308.91	-128,308.91	-128,308.91
06-5001 - Cemetery	192,620.12	192,856.87	184,761.13	180,713.26	180,233.38	183,747.89	184,273.75	184,167.05	184,167.05	184,167.05
07-5001 - Hawthorn	1,872.09	1,872.09	2,310.88	2,003.14	2,145.64	2,145.64	2,562.18	2,562.18	2,562.18	2,562.18
Total 001-109 - General Funds	918,899.20	924,819.30	844,866.69	804,363.25	808,730.68	811,157.17	825,361.13	872,219.81	872,219.81	872,219.81
300-399 - Capital Projects Funds										
11-5001 - FY 22 Police Vehi...	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Total 300-399 - Capital Projects...	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
600-799 - Enterprise and Utility ...										
02-5001 - Water and Sewer	408,763.16	329,684.01	419,761.32	464,781.15	470,019.51	475,956.80	455,601.06	457,153.54	457,153.54	457,153.54
Total 600-799 - Enterprise and ...	408,763.16	329,684.01	419,761.32	464,781.15	470,019.51	475,956.80	455,601.06	457,153.54	457,153.54	457,153.54
Total 5001 - Fund Balances	1,367,662.36	1,294,503.31	1,304,628.01	1,309,144.40	1,318,750.19	1,327,113.97	1,320,962.19	1,369,373.35	1,369,373.35	1,369,373.35
zzzzzz0 - Retained Earnings	-24,915.74	-24,915.74	-24,915.74	-24,915.74	-24,915.74	-24,915.74	-24,915.74	-24,915.74	-24,915.74	-24,915.74
zzzzzz1 - Opening Balance Equity	0.00	349,103.97	349,103.97	349,103.97	349,103.97	349,103.97	349,103.97	349,103.97	349,103.97	349,103.97
Net Income	13,953.99	14,551.52	8,964.20	9,521.99	8,123.87	-3,578.76	47,532.42	20,365.86	43,232.66	57,078.53
Total Equity	1,356,700.61	1,633,243.06	1,637,780.44	1,642,864.62	1,651,062.29	1,647,723.44	1,692,662.84	1,713,927.44	1,736,794.24	1,750,640.11
TOTAL LIABILITIES & EQUITY	1,363,691.94	1,639,637.28	1,644,966.34	1,650,136.47	1,657,409.23	1,654,731.20	1,698,040.12	1,717,831.61	1,742,083.74	1,756,670.47

Lowry City Profit & Loss by Fund April 2026

	01 General	02 Water/Sew...	03 Streets	04 Fire	05 Police	06 Cemetery	TOTAL
Expense							
01-9011 · Gen-Fuel	417.56						417.56
01-9013 · Gen-Insurance	107.28						107.28
01-9014 · Gen-Insurance-Health	1,977.60						1,977.60
01-9018 · Gen-Legal-Acct	90.00						90.00
01-9021 · Gen-Mayor-Council	300.00						300.00
01-9024 · Gen-Misc	0.50						0.50
01-9030 · Gen-Repairs & Maintenance	350.75						350.75
01-9032 · Gen-Supplies	44.23						44.23
01-9034 · Gen-Taxes-FICA	512.24						512.24
01-9036 · Gen-Training-Meeting	525.00						525.00
01-9039 · Gen-Utilities-Phone elect t...	840.32						840.32
01-9041 · Gen-Utilities-Street Lights	1,483.45						1,483.45
01-9043 · Gen-Wages	6,564.37						6,564.37
02-9011 · WS-Fuel		184.86					184.86
02-9017 · WS-Lagoon Water Testing		258.00					258.00
02-9021 · WS-Locates		45.90					45.90
02-9028 · WS-Postage		400.00					400.00
02-9030 · WS-Repairs & Maintenance		1,290.83					1,290.83
02-9032 · WS-Supplies		481.26					481.26
02-9039 · WS-Utilities-Phone elec t...		1,496.38					1,496.38
02-9043 · WS-Wages		111,376.38					111,376.38
03-9011 · ST-Fuel			220.25				220.25
03-9024 · ST-Misc			2,895.40				2,895.40
03-9030 · ST-Repairs & Maintenance			100.89				100.89
03-9032 · ST-Supplies			19.39				19.39
03-9043 · ST-Wages	132.16		1,007.72				1,139.88
04-9011 · FD-Fuel				83.50			83.50
04-9030 · FD-Repairs & Maintenance				482.99			482.99
04-9039 · FD-Utilities-Phone elect tr...				41.15			41.15
05-9011 · PD-Fuel					153.11		153.11
05-9030 · PD-Repairs & Maintenance					99.80		99.80
05-9043 · PD-Wages					2,160.00		2,160.00
06-9011 · Cem-Fuel						71.81	71.81
06-9030 · Cem-Repairs & Maintenance						41.88	41.88
06-9043 · Cem-Wages						895.48	895.48
Total Expense	13,345.46	116,144.32	4,320.75	607.64	2,578.15	1,077.68	138,074.00
Net Ordinary Income	117,070.02	-103,062.04	-1,425.35	3,171.82	-1,065.65	-1,077.68	13,611.12
Net Income	<u>117,070.02</u>	<u>-103,062.04</u>	<u>-1,425.35</u>	<u>3,171.82</u>	<u>-1,065.65</u>	<u>-1,077.68</u>	<u>13,611.12</u>

Lowry City Profit & Loss by Fund April 2026

	01 General	02 Water/Sew...	03 Streets	04 Fire	05 Police	06 Cemetery	TOTAL
Ordinary Income/Expense							
Income							
01-7008 · Gen Fuel (Dept Reim)	713.53						713.53
01-7015 · Gen Interest	148.67						148.67
01-7026 · Gen Rental Civic Center B...	250.00						250.00
01-7030 · Gen Tax-City Property	4,406.04						4,406.04
01-7032 · Gen Tax-Franchise	3,535.26						3,535.26
01-7033 · Gen Tax-Local Sales Tax	10,897.95						10,897.95
01-7034 · Gen Tax-Local Use	4,135.79						4,135.79
01-7040 · Gen Transfer of Funds	103,393.61						103,393.61
01-7777 · Vehicle Fee Increase	228.45						228.45
01-7778 · Vehicle Sales Tax	540.11						540.11
01-7779 · Vehicle Motor Fuel Tax	2,047.17						2,047.17
02-7015 · WS Interest	118.90						118.90
02-7020 · WS Meter Deposits		-685.00					-685.00
02-7025 · WS Pump Sales		50.75					50.75
02-7044 · WS Water-Primacy Fee		75.35					75.35
02-7045 · WS-Water-Reconnect Fees		50.00					50.00
02-7046 · WS Water-Sales		8,160.85					8,160.85
02-7047 · WS Sewer Sales		5,430.33					5,430.33
03-7035 · ST Tax-Motor Vehicle Fuel			2,895.40				2,895.40
04-7004 · FD Dues				156.25			156.25
04-7005 · FD Fire Calls				308.50			308.50
04-7022 · FD Misc				1,980.00			1,980.00
04-7033 · FD Tax-Local Sales Tax				1,334.71			1,334.71
05-7005 · PD Fines					1,494.50		1,494.50
05-7006 · PD LET					18.00		18.00
Total Income	130,415.48	13,082.28	2,895.40	3,779.46	1,512.50		151,685.12
Gross Profit	130,415.48	13,082.28	2,895.40	3,779.46	1,512.50		151,685.12

Lowry City
Profit & Loss Budget vs. Actual

July 2025 through April 2026

	Jul '25 - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
01-7007 · Gen Fireworks Fund Donations	20.00	3,500.00	-3,480.00	0.6%
01-7008 · Gen Fuel (Dept Reim)	6,216.40	16,000.00	-9,783.60	38.9%
01-7011 · Gen Health Ins. Employee Part	0.00	9,640.80	-9,640.80	0.0%
01-7015 · Gen Interest	3,664.92	300.00	3,364.92	1,221.6%
01-7016 · Gen License-Building Permit	0.00	45.00	-45.00	0.0%
01-7017 · Gen License-Dog	20.00	10.00	10.00	200.0%
01-7018 · Gen License-Business, Liq.	715.00	1,200.00	-485.00	59.6%
01-7022 · Gen Misc	28,064.62			
01-7023 · Gen Other Revenues	378.56	9,100.00	-8,721.44	4.2%
01-7026 · Gen Rental Civic Center Bldg	2,655.00	1,500.00	1,155.00	177.0%
01-7030 · Gen Tax-City Property	56,566.12	52,000.00	4,566.12	108.8%
01-7032 · Gen Tax-Franchise	33,880.20	41,000.00	-7,119.80	82.6%
01-7033 · Gen Tax-Local Sales Tax	84,523.88	150,000.00	-65,476.12	56.3%
01-7034 · Gen Tax-Local Use	32,259.91	30,000.00	2,259.91	107.5%
01-7036 · Gen Tax-Sales	52,197.74			
01-7040 · Gen Transfer of Funds	103,393.61			
01-7045 · Hawthorn checking deposit	6,126.56			
01-7777 · Vehicle Fee Increase	409.95			
01-7778 · Vehicle Sales Tax	1,100.97			
01-7779 · Vehicle Motor Fuel Tax	4,200.21			
02-7015 · WS Interest	1,459.68	1,000.00	459.68	146.0%
02-7020 · WS Meter Deposits	-125.00	1,000.00	-1,125.00	-12.5%
02-7025 · WS Pump Sales	236.25	500.00	-263.75	47.3%
02-7027 · WS Rental-Tower Space	9,000.00			
02-7036 · WS Tax-Sales	85.33	2,000.00	-1,914.67	4.3%
02-7040 · WS Transfer of Funds	41,004.87			
02-7043 · WS Water-Late Charges	0.00	4,500.00	-4,500.00	0.0%
02-7044 · WS Water-Primacy Fee	768.62	1,000.00	-231.38	76.9%
02-7045 · WS-Water-Reconnect Fees	200.00	200.00	0.00	100.0%
02-7046 · WS Water-Sales	88,888.29	120,000.00	-31,111.71	74.1%
02-7047 · WS Sewer Sales	58,619.80	80,000.00	-21,380.20	73.3%
03-7035 · ST Tax-Motor Vehicle Fuel	21,342.01	22,582.00	-1,239.99	94.5%
03-7039 · ST Tax-Vehicle Sales	4,577.98	6,500.00	-1,922.02	70.4%
03-7040 · ST Transfer of Funds	0.00	35,018.00	-35,018.00	0.0%
03-7042 · ST Vehicle Fee	1,806.55	3,000.00	-1,193.45	60.2%
04-7003 · FD Donations	300.00			
04-7004 · FD Dues	20,297.00	20,000.00	297.00	101.5%
04-7005 · FD Fire Calls	1,072.50	2,000.00	-927.50	53.6%
04-7015 · FD Interest	81.47			
04-7022 · FD Misc	5,021.16			
04-7033 · FD Tax-Local Sales Tax	16,114.45	18,500.00	-2,385.55	87.1%
04-7040 · FD Transfer of Funds	872.00			
05-7005 · PD Fines	12,795.50	1,000.00	11,795.50	1,279.6%
05-7006 · PD LET	197.14			
05-7015 · PD Interest	6.21			
05-7022 · PD Misc	-149.99			
05-7040 · PD Transfer of Funds	0.00	47,100.00	-47,100.00	0.0%
06-7003 · Cem Donations	445.00			
06-7015 · Cem Interest	9,981.02	16,000.00	-6,018.98	62.4%
06-7024 · Cem Plots, Digging	3,400.00	5,000.00	-1,600.00	68.0%
06-7028 · Cem Sale of Lots	325.00			
Total Income	715,016.49	701,195.80	13,820.69	102.0%
Gross Profit	715,016.49	701,195.80	13,820.69	102.0%

Lowry City
Profit & Loss Budget vs. Actual

July 2025 through April 2026

	Jul '25 - Apr 26	Budget	\$ Over Budget	% of Budget
Expense				
01-9001 Gen-Ad	386.48	1,000.00	-613.52	38.6%
01-9002 Gen-Audit	0.00	7,700.00	-7,700.00	0.0%
01-9004 Gen-Computer	357.00	2,000.00	-1,643.00	17.9%
01-9007 Gen-Election	9.36	1,300.00	-1,290.64	0.7%
01-9008 Gen-Equip	37,293.92	4,500.00	32,793.92	828.8%
01-9010 Gen-Fireworks	2,800.00	3,500.00	-700.00	80.0%
01-9011 Gen-Fuel	9,876.86	16,000.00	-6,123.14	61.7%
01-9013 Gen-Insurance	1,246.97	24,000.00	-22,753.03	5.2%
01-9014 Gen-Insurance-Health	26,652.18	22,287.36	4,364.82	119.6%
01-9015 Gen-Insurance-Vehicle	455.00			
01-9016 Gen-Insurance-Work Comp	1,899.00	3,000.00	-1,101.00	63.3%
01-9018 Gen-Legal-Acct	1,546.63	500.00	1,046.63	309.3%
01-9021 Gen-Mayor-Council	3,230.00	4,100.00	-870.00	78.8%
01-9022 Gen-Membership	4,579.69	5,000.00	-420.31	91.6%
01-9024 Gen-Misc	19,710.34	2,000.00	17,710.34	985.5%
01-9027 Gen-Petty Cash	0.00	150.00	-150.00	0.0%
01-9028 Gen-Postage	74.00	400.00	-326.00	18.5%
01-9030 Gen-Repairs & Maintenance	2,305.85	8,400.00	-6,094.15	27.5%
01-9032 Gen-Supplies	4,224.32	4,000.00	224.32	105.6%
01-9034 Gen-Taxes-FICA	6,710.25	9,000.00	-2,289.75	74.6%
01-9035 Gen-Taxes-Quarterly	0.00	5,000.00	-5,000.00	0.0%
01-9036 Gen-Training-Meeting	525.00	1,000.00	-475.00	52.5%
01-9037 Gen-Transfer of Funds	4,601.87	82,118.00	-77,516.13	5.6%
01-9039 Gen-Utilities-Phone elect trash	11,162.65	14,500.00	-3,337.35	77.0%
01-9040 Gen-Utilities-Propane	4,215.50	6,000.00	-1,784.50	70.3%
01-9041 Gen-Utilities-Street Lights	14,503.19	17,000.00	-2,496.81	85.3%
01-9043 Gen-Wages	59,319.89	69,840.44	-10,520.55	84.9%
01-9045 Hawthorne Debit Card Charges	5,757.64			
02-9001 WS-Ad	48.50	200.00	-151.50	24.3%
02-9005 WS-Annual Sewer Fee	238.45	250.00	-11.55	95.4%
02-9008 WSS-Equip	85,248.66	8,000.00	77,248.66	1,065.6%
02-9011 WS-Fuel	1,850.84	3,500.00	-1,649.16	52.9%
02-9013 WS-Insurance	0.00	4,000.00	-4,000.00	0.0%
02-9016 WS-Insurance-Work Comp	2,501.00	3,000.00	-499.00	83.4%
02-9017 WS-Lagoon Water Testing	3,579.50	2,000.00	1,579.50	179.0%
02-9019 WS-Loan-Principal	34,000.00	32,000.00	2,000.00	106.3%
02-9020 WS-Loan-Interest	2,998.13	4,582.50	-1,584.37	65.4%
02-9021 WS-Locates	249.75	300.00	-50.25	83.3%
02-9022 WS-Membership	325.00			
02-9023 WS-Meter Deposit Refunds	0.00	2,000.00	-2,000.00	0.0%
02-9024 WS-Misc	3,468.33	500.00	2,968.33	693.7%
02-9025 WS-Obligated Savings	0.00	40,617.50	-40,617.50	0.0%
02-9026 WS-Paying Agent Fees	1,272.64	1,400.00	-127.36	90.9%
02-9027 WS-Petty Cash	0.00	100.00	-100.00	0.0%
02-9028 WS-Postage	1,600.00	2,000.00	-400.00	80.0%
02-9029 WS-Primacy Fees	0.00	2,000.00	-2,000.00	0.0%
02-9030 WS-Repairs & Maintenance	6,841.25	6,000.00	841.25	114.0%
02-9031 WS-Rock	62.02			
02-9032 WS-Supplies	7,058.21	7,000.00	58.21	100.8%
02-9034 WS-Taxes-FICA	3,440.25	5,000.00	-1,559.75	68.8%
02-9035 WS-Taxes-Quarterly	0.00	2,500.00	-2,500.00	0.0%
02-9036 WS-Training-Meeting	725.00	1,500.00	-775.00	48.3%
02-9039 WS-Utilities-Phone elec trash	13,193.98	16,500.00	-3,306.02	80.0%
02-9040 WS-Utilities-Propane	0.00	250.00	-250.00	0.0%
02-9043 WS-Wages	166,818.50	65,000.00	101,818.50	256.6%
03-9003 ST-Cold Mix	0.00	750.00	-750.00	0.0%
03-9005 ST-Culverts	0.00	650.00	-650.00	0.0%
03-9008 ST-Equip	0.00	1,900.00	-1,900.00	0.0%
03-9011 ST-Fuel	1,579.55	3,000.00	-1,420.45	52.7%
03-9013 ST-Insurance	0.00	1,200.00	-1,200.00	0.0%
03-9016 ST-Insurance-Work Comp	2,797.00	2,500.00	297.00	111.9%
03-9024 ST-Misc	3,151.40			
03-9026 ST-Paving	0.00	15,000.00	-15,000.00	0.0%
03-9030 ST-Repairs & Maintenance	3,235.69	4,800.00	-1,564.31	67.4%
03-9031 ST-Rock	503.50	500.00	3.50	100.7%
03-9032 ST-Supplies	3,054.32	1,800.00	1,254.32	169.7%
03-9034 ST-Taxes-FICA	999.59	1,500.00	-500.41	66.6%
03-9040 ST-Utilities Propane	170.52			
03-9043 ST-Wages	16,271.39	33,500.00	-17,228.61	48.6%
04-9001 FD-Ad	67.00			
04-9008 FD-Equip	21,697.35	14,355.00	7,342.35	151.1%
04-9011 FD-Fuel	704.58	2,500.00	-1,795.42	28.2%
04-9014 FD-Insurance - Aflac	107.28	1,400.00	-1,292.72	7.7%
04-9015 FD-Insurance-Vehicle	0.00	6,515.00	-6,515.00	0.0%
04-9016 FD-Insurance-Work Comp	2,827.00	3,000.00	-173.00	94.2%
04-9022 FD-Membership	140.00	181.00	-41.00	77.3%
04-9024 FD-Misc	15,134.34			

Lowry City
Profit & Loss Budget vs. Actual

July 2025 through April 2026

	Jul '25 - Apr 26	Budget	\$ Over Budget	% of Budget
04-9028 · FD-Postage	527.03	450.00	77.03	117.1%
04-9030 · FD-Repairs & Maintenance	6,340.39	6,000.00	340.39	105.7%
04-9032 · FD-Supplies	162.49	2,000.00	-1,837.51	8.1%
04-9036 · FD-Training-Meeting	1,227.50	1,800.00	-572.50	68.2%
04-9039 · FD-Utilities-Phone elect trash	990.42	1,300.00	-309.58	76.2%
04-9040 · FD-Utilities-Propane	536.50	1,000.00	-463.50	53.7%
05-9008 · PD-Equip	2,754.00	2,500.00	254.00	110.2%
05-9011 · PD-Fuel	1,049.13	1,200.00	-150.87	87.4%
05-9013 · PD-Insurance	0.00	2,500.00	-2,500.00	0.0%
05-9016 · PD-Insurance-Work Comp	243.00	1,400.00	-1,157.00	17.4%
05-9018 · PD-Legal-Acct	0.00	3,200.00	-3,200.00	0.0%
05-9027 · PD-Petty Cash	0.00	100.00	-100.00	0.0%
05-9030 · PD-Repairs & Maintenance	581.49	2,000.00	-1,418.51	29.1%
05-9032 · PD-Supplies	498.21	700.00	-201.79	71.2%
05-9034 · PD-PD-Taxes-FICA	1,250.68	2,500.00	-1,249.32	50.0%
05-9043 · PD-Wages	21,730.00	32,000.00	-10,270.00	67.9%
06-9001 · Cem-Ad	20.50			
06-9008 · Cem-Equip	1,267.98	9,850.00	-8,582.02	12.9%
06-9011 · Cem-Fuel	314.60	750.00	-435.40	41.9%
06-9013 · Cem-Insurance	0.00	200.00	-200.00	0.0%
06-9016 · Cem-Insurance-Work Comp	484.00	500.00	-16.00	96.8%
06-9027 · Cem-Petty Cash	0.00	200.00	-200.00	0.0%
06-9030 · Cem-Repairs & Maintenance	5,619.75	1,800.00	3,819.75	312.2%
06-9032 · Cem-Supplies	878.26	400.00	478.26	219.6%
06-9034 · Cem-Taxes-FICA	416.54	3,200.00	-2,783.46	13.0%
06-9043 · Cem-Wages	7,175.36	7,000.00	175.36	102.5%
Total Expense	685,471.94	704,096.80	-18,624.86	97.4%
Net Ordinary Income	29,544.55	-2,901.00	32,445.55	-1,018.4%
Other Income/Expense				
Other Expense				
Fund Balance Transfer	-27,299.23			
Total Other Expense	-27,299.23			
Net Other Income	27,299.23	0.00	27,299.23	100.0%
Net Income	56,843.78	-2,901.00	59,744.78	-1,959.5%

Lowry City Payroll Summary April 2026

	Clark, Mike			Dawes, Michael			Farrell, John			Hodges, Charles L			Meyer, Deryk L		
	Hours	Rate	Apr 26	Hours	Rate	Apr 26	Hours	Rate	Apr 26	Hours	Rate	Apr 26	Hours	Rate	Apr 26
Employee Wages, Taxes and Adju...															
Gross Pay	2	25.00	50.00				8	18.81	150.48				2	18.00	36.00
Cemetery-Wages			0.00						0.00						0.00
Financial Admin-Sick P...			0.00						0.00						0.00
Financial Admin-Vacati...			0.00				15.25	18.81	286.85						0.00
Financial Admin-Wages			0.00				176.75	18.81	3,324.67						0.00
General PublicBldgs-Si...			0.00						0.00						0.00
General PublicBldgs-W...	2	25.00	50.00						0.00				4	18.00	72.00
Highways & Streets-Sic...			0.00						0.00						0.00
Highways & Streets-Wa...			0.00						0.00						0.00
Police-Wages/Salary		25.00	0.00		20.00	975.00			0.00				4	25.00	100.00
Water Supply-Sick Pay			0.00						0.00						0.00
Water Supply-Wages	100.5	25.00	2,512.50						0.00				7	18.00	126.00
Total Gross Pay	104.5		2,612.50	48.75		975.00	200		3,762.00	4		100.00	200		3,600.00
Deductions from Gross Pay															
Aftac - Pre Tax			0.00			0.00			0.00			0.00			0.00
Dental & Vision - Empl...			0.00			0.00			0.00			0.00			0.00
The Health Plan - Empl...			0.00			0.00			-309.00			0.00			0.00
Total Deductions from Gro...			0.00	48.75		975.00	200		-309.00	4		100.00	200		3,600.00
Adjusted Gross Pay	104.5		2,612.50	48.75		975.00	200		3,453.00	4		100.00	200		3,600.00
Taxes Withheld															
Federal Withholding			-99.00			-77.00			-240.00			-20.00			-220.00
Medicare Employee			-37.88			-14.14			-54.55			-1.45			-52.20
Social Security Employee			-161.97			-60.45			-233.24			-6.20			-223.20
MO - Withholding			-10.00			0.00			-85.00			-5.00			-80.00
Medicare Employee Addl T...			0.00			0.00			0.00			0.00			0.00
Total Taxes Withheld			-308.85			*****			-612.79			-32.65			-575.40
Deductions from Net Pay															
Aftac - After Tax			0.00			0.00			0.00			0.00			0.00
Total Deductions from Net Pay			0.00			0.00			0.00			0.00			0.00
Net Pay	104.5		2,303.65	48.75		823.41	200		2,840.21	4		67.35	200		3,024.60
Employer Taxes and Contributions															
Medicare Company			37.88			14.14			54.55			1.45			52.20
Social Security Company			161.97			60.45			233.24			6.20			223.20
MO - Unemployment Company			0.00			0.00			0.00			0.00			0.00
Total Employer Taxes and Contrib...			199.85			74.59			287.79			7.65			275.40

Lowry City Payroll Summary April 2026

	Porter, Stephanie			Tucker, Becca D			Walker, Kenneth			TOTAL		
	Hours	Rate	Apr 26	Hours	Rate	Apr 26	Hours	Rate	Apr 26	Hours	Rate	Apr 26
Employee Wages, Taxes and Adju... Gross Pay												
Cemetery-Wages												
Financial Admin-Sick P...	4.5	16.52	0.00			0.00	49	16.52	809.48	53.00		895.48
Financial Admin-Vacati...			74.34			0.00			0.00	12.50		224.82
Financial Admin-Wages	97.5	16.52	0.00			0.00			0.00	15.25		286.85
General PublicBldgs-Sl...	1.25	16.52	1,610.70			0.00			0.00	274.25		4,935.37
General PublicBldgs-W...			20.65			0.00	59	16.52	0.00	1.25		20.65
Highways & Streets-Sic...			0.00			0.00	8	16.52	974.68	65.00		1,096.68
Highways & Streets-Wa...			0.00			0.00	61	16.52	1,007.72	8.00		132.16
Police-Wages/Salary			0.00			0.00			132.16	61.00		1,007.72
Water Supply-Sick Pay			0.00			0.00			0.00	7.00		2,160.00
Water Supply-Wages	96.75	16.52	1,598.31			0.00	23	16.52	379.96	407.25		7,856.77
Total Gross Pay	200		3,304.00	54.25		1,085.00	200		3,304.00	****		****
Deductions from Gross Pay												
Aflac - Pre Tax			0.00			0.00			0.00			0.00
Dental & Vision - Empl...			0.00			0.00			0.00			0.00
The Health Plan - Empl...			0.00			0.00			-309.00			-618.00
Total Deductions from Gro...			0.00			0.00			-309.00			-618.00
Adjusted Gross Pay	200		3,304.00	54.25		1,085.00	200		2,995.00	****		****
Taxes Withheld												
Federal Withholding			-350.00			-83.00			-210.00			-1,299.00
Medicare Employee			-47.91			-15.73			-47.91			-271.77
Social Security Employee			-204.85			-67.27			-204.85			-1,162.03
MO - Withholding			-100.00			-20.00			-90.00			-390.00
Medicare Employee Addl T...			0.00			0.00			0.00			0.00
Total Taxes Withheld			-702.76			-186.00			-552.76			-3,122.80
Deductions from Net Pay												
Aflac - After Tax			0.00			0.00			0.00			0.00
Total Deductions from Net Pay			0.00			0.00			0.00			0.00
Net Pay	200		2,601.24	54.25		899.00	200		2,442.24	****		****
Employer Taxes and Contributions												
Medicare Company			47.91			15.73			47.91			271.77
Social Security Company			204.85			67.27			204.85			1,162.03
MO - Unemployment Company			0.00			0.00			0.00			0.00
Total Employer Taxes and Contrib...			252.76			83.00			252.76			1,433.80



Serving Bates, Benton, Cedar, Henry, Hickory, St. Clair, and Vernon Counties

March 30, 2026

Dear Kaysinger Member,

As we prepare for the new fiscal year, Kaysinger's staff is busier than ever, and we're excited about the programs and opportunities available to our region this year. Thanks to your ongoing support, we continue to expand our capacity to serve and support your community.

Our goals for the coming year remain rooted in our mission: to provide practical guidance, technical expertise, and resources that help communities achieve a way of life that is equitable, healthy, and sustainable. This year, we're excited to continue our region-wide Safe Streets for All grant, which aims to improve roadway safety and create safer, more accessible transportation networks for all users. This is a great opportunity for your community to engage with Kaysinger in identifying and addressing local transportation safety issues.

This past year, your support helped us accomplish the following:

- Completion of two county Hazard Mitigation Plans, helping communities prepare for and reduce the impacts of natural disasters.
- Assisted in the opening of several new businesses across the region through strategic partnerships and support from our economic developer.
- Helped secure grant funding for local infrastructure, historic preservation, community development, and public service projects.
- Facilitated regional collaboration across local governments and nonprofits, strengthening capacity for shared problem-solving.
- Assisted on the planning for the Statewide Comprehensive Economic Development Strategy

Your membership is vital, not only for the continued success of these projects but also for bringing future opportunities to the region. Your investment ensures that your community receives access to the following benefits:

- Partnership with MoDOT, including participation in the annual prioritization of projects
- Hazard Mitigation Planning
- Economic Development Assistance & Strategic Planning
- Reduced Cost of Grant Writing and Administration
- Project Development & Grant Opportunity Search



Serving Bates, Benton, Cedar, Henry, Hickory, St. Clair, and Vernon Counties

- Complete Streets Planning
- Traffic Counts
- Solid Waste Management & Recycling Grants
- Community Development & Planning
- Environmental Assessments
- Educational Events & Training
- And much more!

Enclosed with this letter is your membership dues invoice and the Resolution of Membership form. This form designates your community's representative as a Full Commission board member, granting your community a voting seat on our Full Commission Board. This board meets twice a year, May 21 and November 19. This appointed representative will also serve as our primary point of contact and advocate for your community.

Please return both your completed Resolution of Membership form along with the membership dues, including the name and contact information of your community's representative, by **July 1, 2026**.

Thank you for your continued support of Kaysinger and investment in your community and our region. Please don't hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Ashley Swartz". The signature is written in a cursive, flowing style.

Ashley Swartz, Executive Director

**KAYSINGER BASIN REGIONAL PLANNING
COMMISSION**

221 N 2nd St
Clinton, MO 64735 US
6608853393
ashley@kaysinger.com

Invoice

BILL TO
City of Lowry City
City Hall, P.O. Box 143
Lowry City, Missouri 64763

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
306	04/16/2026	\$208.42	05/16/2026	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Membership Dues	FY2027 Membership Dues (2020 Census Population X .34)	613	0.34	208.42
BALANCE DUE				\$208.42

KAYSINGER BASIN REGIONAL PLANNING COMMISSION

RESOLUTION OF MEMBERSHIP

WHEREAS: The City of Lowry City, MO desires membership in the Kaysinger Basin Regional Planning Commission; and,

WHEREAS: The governing body of said jurisdiction gives its consent to such membership and financial participation; and,

WHEREAS: Said jurisdiction has determined that the regional program can assist in guiding unified development, eliminate planning duplication and will promote economy and efficiency in the coordinated economic development of the area.

NOW, THEREFORE BE IT RESOLVED THAT The City of Lowry City, MO participate through membership in the Kaysinger Basin Regional Planning Commission, and that financial contribution be \$.34/Capital as has been determined by the Commission.

BE IT FURTHER RESOLVED THAT: The governing body hereby appoint:

Name: _____

Mailing Address: _____

Daytime Phone Number: _____

Email Address: _____

to represent said jurisdiction on the Kaysinger Basin Regional Planning Commission.

Passed and adopted this _____ day of _____, _____.

Mayor/Chairman

Attest: _____

City/Village Clerk



City Clerk <cityclerk@lowrycitymo.gov>

1260 Renewal Quote 2026

1 message

thomas-parker@moperm.com <thomas-parker@moperm.com>

Tue, Apr 28, 2026 at 9:29 AM

Reply-To: thomas-parker@moperm.com

To: cityclerk@lowrycitymo.gov, KAnstine@mkeithins.com

Attached is the pricing for the entity's coverage effective July 1, 2026.

You will notice an increase over last year's contribution. The base rate for all coverages increased 10% for 2026. The inflation adjustment that was applied to structures for 2026 is 6.2%. This adjustment is mandatory and cannot be changed.

The amount shown on the attached document may be higher or lower than the base rate change. Other factors include exposure changes and requested policy changes as well as each entity's individual loss experience in recent years.

Invoices and policies will be emailed at the beginning of June.

If applicable, a copy of this pricing has also been provided to the entity's agent. Contact him/her with any questions.

We look forward to continuing to serve your entity.

Thank You,
Thomas Parker
Underwriting Assistant
888.389.8198x1125
Fax 573.751.8276
PO Box 7110, Jefferson City, MO 65102

**1260 Quote for Renewal 2026.pdf**

811K

Do Not Pay. This is not an invoice.



Renewal
This Year
2026-2027

Renewal Pricing for CITY OF LOWRY CITY

Memorandum No. 1260

Date: April 30, 2026

Policy Period: July 1, 2026 to July 1, 2027

<u>Line of Business</u>	<u>Annual Contribution</u>	<u>Deductible</u>	<u>Deductible Applicability</u>
Automobile Liability	\$4,286.00	\$1,000.00	Loss
Auto Medical Payments	\$776.00	\$0.00	
Hired and Non-Owned Vehicles	Included	\$1,000.00	Loss
Uninsured Motorist	\$198.00	\$0.00	
Auto Physical Damage			
Collision	\$2,538.00	Per Schedule	
Comprehensive	\$1,555.00	Per Schedule	
Auto Physical Damage (Stated Value)	Included		
Collision (Stated Value)	\$1,631.00	\$500.00	
Comprehensive (Stated Value)	\$1,169.00	\$500.00	
Leased Mobile Equipment	\$0.00	Per Schedule	Loss
Liability	Included	Per Schedule	
Employee Benefit Liability	\$139.00	\$1,000.00	Loss
Employment Practices Liability	\$1,681.00	\$1,000.00	Loss
Errors & Omissions Liability	\$559.00	\$1,000.00	Loss
General Liability	\$1,452.00	\$1,000.00	Loss
Law Enforcement Liability	\$4,506.00	\$1,000.00	Loss
Property	\$17,978.00	Per Schedule	Loss
Accounts Receivable	\$147.00	Per Schedule	Loss
Earth Movement	Included	See Note	
Electronic Data Processing Equipment	\$74.00	Per Schedule	Loss
Equipment	\$1,054.00	Per Schedule	Loss
Equipment Breakdown	\$2,344.00	Per Schedule	Loss
Flood	Included	See Note	
Valuable Papers	\$147.00	Per Schedule	Loss
Water Damage	Included	Per Schedule	Loss
TOTAL RENEWAL PRICING:	<u>\$42,234.00</u> *		

If "Loss & LAE" (Loss Adjustment Expense) is indicated under *Deductible Applicability*, the Member will be responsible for defense and other adjustment costs up to the deductible amount.

Deductibles have been determined based on total contribution, loss history, and existing deductibles.

*The entity's current coverage will expire on July 1, 2026. Renewal is hereby offered at the price indicated above, which is based on information on file as of April 30, 2026. Changes requested before July 1, 2026 will affect the actual renewal price invoiced.

Do Not Pay. This is not an invoice.



Last Year
2025-2026

Renewal Pricing for CITY OF LOWRY CITY

Memorandum No. 1260

Date: May 9, 2025

Policy Period: July 1, 2025 to July 1, 2026

<u>Line of Business</u>	<u>Annual Contribution</u>	<u>Deductible</u>	<u>Deductible Applicability</u>
Automobile Liability	\$4,018.00	\$1,000.00	Loss
Auto Medical Payments	\$725.00	\$0.00	
Hired and Non-Owned Vehicles	Included	\$1,000.00	Loss
Uninsured Motorist	\$176.00	\$0.00	
Auto Physical Damage			
Collision	\$2,024.00	Per Schedule	
Comprehensive	\$1,250.00	Per Schedule	
Auto Physical Damage (Stated Value)	Included		
Collision (Stated Value)	\$1,485.00	\$500.00	
Comprehensive (Stated Value)	\$1,064.00	\$500.00	
Leased Mobile Equipment	\$0.00	Per Schedule	Loss
Liability	Included	Per Schedule	
Employee Benefit Liability	\$125.00	\$1,000.00	Loss
Employment Practices Liability	\$1,813.00	\$1,000.00	Loss
Errors & Omissions Liability	\$583.00	\$1,000.00	Loss
General Liability	\$1,523.00	\$1,000.00	Loss
Law Enforcement Liability	\$4,094.00	\$1,000.00	Loss
Property	\$15,056.00	Per Schedule	Loss
Accounts Receivable	\$137.00	Per Schedule	Loss
Earth Movement	Included	See Note	
Electronic Data Processing Equipment	\$65.00	Per Schedule	Loss
Equipment	\$770.00	Per Schedule	Loss
Equipment Breakdown	\$2,067.00	Per Schedule	Loss
Flood	Included	See Note	
Valuable Papers	\$137.00	Per Schedule	Loss
Water Damage	Included	Per Schedule	Loss
TOTAL RENEWAL PRICING:	<u>\$37,112.00</u> *		

If "Loss & LAE" (Loss Adjustment Expense) is indicated under *Deductible Applicability*, the Member will be responsible for defense and other adjustment costs up to the deductible amount.

Deductibles have been determined based on total contribution, loss history, and existing deductibles.

*The entity's current coverage will expire on July 1, 2025. Renewal is hereby offered at the price indicated above, which is based on information on file as of May 9, 2025. Changes requested before July 1, 2025 will affect the actual renewal price invoiced.

Adding a bond for city collector and city clerk

It was discovered the city carries a bond on the mayor and mayor pro-tem but not on the city collector or city clerk. Chris Rutter with Mike Keith Insurance put together some quotes for the board to review

The quotes below show premiums for adding the Clerk and Collector for various amounts. As a baseline, the current bond covers the Mayor and Mayor Pro Tem for \$10,000 each and runs \$75 per year.

To leave the Mayor and Mayor Pro Tem at the current \$10,000 and add the Clerk and Collector for \$10,000 each, would be \$205 per year.

Mayor - \$10,000 - \$35/year

Mayor Pro-Tem - \$10,000 - \$35/year

City Clerk - \$10,000 - \$35/year

City Collector - \$10,000 - \$100/year

Total Bond Amount – \$40,000

To leave the Mayor and Mayor Pro Tem at the current \$10,000 each and add the Clerk and Collector for \$5,000 each, it would be \$138 per year.

Mayor - \$10,000 - \$35/year

Mayor Pro-Tem - \$10,000 - \$35/year

City Clerk - \$5,000 - \$18/year

City Collector - \$5,000 - \$50/year

Total Bond Amount – \$30,000

To drop the Mayor and Mayor Pro Tem to \$5,000 each, and add the Clerk and Collector for \$5,000 each, it would be \$104 per year.

Mayor - \$5,000 - \$18/year

Mayor Pro-Tem - \$5,000 - \$18/year

City Clerk - \$5,000 - \$18/year

City Collector - \$5,000 - \$50/year

Total Bond Amount – \$20,000

Attorney Race Leiber

Attached is information from Attorney Race Leiber. He stated he would not require a monthly retainer for a municipality and will offer the same arrangement he has with the Village of Collins and the City of Weaubleau. The rate is \$200 per hour on an “as needed” basis.



129 W. Franklin St.
P.O. Box 507
Clinton, MO 64735
Ph.: (660) 885-0202
Fax: (660) 885-0226
Em.: race@leiberlaw.com
www.leiberlaw.com



James "Race" Leiber, J.D.
Attorney at Law

*"For by wise counsel thou shalt
make thy war." Proverbs 24:6.*

May 11, 2026

City of Lowry City
406 W. 4th Street
Lowry City, MO 64763

In Re: City Attorney

To Whom It May Concern:

Please accept this letter as an official inquiry and request for consideration for legal services on behalf of the City of Lowry City, Missouri. In addition to this letter, please see the enclosed response to the City's request for qualifications, and résumé.

Should you have any questions, feel free to contact my office at any time. Thank you for your consideration.

Sincerely,

LEIBER LAW, L.L.C.

/s/ James Race Leiber

By:

James "Race" Leiber

JRL/jrl

Enc.



RESPONSE TO REQUEST FOR QUALIFICATIONS:

General Information:

1. Candidate (primary contact) Name: James Race Leiber

a. Education (undergraduate; postgraduate):

Undergraduate: Missouri State University
Bachelor of Science in Psychology, 2016
Minor in Criminology, 2016
Certification in Forensic Child Psychology, 2016

Postgraduate: University of Missouri – Kansas City School of Law
Juris Doctorate, 2021

b. Years of Practice:

Five (5) years as licensed practicing attorney as of August 2026, and an additional one (1) year as Rule 13 Certified attorney, totaling six (6) years.

c. Areas of Emphasis:

Adoption, Commercial & Banking, Contracts, Criminal, Estate Planning, Family/Domestic, General Litigation, Juvenile, Municipalities, Personal Injury, Probate, Prosecution, and Real Estate.

d. Bar membership: Missouri BAR (MBE #: 73814)

e. Professional memberships and affiliations:

Missouri Bar Association
Western District of Missouri Federal Court
27th Circuit Bar Association (President 2023)
Henry County Bar Association (President)

2. Firm Name: Leiber Law, L.L.C.

a. Address and phone numbers of managing office

****Current Primary Office:*

Leiber Law L.L.C. & Baker Law Firm, L.L.C. (SHARED OFFICE SPACE)
Ad.: 129 W. Franklin St.,
Clinton, MO 64735
Ph.: (660) 885-0202

****New Exclusive Office as of June 1, 2026:*

Leiber Law L.L.C.
Ad.: 630 Second St.,
Osceola, MO 64776
Ph.: (660) 885-0202

RESPONSE TO REQUEST FOR QUALIFICATIONS:

- b. Number of attorneys: Single Practitioner/One (1).
- c. Number of attorneys practicing municipal law: One (1)
- d. Brief history:

Founder and Senior Partner of Baker Law Firm, L.L.C, J.D. Baker, has owned and operated the firm with over forty (40) years of experience. J.D. has worked in the Osceola area shortly after earning his Juris Doctorate in 1975. J.D. worked in Osceola since then, and opened a second office in Clinton, Missouri, in 2008. Shortly thereafter, J.D. conducted business out of both offices in partnership with his sons, Brandon and Blane Baker.

In 2021, J.D. hired myself, James Race Leiber, as an associate attorney, who has worked in said position up and until June 1, 2025. By that time, both Brandon and Blane Baker were appointed as Circuit Judge and Associate Circuit Judge, respectively, in the 27th Circuit. As such, practice became limited due to the conflict of interest with practicing under the Baker Law Firm, L.L.C. name while also having two former partners and family members of said firm now acting judges. As such, June 1, 2025, I opened my own firm, Leiber Law, L.L.C., and have been successfully operating primarily out of the second office in Clinton, while continuing to office share both locations with Baker Law Firm, L.L.C.

As of June 1, 2026, I will exclusively be operating out of Leiber Law, L.L.C., located at 630 Second Street in Osceola, Missouri. I plan to continue to conduct business in a professional and successful manner, and will continue to do so for the foreseeable future.

f. Satellite location

****Osceola Shared Office until May 31, 2026:*

Leiber Law L.L.C. & Baker Law Firm, L.L.C. (SHARED OFFICE SPACE)

Ad.: 620 Second Street,
Osceola, MO 64776
Ph.: (417) 646-8125

4. References:

- Hon. Jacob M. Dawson, Cedar County Associate Circuit Judge
Ad.: Cedar County Circuit Clerk's Office,
113 South St.,
Stockton, MO 65785
Ph.: (417) 276-6700 Ext. 230/234
- Hon. Harold L. Dump, II, Henry County Associate Circuit Judge
Ad.: Henry County Circuit Clerk's Office,
100 W. Franklin St.,
Clinton, MO 64735
Ph.: (660) 885-7236

RESPONSE TO REQUEST FOR QUALIFICATIONS:

- Hon. Gary V. Cover, City of Clinton Municipal Judge,
Ad.: Cover & Hilton Law Group
137 W. Franklin St.,
Clinton, MO 64735
Ph.: (660) 885-6914

LEIBER LAW, L.L.C.

/s/ James Race Leiber

By: _____

James Race Leiber 73814

P.O. Box 507

Clinton, MO 64735

Ph.: (660) 885-0202

Fax: (660) 885-0226

Em.: race@leiberlaw.com

James "Race" Leiber

Contact Information

Leiber Law, L.L.C.
Ph.: (660) 885-0202
Em.: race@leiberlaw.com

Employment Address.

129 W. Franklin St,
Clinton, MO 64735
Fax: (660) 885-0226

EDUCATION

Juris Doctorate

Graduation: May 2021

University of Missouri-Kansas City School of Law, *Kansas City, MO*

- Admittance to Missouri Bar in August, 2021.
- Missouri Bar#: 73814

Bachelor of Science with a Major in Psychology

Graduation: Dec. 2016

Missouri State University, *Springfield, MO*

- Minor in Criminology.
 - Certification in Forensic Child Psychology.
-

EMPLOYMENT EXPERIENCE

Attorney at Law

June 2025-present

Leiber Law, L.L.C., *Osceola, MO*

- Consult, advise, and zealously represent clients, draft pleadings, and file cases.
- Acts as Municipal Prosecutor for the City of El Dorado Springs, MO.
- Serves as City Attorney for the Village of Collins, MO, and the City of Weaubleau, MO.

Attorney at Law

Aug. 2021-May 2025

Baker Law Firm, L.L.C., *Clinton, MO*

- Consult, advise, and zealously represent clients, draft pleadings, and file cases.
- Acts as Municipal Prosecutor for the Cities of Clinton, MO and El Dorado Springs, MO.
- Serves as City Attorney for the Village of Collins, MO.

Rule 13 Certified Attorney

Aug. 2020-May 2021

UMKC Child and Family Services Clinic, *Kansas City, MO*

- Consulted with clients and provided zealous representation.
 - Drafted pleadings and additional legal documents, and eFile cases with the Court.
 - Represented clients, and appeared in court on each client's behalf for family law related matters.
-

COMMUNITY INVOLVEMENT

Martial Arts Student, Senior Belt, Assistant Instructor, and Coach

Jan. 2009-Present

Tigers Den Martial Arts Academy, *Osceola, MO*

- Teach and train fellow students under the guidance of the Senior Master.
- Examine and judge the skills of fellow students in detail for testing and competition.
- Continue personal training, currently holding a 4th Degree Black Belt in taekwondo.

AN ORDINANCE ACCEPTING AND APPROVING THE RECOMMENDATIONS OF THE ZONING BOARD OF THE CITY OF LOWRY CITY, MISSOURI, REGARDING SMALL SINGLE FAMILY DWELLINGS.

WHEREAS, the Lowry City Zoning Board and the City of Lowry City identifies affordable housing as a housing need in the City of Lowry City; and

WHEREAS, the Lowry City Zoning Board encourages that housing strategies be developed to identify solutions for obstacles to the creation of affordable housing in the City of Lowry City; and

WHEREAS, the Lowry City Zoning Board held a public meeting on March 20, 2018, to consider stipulations for a small single family dwelling in the City of Lowry City; and

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

Section 1. Requirements:

- a) Maximum structure height of two (2) stories or thirty (30) feet.
- b) Minimum square footage, including all floors, two hundred forty (240) or twelve by twenty (12x20).
- c) One hundred fifty (150) sq. ft. for first occupant and one hundred sq. ft. for each additional resident.
- d) Every room used for sleeping must contain at least seventy (70) sq. ft. of floor space, or at least fifty (50) sq. ft. per person if occupied by more than one person.
- e) Foundation must be frost proof concrete slab, crawl space or basement.
- f) House must be anchored to withstand a minimum of ninety (90) mph wind load.
- g) Roof must be a pitch roof constructed of metal roofing or composite shingles.
- h) Twenty (20) foot hold back on front and ten (10) foot hold back on sides and back.
- i) Minimum lot area of 1700 sq. ft.
- j) Storage buildings, manufactured homes, mobile homes or travel homes are not considered small single family dwellings.
- k) Small single family dwellings not built on site, must be new (current year) and not previously lived in.
- l) Building permits are required.
- m) They must be hooked up to City utilities such as water and sewer and electric.
- n) Not able to share or hook into another homes utilities, each home must have its own utilities.

AMENDMENT TO ORDINANCE 9902

General Provisions, Section 3, Manufactured Housing Definition

Manufactured Home Residential-Design: For Residential Zoned Areas a manufactured home which satisfies the following criteria:

- A. The manufactured home shall have minimum dimensions of 22 feet in width and 40 feet in length;**
- B. The pitch of the roof of the manufactured home for residential zoned areas shall have a minimum vertical rise of four feet for each 12 feet of horizontal run and the roof finished with a type of shingle that is commonly used in standard residential construction in the city;**
- C. All roof structures shall provide an eave projection of no less than 12 inches, exclusive of any guttering;**
- D. The exterior siding shall consist of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the City;**
- E. The manufactured home for residential zoned areas shall be set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A225.2), and a continuous, permanent masonry foundation or masonry curtain wall, or poured concrete wall, unpierced, except for required ventilation and access, is installed**

**under the perimeter of the Residential-Design
Manufactured Home.**

**F. Stairs, porches, entrance platforms, ramps and
other means of entrance to and from the home
shall be installed firmly to the primary
structure and securely to the ground; and**

**G. A Residential Design-Manufactured Home,
when installed, shall have substantially the
appearance of an on-site, conventionally
built, single-family dwelling.**

John Neuenschwander

ATTEST;

Jo Reece, City Clerk

Date

**AYES:
Charles Cone
Sean Langston
Steve Elsey
Larry Wills**

NAYS:

— ★ ★ ★ ★ —

Annual FOURTH OF JULY FIREWORKS DISPLAY

★ SATURDAY, JULY 4TH ★

The City of Lowry City is preparing for the annual fireworks show and needs help from local businesses and individuals with donations.

- ★ Donations, big or small, will provide quality, family-friendly entertainment.
- ★ Every donation counts and are tax deductible.



Please send checks payable to the city to PO BOX 143, Lowry City, MO 64763, or donate online at www.lowrycitymo.gov or in person at City Hall (406 West 4th Street, 8am-4pm, Monday-Friday).



★ Your donations will honor our servicemen and women, ★
their families, and the freedoms they provide.

★ Thank you for helping make this year's display a success! ★

Complaint Form

City of Lowry City
406 W. 4th, (Physical Address)
P. O. Box 143 (Mailing Address)
Lowry City, MO 64763
Telephone: (417) 644-2338 Fax: (417) 644-2035

No. _____

Request

Location _____ Date _____

Reported By _____ Rec'd by _____

Address _____ Phone _____

Action Taken

By _____ Date _____

Thank you for calling this matter to our attention. I hope the action taken meets with your approval: in the event it does not, I would appreciate your contacting me.

City Clerk John Farrell