

LOWRY CITY
REGULAR BOARD OF ALDERMEN MEETING
Tentative Agenda
Tuesday, July 21, 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. Budget meeting minutes from June 15, 2026
 - B. Regular session minutes from June 16, 2026
 - C. Closed session minutes from June 16, 2026
 - D. Special meeting from July 2, 2026
5. **Approve bills list-**
 - A. List of bills from June 16, 2026 through July 20, 2026
6. **Financial reports:**
 - A. Reports for month ending June 30, 2026
-Total income is at 115.4 percent and total expenses at 115.7 percent of budgeted amount for fiscal year ending June 30, 2026
7. **Old or unfinished business-**
 - A. Zoning ordinances related to mobile homes in the city limits
 - B. Civic Center-Installing new locks, increasing rental fee and deposit amount
8. **New business**
 - A. A-1 Disposal formal request for rate increase
 - B. Discuss advertising for audit of the city's financials
(The last audit was completed on July 30, 2024 by DSWA, Nevada for FY 2020-2021)
 - C. John Welch-Ordinance violation complaints
 - D. Larry Wills-Request to discuss Temporary Water/Sewer Superintendent Mike Clark contract? *(NOTE: Clark is not contracted privately. He is a city employee)*
 - E. Set a date for the tax levy public hearing-
Aug. 18 at 5:45pm prior to regular meeting
9. **Public input-comments or questions:**
(Please state name for the minutes of the meeting and limit comments to three minutes.)
10. **Department reports**
 - A. **City Hall-** *by John Farrell*
Thanks for the fireworks donations \$1,521.90
 - B. **Police Department-** *Police Chief Charles Hodges- Search continues for police chief. Advertising on Facebook.*
 - C. **Fire Department Report** *by Fire Chief Justin Norris*

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

- 11. Mayor's Notes:**
- 12. Adjournment of open session:**

On July 17, 2026 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
SPECIAL BUDGET SESSION MEETING
Monday, June 15, 2026 at 3:00 pm
Draft Minutes**

Call to order

On Monday June 15, 2026 Mayor Greg BeVelle called the special budget session of the Lowry City Board of Aldermen meeting to order at 3 p.m. in the council room at city hall. Board members attending included West Ward Aldermen Sean Langston and Clark Patterson and East Ward Aldermen Charles Cone and Cecil Shehorn. City Clerk John Farrell was also in attendance. Notice of the meeting was given pursuant to RSMo. 610.020.

The special session was held to discuss anticipated cash revenues and expenses for the various funds and accounts of the city. Discussion was made regarding all accounts including the general, water and sewer, streets, police, fire and cemetery for FY 2026-2027.

The final budget will be presented for approval as a resolution at the regular council meeting on June 16.

Adjourn:

On a motion from Cone and a second by Shehorn the board unanimously agreed to adjourn.

{Seal}

Greg BeVelle, Mayor

Attest:

John Farrell, City Clerk

LOWRY CITY BOARD OF ALDERMEN
REGULAR COUNCIL MEETING
Tuesday, June 16, 2026 6:00 pm
Draft Minutes

Call to Order and Pledge of Allegiance:

Mayor Greg BeVelle 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 Cecil Shehorn, West Ward Aldermen Sean Langston and Clark Patterson.

City Clerk John Farrell, Temporary Water Sewer Superintendent Mike Clark and Water Sewer Superintendent Trainee Deryk Meyer were in attendance along with several people from the community. Notice of the meeting was given pursuant to RSMo. 610.020. The Pledge of Allegiance was led by BeVelle.

Approval of Minutes:

The board reviewed the regular session minutes from May 15, 2026. Langston moved and Shehorn seconded to approve the minutes. The motion carried by a unanimous vote.

The board reviewed the special meeting minutes from June 2, 2026. Cone moved and Patterson seconded to approve the minutes. The motion carried by a unanimous vote.

Bills:

A list of bills from May 19, 2026 through June 16, 2026 was presented for approval. Langston moved and Cone seconded the motion to approve the bills presented. The motion passed unanimously.

Financial reports:

Financial reports for the month ending May 31, 2026 were presented and reviewed. The mayor noted total income is at 108 percent and total expenses are at 102.2 percent of budgeted amount for fiscal year ending June 30, 2026.

Cone moved and Shehorn seconded to accept the financial reports. The motion carried by a unanimous vote.

Old or unfinished business-

No old or unfinished business

New business-

Bill 2026-01 Amend 2025-2026 FY Budget

Bill 2026-01 was presented authorizing amendments to budgeted amounts in FY 2025-2026 operating budget for unforeseen circumstances in estimated expenditures in compliance with

RSMo. 67.040. The bill included an attached exhibit that showed funds amended included the general, streets, police and cemetery funds.

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

Langston moved and Shehorn seconded to have second reading of the bill by title only. The vote was unanimous in favor. Langston read the bill by title only.

Cone moved and Shehorn seconded to accept the second reading of the bill by title only. The vote was unanimous in favor.

Langston moved and Cone seconded to adopt the bill as Ordinance 2026-01. A roll call vote was taken with Shehorn, Cone, Patterson and Langston all voting in favor.

Bill 2026-02-Budget for FY 2026-2027

Bill 2026-02 was presented to adopt an annual budget for 2026-2027 FY. The budgets for all city departments total \$653,805.

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

Patterson moved and Shehorn seconded to have second reading of the bill by title only. The vote was unanimous in favor. Langston read the bill by title only.

Shehorn moved and Coner seconded to accept the second reading of the bill by title only. The vote was unanimous in favor.

Langston moved and Shehorn seconded to adopt the bill as Ordinance 2026-02. A roll call vote was taken with Shehorn, Cone, Patterson and Langston all voting in favor.

Selena Walters-

Walters appeared before the board with an application for an improvement location permit. She presented the mayor with a diagram of a 2026 modular home that is within the guidelines of the city's ordinances. She explained the house will be placed on property off D Highway. On a motion from Langston and a second from Patterson the board unanimously approved the application.

Review zoning ordinances related to mobile homes in the city limits

Information regarding zoning ordinances related to mobile homes in the city limits was included in the board packets for review. On a motion from Langston and a second from Shehorn the board unanimously agreed to table discussion on the matter until the July meeting.

Citizen input:

Tyler Knight spoke to the board regarding trees causing issues on 7th Street while traveling with large equipment. He noted damage to his vehicle in the past from low hanging tree limbs. It was noted the city workers will research the matter and resolve in a timely matter.

Heather Knight, president of the Lowry City Community Betterment, spoke to the board regarding issues with the level of cleanliness at the civic center. She stated the level has been declining. Knight requested the gym floors be cleaned noting grant funds were used to pay for new flooring.

Discussion was held regarding holding a walk-through following the rental, increasing the deposit for renting the space and also installing new locks. No decisions or motions were made. It was noted the board will revisit the matter during next month's meeting.

Department and group reports/updates:

City Hall: -Farrell reported receiving a letter from A-1 Disposal in reference to a \$2 per month increase to trash service beginning August 1, 2026. It was noted the city has a contract with the trash company and will revisit the matter at the July meeting.

Farrell noted business license renewals are due by July 1. He reminded about the upcoming fireworks show on July 4. Farrell said \$1,195 has been received in donations for the show.

Police Department: There was no police report. Farrell noted Police Chief Charles Hodges had given the city a letter of resignation prior to last month's meeting. The clerk said Hodges has agreed to stay on as chief while the city actively seeks a new chief. Shehorn moved and Patterson seconded to run an advertisement for a new part-time police chief. The vote was unanimous.

Fire Department: Fire Chief Justin Norris stated firefighters have been busy. During the past month, the firefighters responded to 15 calls for service including 11 medical calls, one fire and three motor vehicle accidents. In total over the month, 33 hours and 45 minutes of man hours were logged, along with 44 hours of training.

Norris spoke of new cones that have LED lights available. He noted the safety of personnel when on calls as a reasons for the request. He estimated the cost at \$800 for a set of six cones. It was agreed Norris will gather additional information and present to the board at the next meeting. The chief also noted an upcoming meeting in reference to reporting software.

Public Works: Meyer reported he has passed his wastewater training classes and will be attending drinking water certification classes for 10 days in July. He reported a few water meters were replaced during the last month along with a few burials at the cemetery.

Mayor's notes:

Mayor BeVelle reported the he has received information the "pallet porch" house on 3rd and Luis planned to be dismantled and the property cleaned up. He noted work has started. BeVelle also reminded citizens the if a police officer does not feel they can prosecute on a written complaint made, the complaint will be dismissed.

Adjourn to closed session – Langston moved and Shehorn seconded to adjourn the regular meeting and move to closed session for annual staff reviews pursuant to 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment. A roll call vote was taken with Shehorn, Cone, Patterson and Langston all voting in favor.

Re-convene to open session:

Adjournment of regular open session:

Cone moved and Patterson seconded to adjourn the regular meeting and the vote was unanimous and the meeting adjourned.

{Seal}

Greg BeVelle, Mayor

Attest:

John Farrell, City Clerk

LOWRY CITY BOARD OF ALDERMEN

Closed Session

Tuesday, June 16, 2026

Draft Minutes

Call to order

On Tuesday, June 16, 2026 the Lowry City Board of Aldermen held a closed session meeting following the regular meeting. The closed session was held pursuant to 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment. Notice of the meeting was given by posting the notice on the bulletin board located at city hall and it was sent by email to the St. Clair County Courier.

Mayor Greg BeVelle called the meeting to order. Board members attending included East Ward Aldermen Charles Cone and Cecil Shehorn, West Ward Aldermen Sean Langston and Clark Patterson. City Clerk John Farrell was requested to stay in the closed meeting.

Annual Staff Reviews

On a motion from Langston and a second from Patterson, the board unanimously agreed to give Water Sewer Superintendent Trainee Deryk Meyer a \$2 per hour raise bringing his pay rate to \$20 per hour. It was noted after Meyer completes and passes his drinking water certification the board will review his pay again.

On a motion from Langston and a second from Shehorn, the board unanimously agreed to give Farrell a \$2.19 per hour raise bring his pay rate to \$21 per hour.

On a motion from Cone and a second from Shehorn the board voted to give City Collector Stephanie Porter and City Maintenance Worker Kenneth Walker a \$2 per hour raise bringing their pay rate to \$18.52 per hour. The vote was 3-1 with Langston voting against the matter.

Langston moved and Cone seconded to adjourn the closed session and enter open session. A roll call vote was taken with Shehorn, Cone, Patterson and Langston all voting in favor.

{Seal}

Attest:

Greg Bevelle, Mayor

John Farrell, City Clerk

LOWRY CITY BOARD OF ALDERMEN
SPECIAL COUNCIL MEETING
Thursday, July 2, 2026 3:00 pm
Draft Minutes

Call to Order:

Mayor Greg BeVelle called the special session of the Lowry City Board of Aldermen to order at 3 p.m. in the council room at city hall on July 2. Board members attending included East Ward Aldermen Charles Cone and Cecil Shehorn, West Ward Aldermen Sean Langston and Clark Patterson. City Clerk John Farrell and Gage Ferguson also attended.

New business- Fireworks show for July 4

Farrell explained earlier in the week, city officials learned of an issue in Mountain Home, AR., where Aaron Mayfield, from AM Pyrotechnics, LLC did not show up to a fireworks show they had scheduled. Bankruptcy was stated as the reason for the cancellation.

Farrell noted this is the same company the city has contracted for the annual show. The city raised \$1,521.90 for the show that was planned. AM Pyrotechnics, LLC was paid \$3,500 in advance by the city for the show. The final payment of \$700 was made in May and an insurance policy dated May 29, 2026 was obtained from the fireworks provider.

The city clerk said contact was made with Mayfield on Monday, June 29 and Mayfield said he would conduct the show as long as he had enough employees to put on the show. The city received confirmation on Wednesday afternoon, July 1, Mayfield will not be putting on the on show in Lowry City due to his ongoing bankruptcy case.

It was noted contact was made with local pyrotechnician Gage Ferguson in reference to putting together a show at the last minute.

During the meeting a contract was presented from D & T Pyro to put on the show at a cost of \$3,000. On a motion from Langston and a second from Shehorn the board unanimously agreed to enter into the contract.

Adjournment:

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

{Seal}

Greg BeVelle, Mayor

Attest:

John Farrell, City Clerk

Bills

July 21, 2026

Signed By:

Council Member: **Sean Langston**

Council Member: **Clark Patterson**

Council Member: **Charles Cone**

Council Member: **Cecil Shehorn**

Attest:

Mayor: **Greg BeVelle**

Clerk: **John Farrell**

Date:
07/21/2026

{Seal}

Lowry City Balance Sheet As of June 30, 2026

Jun 30, 26

ASSETS

Current Assets

Checking/Savings

01-1001 · Operating Checking	555,774.65
01-1002 · General Fund Savings	615.98
01-1003 · General Hawthorn Checking	1,486.03
02-1001 · Water & Sewer Checking	202,062.75
02-1002 · Water & Sewer Surplus Savings	6,587.20
02-1003 · Water & Sewer Revenue Savings	130,465.01
02-1004 · Water Meter CD	10,000.00
02-1005 · Water & Sewer Revenue CD	20,000.00
03-1001 · Streets Checking	113,633.57
04-1001 · Fire Dept Checking	15,468.57
04-1002 · Fire Dept Savings	29,193.86
05-1001 · Police Dept Checking	4,511.41
05-1002 · Police L.E.T. Savings	3,120.16
06-1001 · Cemetery Checking	98,214.88
06-1002 · Cemetery Land Purchase Savings	9,845.26
06-1003 · Cemetery Savings	17,539.43
06-1004 · Cemetery Land Purchase CD1	6,404.00
06-1005 · Cemetery Land Purchase CD2	22,000.00
06-1006 · Cemetery Land Purchase CD3	3,000.00
06-1007 · LC Cemetery CD	25,000.00
06-1008 · Cemetery Trust Fund CD1	3,726.00
06-1009 · Cemetery Trust Fund CD2	5,000.00
06-1010 · Cemetery Trust Fund CD3	1,800.00
06-1011 · Cemetery Trust Fund CD4	5,029.00
06-1012 · Cemetery Trust Fund CD5	18,650.00
06-1013 · Cemetery Trust Fund CD6	11,000.00
06-1014 · Cemetery Trust Fund CD7	18,000.00
06-1015 · Cemetery CD 32784-Keith	174,551.99
06-1016 · Cemetery CD 32785 Keith	174,551.98

Total Checking/Savings

1,687,231.73

Accounts Receivable

1201 · Accounts Receivable

34,353.51

Total Accounts Receivable

34,353.51

Other Current Assets

Undeposited Funds

1,021.85

Total Other Current Assets

1,021.85

Total Current Assets

1,722,607.09

TOTAL ASSETS

1,722,607.09

Lowry City
Balance Sheet
As of June 30, 2026

	Jun 30, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3002 · Accrued Payroll Taxes	4,093.86
941 Tax Withholding	494.40
Health/Disability Insurance	
State Withholding	1,127.00
Total 3002 · Accrued Payroll Taxes	5,715.26
3004 · Sales Tax Payable	1,104.98
Total Other Current Liabilities	6,820.24
Total Current Liabilities	6,820.24
Total Liabilities	6,820.24
Equity	
5001 · Fund Balances	
001-109 · General Funds	
01-5001 · General	998,999.24
03-5001 · Streets	-96,341.69
04-5001 · Fire Department	44,417.17
05-5001 · Police	-130,522.59
06-5001 · Cemetery	182,567.01
07-5001 · Hawthorn	4,275.48
Total 001-109 · General Funds	1,003,394.62
300-399 · Capital Projects Funds	
11-5001 · FY 22 Police Vehicle	40,000.00
Total 300-399 · Capital Projects Funds	40,000.00
600-799 · Enterprise and Utility Funds	
02-5001 · Water and Sewer	241,543.90
Total 600-799 · Enterprise and Utility Funds	241,543.90
Total 5001 · Fund Balances	1,284,938.52
zzzzzz0 · Retained Earnings	-24,915.74
zzzzzz1 · Opening Balance Equity	349,103.97
Net Income	106,660.10
Total Equity	1,715,786.85
TOTAL LIABILITIES & EQUITY	1,722,607.09

Lowry City
Profit & Loss by Fund
June 2026

Ordinary Income/Expense	01 General						02 Water/Se...		03 Streets		04 Fire		05 Police		06 Cemetery		Unclassified		TOTAL	
	Income																			
01-7001 · Gen Audit	250.00																			250.00
01-7007 · Gen Fireworks Fund Don...	795.00																			795.00
01-7008 · Gen Fuel (Dept Reim)	1,885.18																			1,885.18
01-7015 · Gen Interest	206.64																			206.64
01-7016 · Gen License-Building Pe...	65.00																			65.00
01-7018 · Gen License-Business, L...	725.00																			725.00
01-7026 · Gen Rental Civic Center ...	250.00																			250.00
01-7030 · Gen Tax-City Property	412.16																			412.16
01-7032 · Gen Tax-Franchise	3,342.43																			3,342.43
01-7034 · Gen Tax-Local Use	2,621.38																			2,621.38
01-7036 · Gen Tax-Motor Vehicle Tax	6,845.01																			6,845.01
01-7036 · Gen Tax-Sales	6,845.12																			6,845.12
02-7015 · WS Interest		251.48																		251.48
02-7020 · WS Meter Deposits		-450.00																		-450.00
02-7022 · WS Misc		250.00																		250.00
02-7026 · WS Pump Sales		79.50																		79.50
02-7044 · WS Water-Primacy Fee		76.70																		76.70
02-7046 · WS-Water-Reconnect Fees		100.00																		100.00
02-7047 · WS Water-Sales		8,547.04																		8,547.04
03-7036 · WS Sewer Sales		5,750.61																		5,750.61
03-7036 · ST Tax-Motor Vehicle Fuel			2,283.32																	2,283.32
03-7039 · ST Tax-Vehicle Sales			569.30																	569.30
03-7042 · ST Vehicle Fee			261.50																	261.50
04-7003 · FD Donations				100.00																100.00
04-7004 · FD Dues				250.00																250.00
04-7015 · FD Interest				28.58																28.58
04-7033 · FD Tax-Local Sales Tax				1,527.98																1,527.98
05-7006 · PD Fines																				
05-7006 · PD LET																				
06-7016 · PD Interest																				
06-7003 · Cem Donations																				
06-7016 · Cem Interest																				
06-7024 · Cem Plots, Digging																				
Total Income	24,242.92	14,605.33	3,114.12	1,906.56	1,230.61	1,147.29														46,246.83
Gross Profit	24,242.92	14,605.33	3,114.12	1,906.56	1,230.61	1,147.29														46,246.83

Lowry City
Profit & Loss by Fund

June 2026

	01 General	02 Water/Se...	03 Streets	04 Fire	05 Police	06 Cemetery	Unclassified	TOTAL
Expense								
01-9001 · Gen-Ad	128.05							128.05
01-9008 · Gen-Equip	74.24							74.24
01-9011 · Gen-Fuel	1,306.30							1,306.30
01-9013 · Gen-Insurance	21,031.60							21,031.60
01-9014 · Gen-Insurance-Health	1,924.60							1,924.60
01-9021 · Gen-Mayor-Council	400.00							400.00
01-9022 · Gen-Membership	325.42							325.42
01-9024 · Gen-Misc	17.50							17.50
01-9030 · Gen-Repairs & Maintena...	85.80							85.80
01-9032 · Gen-Supplies	475.79							475.79
01-9034 · Gen-Taxes-FICA	421.65		145.97					1,382.93
01-9039 · Gen-Utilities-Phone elect...	1,003.70				111.70	186.92		1,382.93
01-9041 · Gen-Utilities-Street Lights	1,414.03							1,003.70
01-9043 · Gen-Wages	5,141.97							1,414.03
01-9045 · Hawthorne Debit Card Ch...	264.50						-994.98	5,141.97
02-9008 · WSS-Equip		259.57						-730.48
02-9011 · WS-Fuel		302.15						259.57
02-9013 · WS-Insurance		4,409.00						302.15
02-9017 · WS-Lagoon Water Testing		506.00						4,409.00
02-9019 · WS-Loan-Principal		17,940.45						506.00
02-9020 · WS-Loan-Interest		877.50						17,940.45
02-9024 · WS-Misc		175.00						877.50
02-9026 · WS-Paying Agent Fees		660.00						175.00
02-9028 · WS-Postage		400.00						660.00
02-9030 · WS-Repairs & Maintenance		270.66						400.00
02-9032 · WS-Supplies		452.70						270.66
02-9036 · WS-Training-Meeting		1,442.89						452.70
02-9039 · WS-Utilities-Phone elec t...	370.40	1,672.08						1,442.89
02-9043 · WS-Wages		6,753.76						1,672.08
03-9008 · ST-Equip			74.25					74.25
03-9011 · ST-Fuel			228.37					228.37
03-9013 · ST-Insurance			2,374.00					2,374.00
03-9032 · ST-Supplies			231.79					231.79
03-9043 · ST-Wages			1,907.83					1,907.83
04-9011 · FD-Fuel				49.49				49.49
04-9013 · FD-Insurance				7,441.00				7,441.00
04-9030 · FD-Repairs & Maintenance				211.01				211.01
04-9032 · FD-Supplies				86.57				86.57
04-9039 · FD-Utilities-Phone elect t...				78.87				78.87
05-9011 · PD-Fuel					176.06			176.06
05-9013 · PD-Insurance					7,089.00			7,089.00
05-9043 · PD-Wages					1,460.00			1,460.00
06-9008 · Cem-Equip						74.25		74.25
06-9011 · Cem-Fuel						157.72		157.72
06-9013 · Cem-Insurance						70.00		70.00
06-9024 · Cem-Misc						5.00		5.00
06-9030 · Cem-Repairs & Maintena...						46.25		46.25
06-9032 · Cem-Supplies						13.99		13.99
06-9043 · Cem-Wages						2,443.50		2,443.50
Total Expense	34,385.55	36,638.45	4,962.21	7,866.94	8,836.76	2,997.63	-994.98	94,692.56
Net Ordinary Income	-10,142.63	-22,033.12	-1,848.09	-5,960.38	-7,606.15	-1,850.34	994.98	-48,445.73
Net Income	-10,142.63	-22,033.12	-1,848.09	-5,960.38	-7,606.15	-1,850.34	994.98	-48,445.73

Lowry City
Profit & Loss Budget vs. Actual
July 2025 through June 2026

Ordinary Income/Expense	July 25 - Ju...				% of Budget
	Income	Budget	\$ Over Bud...		
01-7001 · Gen Audit	250.00	0.00	250.00	100.0%	
01-7007 · Gen Fireworks Fund Donations	1,090.00	3,500.00	-2,410.00	31.1%	
01-7008 · Gen Fuel (Dept Reim)	8,101.58	16,000.00	-7,898.42	50.6%	
01-7011 · Gen Health Ins. Employee Part	0.00	9,640.80	-9,640.80	0.0%	
01-7015 · Gen Interest	5,110.42	300.00	4,810.42	1,703.5%	
01-7016 · Gen License-Building Permit	65.00	45.00	20.00	144.4%	
01-7017 · Gen License-Dog	20.00	10.00	10.00	200.0%	
01-7018 · Gen License-Business, Liq.	1,490.00	1,200.00	290.00	124.2%	
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	3,080.00	1,500.00	1,580.00	205.3%	
01-7030 · Gen Tax-City Property	57,557.04	52,000.00	5,557.04	110.7%	
01-7032 · Gen Tax-Franchise	41,712.92	41,000.00	712.92	101.7%	
01-7033 · Gen Tax-Local Sales Tax	99,731.87	150,000.00	-50,268.13	66.5%	
01-7034 · Gen Tax-Local Use	37,453.40	30,000.00	7,453.40	124.8%	
01-7035 · Gen Tax-Motor Vehicle Tax	6,845.01				
01-7036 · Gen Tax-Sales	59,042.86				
01-7040 · Gen Transfer of Funds	103,393.61				
01-7045 · Hawthorn checking deposit	6,638.06				
01-7777 · Vehicle Fee Increase	409.95				
01-7778 · Vehicle Sales Tax	1,100.97				
01-7779 · Vehicle Motor Fuel Tax	4,200.21	1,000.00	820.69	182.1%	
02-7015 · WS Interest	1,820.69	1,000.00	-1,575.00	-57.5%	
02-7020 · WS Meter Deposits	-575.00				
02-7022 · WS Misc	260.00				
02-7025 · WS Pump Sales	315.75	500.00	-184.25	63.2%	
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	4,500.00	-4,500.00	0.0%	
02-7043 · WS Water-Late Charges	0.00	1,000.00	-78.25	92.2%	
02-7044 · WS Water-Primacy Fee	921.75	200.00	150.00	175.0%	
02-7045 · WS-Water-Reconnect Fees	350.00	120,000.00	-119,650.00	0.3%	
02-7046 · WS Water-Sales	106,072.89	80,000.00	26,072.89	132.6%	
02-7047 · WS Sewer Sales	70,166.16	80,000.00	-9,833.84	87.7%	
03-7035 · ST Tax-Motor Vehicle Fuel	25,946.51	22,582.00	3,364.51	114.9%	
03-7039 · ST Tax-Vehicle Sales	5,865.86	6,500.00	-634.14	90.2%	
03-7040 · ST Transfer of Funds	0.00	35,018.00	-35,018.00	0.0%	
03-7042 · ST Vehicle Fee	2,355.67	3,000.00	-644.33	78.5%	
04-7003 · FD Donations	400.00				
04-7004 · FD Dues	20,734.50	20,000.00	734.50	103.7%	
04-7005 · FD Fire Calls	1,072.50	2,000.00	-927.50	53.6%	
04-7015 · FD Interest	110.05				
04-7022 · FD Misc	5,021.16	18,500.00	-857.57	95.4%	
04-7033 · FD Tax-Local Sales Tax	17,642.43				
04-7040 · FD Transfer of Funds	872.00				
05-7005 · PD Fines	15,201.50	1,000.00	14,201.50	1,520.2%	
05-7006 · PD LET	223.14				
05-7015 · PD Interest	9.32				
05-7022 · PD Misc	-149.99	47,100.00	-47,100.00	0.0%	
05-7040 · PD Transfer of Funds	0.00				
06-7003 · Cem Donations	890.00				
06-7015 · Cem Interest	13,200.45	16,000.00	-2,799.55	82.5%	

Lowry City

Profit & Loss Budget vs. Actual

July 2025 through June 2026

	Jul '25 - Ju...	Budget	\$ Over Bud...	% of Budget
06-7024 - Cem Plots, Digging	4,600.00	5,000.00	-400.00	92.0%
06-7028 - Cem Sale of Lots	325.00			
Total Income	809,468.62	701,195.80	108,272.82	115.4%
Gross Profit	809,468.62	701,195.80	108,272.82	115.4%

Profit & Loss Budget vs. Actual

July 2025 through June 2026

Expense	Jul 25 - Jun 24	Budget	\$ Over Bud...	% of Budget
01-9001 · Gen-Ad	514.53	1,000.00	-485.47	51.5%
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	37,368.16	4,500.00	32,868.16	830.4%
01-9010 · Gen-Fireworks	3,500.00	3,500.00	0.00	100.0%
01-9011 · Gen-Fuel	11,940.47	16,000.00	-4,059.53	74.6%
01-9013 · Gen-Insurance	22,423.05	24,000.00	-1,576.95	93.4%
01-9014 · Gen-Insurance-Health	30,430.78	22,287.36	8,143.42	136.5%
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	4,130.00	4,100.00	30.00	100.7%
01-9022 · Gen-Membership	5,018.11	5,000.00	18.11	100.4%
01-9024 · Gen-Misc	19,752.84	2,000.00	17,752.84	987.6%
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	2,501.55	8,400.00	-5,898.45	29.8%
01-9032 · Gen-Supplies	5,272.49	4,000.00	1,272.49	131.8%
01-9034 · Gen-Taxes-FICA	-771.69	9,000.00	-9,771.69	-8.6%
01-9035 · Gen-Taxes-Quarterly	0.00	5,000.00	-5,000.00	0.0%
01-9036 · Gen-Training-Meeting	716.60	1,000.00	-283.40	71.7%
01-9037 · Gen-Transfer of Funds	4,601.87	82,118.00	-77,516.13	5.6%
01-9039 · Gen-Utilities-Phone elect trash	12,905.65	14,500.00	-1,594.35	89.0%
01-9040 · Gen-Utilities-Propane	4,633.40	6,000.00	-1,366.60	77.2%
01-9041 · Gen-Utilities-Street Lights	17,341.55	17,000.00	341.55	102.0%
01-9043 · Gen-Wages	69,673.23	69,840.44	-167.21	99.8%
01-9045 · Hawthorne Debit Card Charges	6,039.73			
02-9001 · WS-Ad	95.75	200.00	-104.25	47.9%
02-9005 · WS-Annual Sewer Fee	238.45	250.00	-11.55	95.4%
02-9006 · WS-Equip	85,889.84	8,000.00	77,889.84	1,073.6%
02-9011 · WS-Fuel	2,477.50	3,500.00	-1,022.50	70.8%
02-9013 · WS-Insurance	4,409.00	4,000.00	409.00	110.2%
02-9016 · WS-Insurance-Work Comp	2,501.00	3,000.00	-499.00	83.4%
02-9017 · WS-Lagoon Water Testing	4,641.50	2,000.00	2,641.50	232.1%
02-9019 · WS-Loan-Principal	51,940.45	32,000.00	19,940.45	162.3%
02-9020 · WS-Loan-Interest	3,875.63	4,582.50	-706.87	84.6%
02-9021 · WS-Locates	249.75	300.00	-50.25	83.3%
02-9022 · WS-Membership	325.00			
02-9023 · WS-Water Deposit Refunds	0.00	2,000.00	-2,000.00	0.0%
02-9024 · WS-Misc	3,643.33	500.00	3,143.33	728.7%
02-9025 · WS-Obligated Savings	0.00	40,617.50	-40,617.50	0.0%
02-9026 · WS-Paying Agent Fees	1,932.64	1,400.00	532.64	138.0%
02-9027 · WS-Petty Cash	0.00	100.00	-100.00	0.0%
02-9028 · WS-Postage	2,000.00	2,000.00	0.00	100.0%
02-9029 · WS-Primary Fees	0.00	2,000.00	-2,000.00	0.0%
02-9030 · WS-Repairs & Maintenance	7,512.07	6,000.00	1,512.07	125.2%
02-9031 · WS-Rock	62.02			
02-9032 · WS-Supplies	10,546.96	7,000.00	3,546.96	150.7%
02-9034 · WS-Taxes-FICA	12,761.62	5,000.00	7,761.62	255.2%
02-9035 · WS-Taxes-Quarterly	0.00	2,500.00	-2,500.00	0.0%
02-9036 · WS-Training-Meeting	2,801.50	1,500.00	1,301.50	186.8%
02-9039 · WS-Utilities-Phone elec trash	16,044.46	16,500.00	-455.54	97.2%
02-9040 · WS-Utilities-Propane	0.00	250.00	-250.00	0.0%
02-9043 · WS-Wages	180,812.91	65,000.00	115,812.91	278.2%
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	74.25	1,900.00	-1,825.75	3.9%
03-9011 · ST-Fuel	1,993.72	3,000.00	-1,006.28	66.5%

Lowry City
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	Jul 25 - Ju...	Budget	\$ Over Bud...	% of Budget
03-9013 : ST-Insurance	2,374.00	1,200.00	1,174.00	197.8%
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	3,450.59	4,800.00	-1,349.41	71.9%
03-9031 : ST-Rock	503.50	500.00	3.50	100.7%
03-9032 : ST-Supplies	3,356.11	1,800.00	1,556.11	186.5%
03-9034 : ST-Taxes-FICA	1,244.76	1,500.00	-255.24	83.0%
03-9040 : ST-Utilities Propane	170.52			
03-9043 : ST-Wages	19,382.16	33,500.00	-14,117.84	57.9%
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	974.46	2,500.00	-1,525.54	39.0%
04-9013 : FD-Insurance	7,441.00			
04-9014 : FD-Insurance - Affac	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			
04-9028 : FD-Postage	527.03	450.00	77.03	117.1%
04-9030 : FD-Repairs & Maintenance	7,163.28	6,000.00	1,163.28	119.4%
04-9032 : FD-Supplies	296.09	2,000.00	-1,703.91	14.8%
04-9036 : FD-Training-Meeting	1,227.50	1,800.00	-572.50	68.2%
04-9039 : FD-Utilities-Phone elect trash	1,107.04	1,300.00	-192.96	85.2%
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	1,374.73	1,200.00	174.73	114.6%
05-9013 : PD-Insurance	7,089.00	2,500.00	4,589.00	283.6%
05-9016 : PD-Insurance-Work Comp	243.00	1,400.00	-1,157.00	17.4%
05-9018 : PD-Legal-Accl	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	1,662.34	2,500.00	-837.66	66.5%
05-9043 : PD-Wages	24,063.75	32,000.00	-7,936.25	75.2%
06-9001 : Cem-Ad	101.30			
06-9008 : Cem-Equip	1,342.23	9,850.00	-8,507.77	13.6%
06-9011 : Cem-Fuel	563.47	750.00	-186.53	75.1%
06-9013 : Cem-Insurance	70.00	200.00	-130.00	35.0%
06-9016 : Cem-Insurance-Work Comp	484.00	500.00	-16.00	96.8%
06-9024 : Cem-Misc	5.00			
06-9027 : Cem-Petty Cash	0.00	200.00	-200.00	0.0%
06-9030 : Cem-Repairs & Maintenance	5,666.00	1,800.00	3,866.00	314.8%
06-9032 : Cem-Supplies	892.25	400.00	492.25	223.1%
06-9034 : Cem-Taxes-FICA	546.92	3,200.00	-2,651.08	17.2%
06-9043 : Cem-Wages	11,744.32	7,000.00	4,744.32	167.8%
Total Expense	814,542.58	704,086.80	110,445.78	115.7%
Net Ordinary Income	-5,073.96	-2,901.00	-2,172.96	174.9%
Other Income/Expense				
Other Expense	-111,734.06			
Fund Balance Transfer	-111,734.06			
Total Other Expense	-111,734.06			
Net Other Income	111,734.06	0.00	111,734.06	100.0%
Net Income	106,660.10	-2,901.00	109,561.10	-3.676.7%

Lowry City

Payroll Summary

June 2026

	Clark, Mike			Farrell, John			Hammer, Jakob A		
	Hours	Rate	Jun 26	Hours	Rate	Jun 26	Hours	Rate	Jun 26
Employee Wages, Taxes and Adj...									
Gross Pay									
Cemetery-Wages	4	25.00	100.00			0.00	47.5	15.00	712.50
Financial Admin-Sick ...			0.00	2.25	21.00	47.25			0.00
Financial Admin-Vacat...			0.00	7.75	18.81	145.78			0.00
Financial Admin-Wages			0.00	150	21.00	2,991.78			0.00
General PublicBldgs-...		25.00	0.00			0.00	19.5	15.00	292.50
Highways & Streets-Si...			0.00			0.00			0.00
Highways & Streets-V...			0.00			0.00	0.75	15.00	11.25
Highways & Streets-W...	4	25.00	100.00			0.00	56.5	15.00	847.50
Police-Wages/Salary			0.00			0.00			0.00
Water Supply-Sick Pay			0.00			0.00			0.00
Water Supply-Vacation			0.00			0.00			0.00
Water Supply-Wages	90	25.00	2,250.00			0.00	19.5	15.00	292.50
Total Gross Pay	98		2,450.00	160		3,184.81	143.75		2,156.25
Deductions from Gross Pay									
Aflac - Pre Tax			0.00			0.00			0.00
Dental & Vision - Empl...			0.00			0.00			0.00
The Health Plan - Emp...			0.00			-247.20			0.00
Total Deductions from Gr...			0.00			-247.20			0.00
Adjusted Gross Pay	98		2,450.00	160		2,937.61	143.75		2,156.25
Taxes Withheld									
Federal Withholding			-97.00			-214.00			-171.00
Medicare Employee			-35.53			-46.18			-31.27
Social Security Employee			-151.90			-197.45			-133.69
MO - Withholding			-5.00			-76.00			-30.00
Medicare Employee Addl ...			0.00			0.00			0.00
Total Taxes Withheld			-289.43			-533.63			-365.96
Deductions from Net Pay									
Aflac - After Tax			0.00			0.00			0.00
Total Deductions from Net Pay			0.00			0.00			0.00
Net Pay	98		2,160.57	160		2,403.98	143.75		1,790.29
Employer Taxes and Contributions									
Medicare Company			35.53			46.18			31.27
Social Security Company			151.90			197.45			133.69
MO - Unemployment Company			0.00			0.00			0.00
Total Employer Taxes and Contri...			187.43			243.63			164.96

Lowry City

Payroll Summary

June 2026

	Hodges, Charles L			Meyer, Deryk L			Porter, Stephanie		
	Hours	Rate	Jun 26	Hours	Rate	Jun 26	Hours	Rate	Jun 26
Employee Wages, Taxes and Adj...									
Gross Pay									
Cemetery-Wages			0.00	16	20.00	312.00			0.00
Financial Admin-Sick ...			0.00			0.00	5.25	16.52	86.73
Financial Admin-Vacat...			0.00			0.00	2.75	16.52	45.43
Financial Admin-Wages			0.00			0.00	76	18.52	1,335.52
General PublicBldgs-...			0.00		20.00	0.00			0.00
Highways & Streets-Si...			0.00			0.00			0.00
Highways & Streets-V...			0.00			0.00			0.00
Highways & Streets-W...			0.00		20.00	0.00			0.00
Police-Wages/Salary	2	25.00	50.00			0.00			0.00
Water Supply-Sick Pay			0.00	4	20.00	75.00			0.00
Water Supply-Vacation			0.00	3	20.00	60.00			0.00
Water Supply-Wages			0.00	146	20.00	2,773.00	76	18.52	1,335.52
Total Gross Pay	2		50.00	169		3,220.00	160		2,803.20
Deductions from Gross Pay									
Aflac - Pre Tax			0.00			0.00			0.00
Dental & Vision - Empl...			0.00			0.00			0.00
The Health Plan - Emp...			0.00			0.00			0.00
Total Deductions from Gr...			0.00			0.00			0.00
Adjusted Gross Pay	2		50.00	169		3,220.00	160		2,803.20
Taxes Withheld									
Federal Withholding			-20.00			-217.00			-300.00
Medicare Employee			-0.73			-46.69			-40.64
Social Security Employee			-3.10			-199.64			-173.80
MO - Withholding			-5.00			-79.00			-88.00
Medicare Employee Addl ...			0.00			0.00			0.00
Total Taxes Withheld			-28.83			-542.33			-602.44
Deductions from Net Pay									
Aflac - After Tax			0.00			0.00			0.00
Total Deductions from Net Pay			0.00			0.00			0.00
Net Pay	2		21.17	169		2,677.67	160		2,200.76
Employer Taxes and Contributions									
Medicare Company			0.73			46.69			40.64
Social Security Company			3.10			199.64			173.80
MO - Unemployment Company			0.00			0.00			0.00
Total Employer Taxes and Contri...			3.83			246.33			214.44

Lowry City

Payroll Summary

June 2026

	Tucker, Becca D			Walker, Kenneth			TOTAL		
	Hours	Rate	Jun 26	Hours	Rate	Jun 26	Hours	Rate	Jun 26
Employee Wages, Taxes and Adj...									
Gross Pay									
Cemetery-Wages			0.00	75	18.52	1,319.00	142.50		2,443.50
Financial Admin-Sick ...			0.00			0.00	7.50		133.98
Financial Admin-Vacat...			0.00			0.00	10.50		191.21
Financial Admin-Wages			0.00			0.00	226.00		4,327.30
General PublicBldgs-...			0.00	11.5	18.52	196.98	31.00		489.48
Highways & Streets-Si...			0.00	8	16.52	132.16	8.00		132.16
Highways & Streets-V...			0.00	25	18.52	445.00	25.75		456.25
Highways & Streets-W...			0.00	21	18.52	371.92	81.50		1,319.42
Police-Wages/Salary	70.5	20.00	1,410.00			0.00	72.50		1,460.00
Water Supply-Sick Pay			0.00			0.00	4.00		75.00
Water Supply-Vacation			0.00			0.00	3.00		60.00
Water Supply-Wages			0.00	19.5	18.52	338.14	351.00		6,989.16
Total Gross Pay	70.5		1,410.00	160		2,803.20	963.25		18077.46
Deductions from Gross Pay									
Aflac - Pre Tax			0.00			0.00			0.00
Dental & Vision - Empl...			0.00			0.00			0.00
The Health Plan - Emp...			0.00			-247.20			-494.40
Total Deductions from Gr...			0.00			-247.20			-494.40
Adjusted Gross Pay	70.5		1,410.00	160		2,556.00	963.25		17583.06
Taxes Withheld									
Federal Withholding			-121.00			-188.00			-1,328.00
Medicare Employee			-20.45			-40.64			-262.13
Social Security Employee			-87.42			-173.80			-1,120.80
MO - Withholding			-30.00			-80.00			-393.00
Medicare Employee Addl ...			0.00			0.00			0.00
Total Taxes Withheld			-258.87			-482.44			-3,103.93
Deductions from Net Pay									
Aflac - After Tax			0.00			0.00			0.00
Total Deductions from Net Pay			0.00			0.00			0.00
Net Pay	70.5		1,151.13	160		2,073.56	963.25		14479.13
Employer Taxes and Contributions									
Medicare Company			20.45			40.64			262.13
Social Security Company			87.42			173.80			1,120.80
MO - Unemployment Company			0.00			0.00			0.00
Total Employer Taxes and Contri...			107.87			214.44			1,382.93

**City ordinances
related to tiny homes
and manufactured
homes**

**City ordinances
related to tiny homes
and manufactured
homes**

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:

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.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

First Reading: _____

Second Reading: _____

Roll call vote showing for and against individually:

For Ordinance No. 2018-08

_____, _____
_____, _____

Against Ordinance No. 2018-08.

_____, _____
_____, _____

Bill No. 2018-08 was declared adopted and placed in the Ordinance book as Ordinance No. 2018-08.

Done so by the Board of Aldermen, Lowry City, Missouri on this _____ day of April, 2018.

John Neuenschwander, Mayor

Lisa Snethen, City Clerk

{Seal}

ORDINANCE 8049

AN ORDINANCE INVOLVING THE PARKING AND PLACEMENT OF MOBILE HOMES AND TRAVEL TRAILERS WITHIN THE CITY OF LOWRY CITY BY ANY PERSON OR ENTITY.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF LOWRY CITY, MISSOURI

SECTION 1. Short Title.

This ordinance shall be known as the Lowry city Mobile Home and Travel Trailer Restriction Ordinance.

SECTION 2. Definitions.

- a) "Camping Trailer" shall mean a canvas, folding structure, mounted on wheels and designed for travel, recreation and vacation use.
- b) "Dependent Trailer" shall mean a trailer, which is dependent upon a service building for toilet and lavatory facilities.
- c) "Mobile Home" shall mean a transportable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electrical convenience as immobile housing.
- d) "Motor Home" shall mean a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- e) "Self Contained Trailer" shall mean a trailer which can operate independent of connections to sewer, water, and electric systems, and which contains a water flush toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.
- f) "Travel Trailer" shall mean a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified travel trailer by the manufacturer of the trailer and when factory equipped for the road, it shall have a body width not exceeding eight (8) feet and a body length not exceeding thirty-two (32) feet. The term "travel trailer" shall also include camping trailers, motor homes, pick-up coaches.
- g) "Mobile Home Lot" shall mean a parcel of land with no less than sixty (60) feet of street frontage (not to include alleys) for the placement of a single mobile home and for the exclusive use of its occupants.
- h) "Trailer Space" shall mean a parcel of land in a trailer parking area for the placement of a single trailer and exclusive use of its occupants.

SECTION 3. Prohibited Conduct.

- a) Parking on street generally. It shall be unlawful, within the city limits, for any reason, for any person to place or park any trailer home, mobile home, or travel

trailer on any street, alley, or highway, or other public place, except as provided in Sub Section b.

- b) Emergency or temporary stopping or parking. Emergency or temporary stopping or parking is permitted on any street, alley or highway, for not longer than two (2) hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinance for that street, alley, or highway.
- c) Parking on private property generally. It shall be unlawful, within the city limits for any person to place or park any trailer home, mobile home, or travel trailer on any tract of land owned or leased by a person, occupied or unoccupied, except as provided in sub-sections d, e, and f.
- d) One travel trailer per lot. Each owner of a tract of land located within the city shall not place or park more than one (1) travel trailer upon his tract of land.
- e) Uninhabited trailers permitted. It shall be lawful for any owner of land or for any lessee of land, either occupied or unoccupied, and located within the city to park or place a travel trailer as defined under this ordinance, upon his land so long as such travel trailer shall not be occupied as a dwelling.
- f) Application for sewer, electrical and water hookups. No sewer, electrical or other usage type hookups will be provided to any mobile home parked within the incorporated limits of the City of Lowry City until the individual or entity who proposes to or has placed and/or parked said mobile home upon said tract, has made an application by that person or entity to the Board of Aldermen of the City of Lowry City. Said application shall set out that the mobile home complies with the minimum housing standards of the Federal Housing Administration, the length, width and model type of the said mobile home. Within thirty (30) days after the approval for application for sewer, electrical, and water hook-ups, the owner of the mobile home shall have said mobile home skirted.
- g) No mobile home shall be henceforth placed on any lot within the City of Lowry City if that mobile home would be more than ten (10) years old when it was proposed to be placed upon said lot. In the event the proposed mobile home would be older than ten (10) years when placed on the lot, a Petition and Request must be filed with the Lowry City Board of Aldermen and their approval obtained before such mobile home may be lawfully placed on the lot.

**PASSED AND APPROVED BY THE CITY, THE BOARD OF ALDERMEN OF
THE CITY OF LOWRY CITY, MISSOURI, THIS 8TH DAY OF OCTOBER 1991.**

Harrison Spurgeon
Mayor of Lowry City

Ardyth Wilson
City Clerk

A-1 DISPOSAL

4830 NE 530 Road

Osceola, Mo 64776

417 646 8294

City Council

City of Lowry City Mo

Gentleman:

It is with regret that circumstances make it necessary that we request a raise
Of the residential trash service. We are requesting a raise of 2.00 per month.

This is necessary because of the increased costs to provide this service.

The landfill has raised their rates twice in the last two years; diesel fuel has steadily increased;

The insurance on the trucks and liability protection has increased in the last year from \$4900

A month to \$8800. A month; there have been mandatory wage increases over the past four

Years; . mechanics wages for working on the trucks is now \$150.00 per hour; and of course

Parts and tires have greatly increased in cost too.

These increased costs make it necessary to request a raise In trash service rates to enable us to

Meet our expenses and continue providing the trash pickup service.

Sincerely,

Barbara Taber

CONTRACT

THIS AGREEMENT entered into by and between Taber Enterprises Inc. dba A-1 Disposal, hereinafter Referred to as "First Party" and the City of Lowry City, Missouri, located within St Clair County, Missouri, hereinafter referred to as "City".

WITNESS WHEREAS, First Party agrees to collect and dispose of "solid Waste" from the locations listed or hereinafter defined within the City above named in accordance with existing state law and in accordance with state statutes presently enacted and having an effective date during the period of this contract; and,

WHEREAS, The City does hereby grant unto First Party the exclusive right to render the service herein mentioned within the City during the term of the Contract with First Party.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS contained herein, the parties do hereby covenant and agree as follows:

1. The following definitions shall be applicable to and govern the construction of this agreement:

SOLID WASTES for the purposes of this contract shall be defined as follows: ordinary trash and garbage of household origin limited to animal or vegetable wastes resulting from the handling, preparation, cooking and consumption of food, paper, empty food and drink containers, cans bottles, glass, and crockery.

2. First Party agrees to collect solid waste from each residential user, from containers meeting state standards for the outside storage of solid waste or trash bags, and from the locations which will avoid trespassing on property of others. Collections of solid wastes shall be made once each and residential users are limited to six (6) bags of trash weekly.

3. Solid wastes scheduled to be collected on Thanksgiving or Christmas shall be collected on the day following the holiday. All other Holiday Collections will be made on normal Collection days. No collection shall be made on Sundays.
4. First Party shall provide collection equipment in sufficient number to accomplish schedules, complying with existing state law and state statutes presently enacted, and having an effective date during the period of this contract.
5. All solid waste of any and all types shall become the personal property of First Party, and First Party shall not be responsible for recovering any materials properly collected during the course of solid waste collections.
6. For services rendered under this agreement First Party will charge as follows:
 - A) For the collection of solid wastes, the sum of \$17.00 per month to private residential Users, for curb service only, for the collection of solid wastes deriving from a single Family residence. For Polycart, (trash Can), provided by First party, the sum of \$20.00 Per month.
 - B) A reasonable price shall be negotiated for dumpster service, agreed upon, and charged to the owners or operators of hospitals, hotels, restaurants, grocery stores, meat markets, drug stores, clubs, churches, schools, stores, shops, industrial plants, factories, and all other commercial and business places for the collection, transportation, and disposal of garbage or trash, taking into consideration the frequency of the service provided, loading conditions encountered, and the size, weight, and type of materials provided. In the event a price cannot be agreed upon between First Party and the prospective user, First Party shall select one non-private residential user, the prospective user shall select one non-private residential user and

the City shall select one non-private residential user, who shall determine a reasonable price and said price shall be binding upon First Party and the non-private user

C) First Party will make extra or additional collections of waste for a reasonable charge for any residential or on-residential user of said service, with the charge to be agreed upon between First Party and the person desiring the additional service, based upon the weight, size, and type of materials involved.

7. First Party shall only collect from those users desiring to contract with First Party for collection of solid wastes. The agreement of First Party to collect from the respective users shall be independent contracts with each respective user. First Party shall have the sole responsibility for collection of charges due for services rendered and the City shall have no responsibility for collection of charges due to First Party. First Party may, without notice, discontinue collecting services for any user sixty days or more in arrears of payment of collection charges.
8. At any time, First Party may present to the City documented evidence of increases in operation costs requiring an adjustment in collection rates for services rendered. Said presentation shall be made by First Party requesting to appear before the City Council at least one month before the requested date of adjustment. If said Board shall allow a rate of adjustment in collection rates, then said adjustment shall become effective One month subsequent to the city's action permitting said adjustment
9. First Party does hereby agree to indemnify and hold harmless the City from any and all liability, obligations, suits or damages resulting from the operation of First Party, its agent, servants, or employees, in the performance of this action and First Party shall maintain in full force and effect during the existence of this contract public liability, vehicle liability and property damage insurance with minimum coverage of \$100,000.00, per person and

\$200,000.00 per occurrence and shall further maintain workmens compensation insurance covering their employees.

10. This contract shall supersede any previous contract entered into between First Party and the City. The term of this contract begins on August 1, 2022, and shall run thru December 31, 2024, with an automatic renewal each two years thereafter, unless written notice of cancellation is served upon First Party by the City three months prior to the expiration date, or written notice served upon the City by the First Party three months prior to expiration.
11. First Party will maintain an office in St Clair County with a telephone therein to receive telephone and personal calls pertaining to the service for First Party and to receive collections of charges from users of said service.
12. If First Party should sell their routes and business for the collection of solid waste materials to another person or company, the City will have the right to allow or refuse to allow said person, company, or corporation to assume the privilege, rights and obligations of this contract and collect the solid waste materials from within the City.. WITNESS OUR SIGNATURES this

22nd 25th day of July August 2022 2023

ATTEST;

TABER ENTERPRISES, INC. dba A-1 DISPOSAL

Barbara Taber Secretary
Jason Taber President

CITY OF LOWRY CITY

Lynne Smith City Clerk
Kathleen Sanders Mayor