



# ***CITY OF ADRIAN***

16 East 5<sup>th</sup> Street, PO Box 246, Adrian, MO 64720-0246

Phone: 816-297-2659 Fax: 816-297-2888

**Jeremy Bridges – North Alderman**

**Matt Cunningham**

**Matt Sears – South Alderman**

**David Hummel – North Alderman**

**Mayor**

**Jeff Vick – South Alderman**

Notice is hereby given that the City of Adrian, Missouri, will conduct its regular monthly meeting at 7:00 p.m. on Monday April 13<sup>th</sup>, 2025 at City Hall, 16 East 5<sup>th</sup> Street, Adrian, Missouri.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF AGENDA**

**5. PERSONAL APPEARANCES**

**6. DEPARTMENT REPORTS (MAY BE SUBMITTED IN WRITING)**

A. CITY ADMINISTRATOR

D. EMERGENCY MANAGEMENT

G. PARK COMMITTEE

B. CITY ATTORNEY

E. FIRE

H. PUBLIC WORKS

C. CODE ENFORCEMENT

F. POLICE

I. WATER PRODUCTION

**7. CONSENT AGENDA**

*THE ITEMS ON THE CONSENT AGENDA ARE APPROVED BY A SINGLE ACTION OF THE BOARD OF ALDERMEN. IF ANY ALDERMAN WOULD LIKE TO HAVE AN ITEM REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY, THEY MAY SO REQUEST.*

A. APPROVAL OF REGULAR COUNCIL MINUTES FOR MARCH

B. APPROVAL OF BILLS PAID IN MARCH

**8. CERTIFICATION OF ELECTION RESULTS**

- PRESENTATION OF ELECTION RETURNS - FORMAL READING OF THE CERTIFIED RESULTS FROM THE COUNTY CLERK
- MOTION TO ACCEPT AND TRANSCRIBE THE ELECTION RESULTS TO THE CITY RECORD
- RECOGNITION OF OUTGOING MEMBER
- SINE DIE ADJOURNMENT - FORMAL MOTION TO ADJOURN THE OLD BOARD
- ADMINISTRATION OF OATH OF OFFICE
- ROLL CALL OF THE NEW BOARD
- ELECTION OF THE NEW BOARD - MAYOR PRO TEM NOMINATION AND ELECT

**9. NEW BUSINESS**

A. UNITED METHODIST CHURCH REQUESTS

B. BUSINESS DEVELOPMENT COMMITTEE DISCUSSION

C. BILL NO. 26-09 ORDINANCE NO. 1227 AN ORDINANCE AMENDING ORDINANCE NO. 813 SECTION 2 DEFINITIONS

D. BILL NO. 26-10 ORDINANCE NO. 1228 REPEAL AND REPLACE ORDINANCE NO. 817

E. BILL NO. 26-11 ORDINANCE NO. 1229 AMENDING ORDINANCE NO. 1051 STOP SIGNS

F. BILL NO. 26-12 RESOLUTION NO. 1230 KASINGER BASIN MEMBERSHIP

G. BILL NO. 26-13 RESOLUTION NO. 1231 AMENDING BANK SIGNATURE CARD

H. BILL NO. 26-14 RESOLUTION NO. 1232 HAY GROUND CONTRACT APPROVAL

**10. PUBLIC COMMENTS**

**11. MAYOR/ALDERMAN COMMUNICATION**

**12. EXECUTIVE SESSION (CLOSED MEETING)**

*THE BOARD OF ALDERMEN MAY VOTE TO GO INTO A CLOSED MEETING FOR THE PURPOSES OF DISCUSSING THE FOLLOWING:*

A. LITIGATION MATTERS AS AUTHORIZED BY 610.021 (1) RSMO

B. REAL ESTATE ACQUISITION MATTERS AS AUTHORIZED BY 610.021 (2) RSMO

C. PERSONNEL MATTERS AS AUTHORIZED BY 610.021 (3) RSMO

D. OTHER MATTERS AS AUTHORIZED BY 610.021 (4-21) RSMO

**13. ADJOURNMENT**

**AMANDA ROWLAND, ADRIAN CITY CLERK APRIL 9TH 2026, 8:30 A.M.**

# **Department Reports**

**A**

# Banking Comparison

## MOSIP

Month	Principal	Div & Int
7/31/2025	\$4,205,247.60	\$15,039.99
8/31/2025	\$4,160,169.19	\$14,921.59
9/30/2025	\$4,099,451.80	\$14,282.61
10/31/2025	\$4,113,680.57	\$14,228.77
11/30/2025	\$4,126,693.05	\$13,012.48
12/31/2025	\$3,914,425.10	\$12,707.34
1/31/2026	\$3,926,502.28	\$12,077.18
2/28/2026	\$3,887,270.62	\$10,131.08
3/30/2026	\$3,837,270.62	\$11,909.88
4/30/2026		
5/31/2026		
6/30/2026		
		<b>TOTALS</b>
		\$118,310.92

**C**

# ADRIAN POLICE DEPARTMENT

Chief Christopher Dillon

16 E. 5<sup>TH</sup> St.

P.O. Box 246

Adrian MO 64720

Phone: (816) 297-2106 Fax: (816) 297-2888

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## Codes Enforcement

### Codes Enforcement Notices Sent

3-17-2026

612 N Houston – 15 day compliance notice hand delivered to Ashley Shelton

### Properties that were cleaned up

3-31-2026

612 N Houston - Checked and one vehicle that was in the yard was removed. Additional time being given to remove the unregistered vehicle in the driveway.

### Codes Enforcement Citations Issued

3-27-2026

545 Plainview – Nuisance citation for unregistered vehicle parked in driveway

**F**

# MARCH POLICE REPORT

333 CALLS FOR SERVICE

13 INCIDENT REPORTS GENERATED

18 CITATIONS ISSUED

2 ARRESTS MADE

03/04/2026 1<sup>ST</sup> AND MANOR DWI ARREST

03/07/2026 CASEYS HARASSMENT

03/08/2026 CHILD FOUND WALKING AT E MAIN AND OLD 71

03/11/2026 LP MART HARASSMENT

03/11/2026 MAIN AND KENTUCKY PROPERTY DAMAGE

03/16/2026 000 BLK OD W 8<sup>TH</sup> JUVENILE CALL

03/16/2026 400 BLK E 1<sup>ST</sup> JUVENILE CALL

03/16/2026 LP MART SCAM CALL

03/18/2026 500 BLK E HAZEL SUICIDAL SUBJECT

03/23/2026 000 BLK E 3<sup>RD</sup> VANDALISM

03/25/2026 600 BLK N HOUSTON MINOR IN POSSESSION

03/26/2026 000 BLK E 5<sup>TH</sup> MENTAL EVALUATION

03/30/2026 000 BLK W 2<sup>ND</sup> THEFT

**H**



# **CITY OF ADRIAN**

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Phone: 816-297-2659 Fax: 816-297-2888

## **Public Works Report**

### **Street Department**

#### **1. Infrastructure & Drainage Improvements**

- Virginia Lane: Completed installation of a new culvert to improve local drainage.
- 2nd & Houston: Replaced a failing culvert for Patricia Pike to ensure structural integrity of the roadway.
- Excavation: Conducted ditching operations for Josh Huey to address specific runoff issues.

#### **2. Public Safety & Traffic Control**

- Parking Management: Addressed ongoing parking issues on Hawthorn Street to improve traffic flow.
- Hazard Mitigation: Recovered city-owned fencing from the First United Methodist Church.
  - *Note: This fencing was temporarily loaned to secure the remaining basement structure following the 2024 fire.*
- Tree Removal Support: Managed the setup and removal of barricades on 1st Street to facilitate safe tree removal operations.

#### **3. Fleet & Equipment Maintenance**

- 9-Tire Roller: Performed necessary mechanical repairs and maintenance.
- Oil Distributor: Conducted service work to ensure the unit is operational for upcoming surfacing projects.

#### **4. City Maintenance & Beautification**

- Weed Control: Executed a town-wide weed spraying program to maintain city right-of-ways and public spaces.

### **Park Department**

#### **1. Facility Maintenance & Emergency Repairs**

- Freeze Response: \* Conducted extensive repairs on park bathrooms following the late spring freeze.
  - Successfully re-winterized all facilities in anticipation of the secondary freeze to prevent further pipe damage.
- Shelter #2: Identified and repaired a significant water leak to restore service to the area.

## **2. Sports & Recreation Area Improvements**

- Ball Diamonds: Utilized the CAT roller to level and pack the diamonds, ensuring a safe and professional playing surface.
- Golf Range:
  - Performed general maintenance and turf management.
  - Painted perimeter fencing to improve aesthetic appeal.
  - Secured and glued turf hitting pads to ensure longevity and safety.
- Soccer Fields: Relocated bleacher seating to accommodate the current soccer season layout and spectator flow.

## **Water Department**

### **1. Regulatory Compliance & Inventory**

- Lead Service Line Inventory: Partnered with H2O Solutions to conduct field inspections and data collection for the mandatory lead line inventory.
- 811 Locates: Responded to and completed all dig-rite (811) line locate requests to prevent third-party damage to city infrastructure.

### **2. Infrastructure & System Maintenance**

- Fire Hydrant Service: Performed maintenance and mechanical repairs on the hydrant located near the Service Center to ensure fire protection readiness.
- Meter Maintenance: \* Completed the monthly reading of all meters for accurate utility billing.
  - Identified and repaired malfunctioning meters to reduce water loss and ensure billing precision.

### **3. Commercial & Contractor Services**

- Hydrant Meter Management: Coordinated with the school district contractor to set up and monitor a hydrant meter for construction/project water usage.

## **Water Production**

### **1. Source Water Management & Treatment**

- Algae Control: Performed chemical treatment on both city lakes to manage algae blooms, ensuring raw water quality and maintaining the ecosystem balance.
- Vegetation Management: Conducted extensive brush clearing and debris removal around the Old Lake and the Golf Range parking area to maintain access and site visibility.

### **2. River Station Operations**

- Pump Station Maintenance: Conducted routine testing and operation of the River Pump to verify capacity and mechanical readiness.

- Communications & Telemetry: Performed diagnostic and repair work on the phone dialer system at the river station.
  - *Note: This system is critical for remote monitoring and emergency alerts regarding pump status.*

## **Sewer Department**

### **1. Collections & System Maintenance**

- Jetting Operations:
  - Performed routine jetting on identified "problem sewers" to prevent backups.
  - Responded to and cleared a plugged sewer line at the local school.
  - Addressed specific sewer service issues on Richmond Street and at the Calvary Baptist Church.
- Public/Private Collaboration: Assisted Adrian Plumbing with complex sewer issues to ensure proper integration with the city main.

### **2. Lift Station & Lagoon Operations**

- Missouri Street Station: Collaborated with OTC on critical repairs to the Missouri Street lift station.
- Routine Monitoring: Conducted bi-weekly inspections of all city lift stations to ensure pump efficiency and operational uptime.
- Lagoon Management: Located and performed necessary treatment cycles on the city lagoon.
- Site Maintenance: Executed weed control and spraying around all lift station perimeters.

### **3. Compliance & Equipment Management**

- Damage Prevention: Managed all 811 line locates, including several "Emergency Locates" requiring immediate turnaround.
- Fleet Enhancements: \* Performed mechanical maintenance on the Sewer Jetter.
  - Fabricated and installed a custom pole rack for the jetter to improve tool organization and crew efficiency.

Mark Griffith

Public Works Director

4/9/2026

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## Water Production Report

### WATER PLANT TOTALS FOR THE MONTH OF MARCH 2026

- Average Daily Run Time: 16.3 Hours
- Average Daily Productions : 309,033gallons
- Total Production for the Month: 9,271,000 gallons

Notes: Verbal Report

Tom Williams  
Water Plant Superintendent  
4/6/2026

# **Consent Agenda**

**A**



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**Jeremy Bridges – North Alderman**  
**David Hummel – North Alderman**

**Matt Cunningham**  
**Mayor**

**Matt Sears – South Alderman**  
**Jeff Vick – South Alderman**

**REGULAR MEETING OF THE BOARD OF ALDERMEN**  
**Monday March 9th, 2026**  
**7:00 p.m.**

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**Forum:** Regular Meeting, Monday February 9th, 2026 in the City Hall of Adrian, Missouri.

**Officiate:** Mayor Matt Cunningham presided.

**Presents:** North Alderman Jeremy Bridges, South Alderman Matt Sears, North Alderman David Hummel. South Alderman Vick.

**Absent:**

**In Attendance:** City Administrator Ryan Wescoat, City Clerk Amanda Rowland via Zoom, City Attorney Andrew Ruhlman

**Visitors:** Denis Menich with the Tribune and Time, Water Plant Director Thomas Williams,

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**Call to Order:** Mayor Cunningham called the meeting to order at 7:00 pm.

**Roll Call:** Mayor Cunningham called the roll.

Alderman Vick – Present  
Alderman Bridges – Present

Alderman Hummel – Present  
Alderman Sears - Present.

**Pledge of Allegiance:** Mayor Cunningham led members of the board and others present in reciting the pledge of allegiance to the flag of the United States of America.

**Approval of the Agenda:** Alderman Hummel motioned to approve the agenda as presented. Alderman Bridges seconded. Motion carried. (4-0)

**Personal Appearances:** None

**Department Reports:**

- A. City Administrator:** Administrator Wescoat provided a written and verbal report.
- B. City Attorney:** Nothing to report.
- C. Code Enforcement:** No report submitted.
- D. Emergency Management:** No report submitted.
- E. Fire Department:** No report submitted.
- F. Police Department:** Police Chief Dillon submitted his monthly report for review.
- G. Park Committee:** The City Administrator provided an update on the restoration of the ball field lighting and preparations for the golf range.
- H. Public Works:** Public Works Director Mark Griffith submitted a written report.
- I. Water Production:** The Water Production report was submitted, followed by an update from Tom regarding his recent attendance at a wastewater conference.

**Consent Agenda:** Alderman Bridges motioned to approve the consent agenda. Alderman Hummel seconded. Motion carried 4-0.

**Unfinished Business:** None

**New Business:**

**A. MAYOR'S SPECIAL RECOGNITIONS**

Mayor Matt Cunningham presented several awards to distinguished employees and citizens for their outstanding contributions to the City of Adrian:

- **Employee of the Year:** The Mayor recognized Jason Chulufas.
- **First Responder of the Year:** Ernest Cole was honored.
- **Mayoral Award:** The mayor presented this award to Tom Williams.
- **Blackhawk Pride Award:** This award was presented to Joey Bailey.
- **Lifetime Achievement Award:** The city honored former Mayor Larry Ritter.

**B. REZONING REQUEST**

**Bill No. 26-08 / Ordinance No. 1226:** Rezoning Request for 203 E. 5th Street. The Board of Aldermen reviewed a request to rezone the property located at 203 E. 5th Street, owned by the United Methodist Church, following a recommendation for approval from the Planning Commission.

**First Reading:** Alderman Bridges made a motion to approve the ordinance. Alderman Hummel seconded the motion. Alderman Bridges then read the title of the ordinance: *"An Ordinance of the Board of Aldermen of the City of Adrian, Missouri, approving the recommendation from the Planning Commission for lot rezoning located at 203 E. 5th Street, Adrian, Missouri."* The motion passed with a 4-0.

**Second Reading and Final Adoption:** Alderman Bridges motioned for approval of the second reading. Alderman Hummel seconded the motion. Mayor Cunningham then called for a formal roll call vote. The results were as follows:

- **Alderman Vick:** Yes
- **Alderman Sears:** Yes
- **Alderman Hummel:** Yes
- **Alderman Bridges:** Yes

With a 4-0 vote, the motion carried, and Ordinance No. 1226 was officially adopted.

**C. ORDINANCE AMENDMENT: MODIFYING SECTION 12.2 OF ORDINANCE 813- BILL 26-07/ORD. 1225**

**Bill No. 26-07 / Ordinance No. 1225: Amending Ordinance No. 813, Section 12.2.** The Board of Aldermen considered an amendment to Section 12.2 of Ordinance No. 813, based on recommendations submitted by the Planning and Zoning Commission.

**First Reading:** Alderman Hummel made a motion to approve the ordinance and performed the reading of the title: *"An Ordinance approving the recommendations from the Planning and Zoning*

*Commission amending Ordinance No. 813, Section 12.2."* Alderman Sears seconded the motion. The motion passed with a 4-0.

**Second Reading and Final Adoption:** Alderman Hummel motioned for approval of the second reading. Alderman Bridges seconded the motion. Mayor Cunningham called for a formal roll call vote. The results were as follows:

- **Alderman Vick:** Yes
- **Alderman Sears:** Yes
- **Alderman Hummel:** Yes
- **Alderman Bridges:** Yes

With a 4-0 vote, the motion carried, and Ordinance No. 1225 was officially adopted.

**D. AUTHORIZATION TO SOLICIT BIDS: HAY GROUND LEASE**

Alderman Bridges made a motion to put the hay ground lease out for bid as presented. Alderman Sears seconded the motion. Following a brief discussion, the motion passed with a 4-0.

**E. CONTRACT APPROVAL: CITY PARK MOWING**

Alderman Hummel made a motion to accept the contract as submitted. Alderman Bridges seconded the motion. The motion passed with a 4-0.

**F. POLICY DISCUSSION: OPEN BURNING WITHIN THE CITY**

The Board discussed the policy; no decision was made at this time. The topic will be reviewed again in the future.

**Public Comments:** Jeff Perry addressed the Board regarding the implementation of the Flock Safety camera system.

**Mayor/ Alderman Communications:** None

**Executive Session (Closed Meeting):** None

**Adjournment:** Alderman Hummel motioned to close the regular session meeting. Alderman Sears seconded. Motion carried 4-0.

Mayor Cunningham adjourned the regular session meeting at 8:14 pm.

Final Approval: \_\_\_\_\_

Matt Cunningham Mayor

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

Amanda Rowland City Clerk

**B**

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Vendor: 14</b>	<b>Addleman Law Firm LLC</b>					
11926	1/19/2026	3/19/2026	Retainer Billing - Aug-Dec 2025	52679	No	\$600.00
<b>Subtotal for Vendor 14 &amp; Addleman Law Firm LLC :</b>						<b>\$600.00</b>
<b>Vendor: 17</b>	<b>Adrian Community Library Property Tax Ac</b>					
Adrian Library-14	3/17/2026	3/19/2026	February Tax Collection	52680	No	\$973.04
<b>Subtotal for Vendor 17 &amp; Adrian Community Library Property Tax Ac :</b>						<b>\$973.04</b>
<b>Vendor: 19</b>	<b>Adrian Muffler Service Inc</b>					
41708	3/6/2026	3/27/2026	muffler for Etnyre	52707	No	\$60.00
<b>Subtotal for Vendor 19 &amp; Adrian Muffler Service Inc :</b>						<b>\$60.00</b>
<b>Vendor: 22</b>	<b>Adrian Plumbing</b>					
55759	3/10/2026	3/27/2026	turned on water at concession stands & brick restroom flushed oil lines	52708	No	\$75.00
<b>Subtotal for Vendor 22 &amp; Adrian Plumbing :</b>						<b>\$75.00</b>
<b>Vendor: 23</b>	<b>Adrian Service Center LLC</b>					
41708	3/6/2026	3/19/2026	muffler for Etnyre	52681	No	\$60.00
<b>Subtotal for Vendor 23 &amp; Adrian Service Center LLC :</b>						<b>\$60.00</b>
<b>Vendor: 1122</b>	<b>Andrew McMillin</b>					
31010	3/2/2026	3/5/2026	HRA- Pharmacy	52660	No	\$895.92
<b>Subtotal for Vendor 1122 &amp; Andrew McMillin :</b>						<b>\$895.92</b>
<b>Vendor: 842</b>	<b>Armor Express</b>					
IN-0253662	3/3/2026	3/5/2026	bravo overt carrier-Chris, Brian	52661	No	\$543.40
<b>Subtotal for Vendor 842 &amp; Armor Express :</b>						<b>\$543.40</b>

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Vendor: 1156</b>	<b>Blue Cardinal Chemical</b>					
20823	3/6/2026	3/19/2026	cherry float- sewer chemicals	52682	No	\$810.53
<b>Subtotal for Vendor 1156 &amp; Blue Cardinal Chemical :</b>						<b>\$810.53</b>
<b>Vendor: 6</b>	<b>BlueCross BlueShield Of Kansas City</b>					
Mar adj. 2026	3/18/2026	3/19/2026	March adj. Danny Robinson added additional fam insur	WIRE	Yes	\$2,053.23
PR-320202615303	3/20/2026	3/19/2026	Automatic Invoice From Payroll, Vendor 6	WIRE	Yes	\$8,336.56
PR-35202612133	3/5/2026	3/19/2026	Automatic Invoice From Payroll, Vendor 6	WIRE	Yes	\$7,652.12
<b>Subtotal for Vendor 6 &amp; BlueCross BlueShield Of Kansas City :</b>						<b>\$18,041.91</b>
<b>Vendor: 49</b>	<b>Brian Bearce</b>					
031426	3/14/2026	3/19/2026	HRA-Medical, vision	52683	No	\$822.50
<b>Subtotal for Vendor 49 &amp; Brian Bearce :</b>						<b>\$822.50</b>
<b>Vendor: 1213</b>	<b>Byrd's Pecan &amp; Delights, LLC</b>					
1077	3/5/2026	3/5/2026	Employee appreciation lunch	52662	No	\$315.29
<b>Subtotal for Vendor 1213 &amp; Byrd's Pecan &amp; Delights, LLC :</b>						<b>\$315.29</b>
<b>Vendor: 410</b>	<b>Casey's Business MasterCard</b>					
Caseys Fleet-11	2/27/2026	3/5/2026	Monthly Card Payment for the month of Feb	WIRE	Yes	\$1,732.13
<b>Subtotal for Vendor 410 &amp; Casey's Business MasterCard :</b>						<b>\$1,732.13</b>
<b>Vendor: 1116</b>	<b>Charles Lawrence</b>					
132993	3/2/2026	3/5/2026	Boot allowance	52663	No	\$200.00
<b>Subtotal for Vendor 1116 &amp; Charles Lawrence :</b>						<b>\$200.00</b>
<b>Vendor: 60</b>	<b>City of Adrian Petty Cash</b>					
03192026	3/19/2026	3/19/2026	#2 Cash drawer	52684	No	\$150.00
31926	3/19/2026	3/19/2026	petty cash	52684	No	\$96.69

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Subtotal for Vendor 60 &amp; City of Adrian Petty Cash :</b>						<b>\$246.69</b>
<b>Vendor: 980</b>	<b>Computer Information Concepts</b>					
PSI41494	12/1/2025	3/19/2026	Annual Peopleware Agreement Dec 1, 2025 - Nov 30, 2026	52685	No	\$6,920.00
PSI41976	3/5/2026	3/19/2026	2025 Year End Tax Form Order W-2, 1095, 1099	52686	No	\$109.91
<b>Subtotal for Vendor 980 &amp; Computer Information Concepts :</b>						<b>\$7,029.91</b>
<b>Vendor: 63</b>	<b>Core &amp; Main</b>					
Y348025	2/4/2026	3/5/2026	permagrip - restock supply	52664	No	\$365.90
Y355275	2/4/2026	3/5/2026	Brass nipple-restock supply	52664	No	\$43.04
Y515632	2/24/2026	3/5/2026	remote shut off residential meters	52664	No	\$3,431.60
Y574727	2/25/2026	3/5/2026	plastic culvert parts	52664	No	\$130.41
Y602295	2/27/2026	3/5/2026	replacement head for LP mart	52664	No	\$597.04
<b>Subtotal for Vendor 63 &amp; Core &amp; Main :</b>						<b>\$4,567.99</b>
<b>Vendor: 983</b>	<b>Countywide Disposal</b>					
Countywide-19	3/25/2026	3/27/2026	March Trash Service Fee (630)	52709	No	\$12,927.60
<b>Subtotal for Vendor 983 &amp; Countywide Disposal :</b>						<b>\$12,927.60</b>
<b>Vendor: 67</b>	<b>Custom Creations by Harvest Hill</b>					
2262610	2/26/2026	3/5/2026	short sleeve shirts, hooded full zip sweatshirt	52665	No	\$77.55
312263	3/12/2026	3/19/2026	hooded nip front sweatshirt-Amanda	52687	No	\$48.61
<b>Subtotal for Vendor 67 &amp; Custom Creations by Harvest Hill :</b>						<b>\$126.16</b>
<b>Vendor: 68</b>	<b>D&amp;F Services LLC</b>					
7627	2/25/2026	3/19/2026	ECOTECH 302 phosphate totes 145 gal, bleach drum, caustic membrane drum	52688	No	\$3,737.16
7652	3/25/2026	3/27/2026	DFLOC 4084 tote - 3000 lb tote - 5 each	52710	No	\$14,775.00
<b>Subtotal for Vendor 68 &amp; D&amp;F Services LLC :</b>						<b>\$18,512.16</b>

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Vendor: 74</b>	<b>Dollar General-Regions 410526</b>					
1001423726	2/19/2026	3/19/2026	Paint, water	52689	No	\$62.67
1001423733	2/19/2026	3/19/2026	Golf fence supplies	52689	No	\$13.50
<b>Subtotal for Vendor 74 &amp; Dollar General-Regions 410526 :</b>						<b>\$76.17</b>
<b>Vendor: 75</b>	<b>DSWA Certified Public Accountants</b>					
72327	11/11/2025	3/19/2026	Audit of financial statement for the year ended June 30, 2024-Prep of water prod cost report June 30,2024	52690	No	\$17,750.00
<b>Subtotal for Vendor 75 &amp; DSWA Certified Public Accountants :</b>						<b>\$17,750.00</b>
<b>Vendor: 1215</b>	<b>Essary Tree Care, LLC</b>					
02536	3/17/2026	3/27/2026	1st street sidewalk project	52711	No	\$8,000.00
<b>Subtotal for Vendor 1215 &amp; Essary Tree Care, LLC :</b>						<b>\$8,000.00</b>
<b>Vendor: 78</b>	<b>Ethan's Auto Repair Inc</b>					
91907	3/3/2026	3/5/2026	2020 Dodge oil change-Cole	52666	No	\$70.80
91923	3/4/2026	3/19/2026	2020 dodge oil change- 402 Robinson	52691	No	\$60.91
<b>Subtotal for Vendor 78 &amp; Ethan's Auto Repair Inc :</b>						<b>\$131.71</b>
<b>Vendor: 127</b>	<b>Evergy</b>					
<b>Evergy Bills-34</b>	3/17/2026	3/19/2026	June Electric Bills for City Accounts	52692	No	\$7,543.91
<b>M109020197</b>	3/5/2026	3/5/2026	Single phase line extension to feed driving range	52667	No	\$22,768.50
<b>Subtotal for Vendor 127 &amp; Evergy :</b>						<b>\$30,312.41</b>
<b>Vendor: 81</b>	<b>Family Center</b>					
0012-2264952	2/3/2026	3/5/2026	heater electric milkhouse	52668	No	\$23.99
<b>Subtotal for Vendor 81 &amp; Family Center :</b>						<b>\$23.99</b>
<b>Vendor: 1108</b>	<b>FirsTech Inc.</b>					
<b>FirsTech-15</b>	2/27/2026	3/19/2026	February monthly payment for online bill paying	52693	No	\$374.95

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Subtotal for Vendor 1108 &amp; FirsTech Inc. :</b>						<b>\$374.95</b>
<b>Vendor: 93</b>	<b>GearZone Products</b>					
93655	12/21/2025	3/27/2026	survival armor RAID7 front opening vest - Robinson	52712	No	\$952.00
<b>Subtotal for Vendor 93 &amp; GearZone Products :</b>						<b>\$952.00</b>
<b>Vendor: 1003</b>	<b>Internal Revenue Service</b>					
PR-320202615305	3/20/2026	3/19/2026	Automatic Invoice From Payroll, Vendor 1003	WIRE	Yes	\$8,372.91
PR-35202612134	3/5/2026	3/5/2026	Automatic Invoice From Payroll, Vendor 1003	WIRE	Yes	\$8,468.26
<b>Subtotal for Vendor 1003 &amp; Internal Revenue Service :</b>						<b>\$16,841.17</b>
<b>Vendor: 908</b>	<b>IT4KC Inc.</b>					
IT4KC - Monthly-3	3/4/2026	3/5/2026	#8185 Monthly billing for January	52669	No	\$1,378.40
IT4KC-Billable-2	2/27/2026	3/5/2026	#8148 January times & Materials	52669	No	\$357.50
<b>Subtotal for Vendor 908 &amp; IT4KC Inc. :</b>						<b>\$1,735.90</b>
<b>Vendor: 122</b>	<b>JCI Inc</b>					
8291680	3/26/2026	3/27/2026	FS TS Pump #2 not pumping	52713	No	\$1,747.00
<b>Subtotal for Vendor 122 &amp; JCI Inc :</b>						<b>\$1,747.00</b>
<b>Vendor: 367</b>	<b>Jeff Vick</b>					
Car wash fleet Cards-20	3/1/2026	3/5/2026	Monthly Fleet Card Charges	52670	No	\$180.00
<b>Subtotal for Vendor 367 &amp; Jeff Vick :</b>						<b>\$180.00</b>
<b>Vendor: 1195</b>	<b>Katelyn Cox</b>					
Katelyn Cox-19	3/2/2026	3/5/2026	Cleaning City Hall hourly 2 hrs.	52671	No	\$40.00
Katelyn Cox-20	3/16/2026	3/19/2026	Cleaning City Hall hourly 3 hrs.	52694	No	\$60.00
Katelyn Cox-21	3/23/2026	3/27/2026	Cleaning City Hall 2 hours	52714	No	\$40.00
<b>Subtotal for Vendor 1195 &amp; Katelyn Cox :</b>						<b>\$140.00</b>

# AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Vendor: 578</b>	<b>Key Equipment Company</b>					
KC220694	2/23/2026	3/5/2026	8" debris basket, pole grabber,poles, sewer hose grabber, 6" connect pole	52672	No	\$1,552.10
<b>Subtotal for Vendor 578 &amp; Key Equipment Company :</b>						<b>\$1,552.10</b>
<b>Vendor: 130</b>	<b>Lauber Municipal Law LLC</b>					
Lauber Municipal Law-12	2/28/2026	3/19/2026	City Attorney Fees through 02/28/2026	52695	No	\$864.50
<b>Subtotal for Vendor 130 &amp; Lauber Municipal Law LLC :</b>						<b>\$864.50</b>
<b>Vendor: 212</b>	<b>MeBulbs</b>					
4207323-01	3/20/2026	3/27/2026	4ft vaportight spec-select hi bay	52715	No	\$551.98
<b>Subtotal for Vendor 212 &amp; MeBulbs :</b>						<b>\$551.98</b>
<b>Vendor: 1025</b>	<b>Merchant Services</b>					
Merchant Services-26	1/26/2026	3/5/2026	Monthly Card charge fees for Desktop & Over Phone	WIRE	Yes	\$400.01
<b>Subtotal for Vendor 1025 &amp; Merchant Services :</b>						<b>\$400.01</b>
<b>Vendor: 432</b>	<b>MetLife</b>					
PR-320202615304	3/20/2026	3/27/2026	Automatic Invoice From Payroll, Vendor 432	WIRE	Yes	\$563.19
<b>Subtotal for Vendor 432 &amp; MetLife :</b>						<b>\$563.19</b>
<b>Vendor: 457</b>	<b>MFA Incorporated</b>					
A488439	3/20/2026	3/27/2026	Chs 6 ft orange t-post	52716	No	\$93.75
<b>Subtotal for Vendor 457 &amp; MFA Incorporated :</b>						<b>\$93.75</b>
<b>Vendor: 1121</b>	<b>Michelle Beckwith</b>					
0309-0312	3/9/2026	3/19/2026	milage for MoCCFOA conference	52696	No	\$232.00
<b>Subtotal for Vendor 1121 &amp; Michelle Beckwith :</b>						<b>\$232.00</b>
<b>Vendor: 371</b>	<b>Midwest Lumber</b>					

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
2603-270391	3/4/2026	3/27/2026	Shop tools torque lock c-clamp w/regular , c-clamp w/swivel	52717	No	\$105.88
<b>Subtotal for Vendor 371 &amp; Midwest Lumber :</b>						<b>\$105.88</b>
<b>Vendor:</b>	<b>125</b>	<b>Miller Auto Supply</b>				
335722	2/2/2026	3/5/2026	electrical tape	52673	No	\$7.49
335797	2/3/2026	3/5/2026	paint for cross arms for replacement pole on East ball diamond	52673	No	\$13.99
335881	2/5/2026	3/5/2026	oil dry	52673	No	\$43.47
335931	2/6/2026	3/5/2026	motor oil for ram utility	52673	No	\$14.58
336510	2/19/2026	3/5/2026	rustproof paint for golf fence	52673	No	\$1,124.95
336521	2/19/2026	3/5/2026	window squeegee	52673	No	\$8.13
336538	2/19/2026	3/5/2026	microfiber wool mitt for golf fence	52673	No	\$22.98
336570	2/20/2026	3/5/2026	336570	52673	No	\$33.98
<b>Subtotal for Vendor 125 &amp; Miller Auto Supply :</b>						<b>\$1,269.57</b>
<b>Vendor:</b>	<b>2</b>	<b>Missouri Department of Revenue - WH</b>				
march adj 2026	3/19/2026	3/27/2026	Payment adj. march 26	WIRE	Yes	\$0.50
PR-320202615301	3/20/2026	3/27/2026	Automatic Invoice From Payroll, Vendor 2	WIRE	Yes	\$980.00
PR-35202612131	3/5/2026	3/27/2026	Automatic Invoice From Payroll, Vendor 2	WIRE	Yes	\$1,003.00
<b>Subtotal for Vendor 2 &amp; Missouri Department of Revenue - WH :</b>						<b>\$1,983.50</b>
<b>Vendor:</b>	<b>73</b>	<b>Missouri Dept. of Natural Resources</b>				
03162026	3/16/2026	3/19/2026	Loan Payment DPDELDR3 for Energy Loan Program	52697	No	\$7,989.00
<b>Subtotal for Vendor 73 &amp; Missouri Dept. of Natural Resources :</b>						<b>\$7,989.00</b>
<b>Vendor:</b>	<b>158</b>	<b>MO Rural Services Work Comp Ins Trust</b>				
138565	2/19/2026	3/27/2026	Renewal of WCTR, WC Renewal 2026 Expense Constant, 2nd Injury fund, Premium tax Effective 04/01/2026	WIRE	Yes	\$42,311.00

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Subtotal for Vendor 158 &amp; MO Rural Services Work Comp Ins Trust :</b>						<b>\$42,311.00</b>
<b>Vendor: 988</b>	<b>Neal/Settle Printing INC</b>					
125523	3/4/2026	3/19/2026	#10 Window Envelope-water bills	52698	No	\$365.00
<b>Subtotal for Vendor 988 &amp; Neal/Settle Printing INC :</b>						<b>\$365.00</b>
<b>Vendor: 173</b>	<b>Osage Valley Electric Cooperative Assn</b>					
Osage-27	2/28/2026	3/19/2026	Pump station-river & Heritage tractor	52699	No	\$2,424.80
<b>Subtotal for Vendor 173 &amp; Osage Valley Electric Cooperative Assn :</b>						<b>\$2,424.80</b>
<b>Vendor: 1078</b>	<b>Principal</b>					
March adj.	3/17/2026	3/19/2026	March adj. 2026	WIRE	Yes	(\$0.22)
PR-320202615307	3/20/2026	3/19/2026	Automatic Invoice From Payroll, Vendor 1078	WIRE	Yes	\$899.44
PR-35202612136	3/5/2026	3/19/2026	Automatic Invoice From Payroll, Vendor 1078	WIRE	Yes	\$788.89
<b>Subtotal for Vendor 1078 &amp; Principal :</b>						<b>\$1,688.11</b>
<b>Vendor: 256</b>	<b>PWSD #5</b>					
PWSD#5-22	3/16/2026	3/19/2026	Park Board Water Bill	52700	No	\$15.00
<b>Subtotal for Vendor 256 &amp; PWSD #5 :</b>						<b>\$15.00</b>
<b>Vendor: 381</b>	<b>Roger Farrell</b>					
085481	3/4/2026	3/19/2026	Shop supplies	52701	No	\$346.00
<b>Subtotal for Vendor 381 &amp; Roger Farrell :</b>						<b>\$346.00</b>
<b>Vendor: 1155</b>	<b>Royal Publishing</b>					
8187930	3/23/2026	3/27/2026	2026 windsor class 3 district 13 boys basketball district	52718	No	\$115.00
8187931	3/23/2026	3/27/2026	2026 eldorado springs class 3 district 12 boys & girls basketball	52718	No	\$125.00
<b>Subtotal for Vendor 1155 &amp; Royal Publishing :</b>						<b>\$240.00</b>
<b>Vendor: 934</b>	<b>Ryan Wescoat</b>					

# AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
032626	3/25/2026	3/27/2026	Mileage reimbursement	52719	No	\$346.90
<b>Subtotal for Vendor 934 &amp; Ryan Wescoat :</b>						<b>\$346.90</b>
<b>Vendor:</b>	<b>1212</b>	<b>Self &amp; Son, LLC</b>				
853446	2/26/2026	3/5/2026	Tire roller repair	52674	No	\$4,560.00
<b>Subtotal for Vendor 1212 &amp; Self &amp; Son, LLC :</b>						<b>\$4,560.00</b>
<b>Vendor:</b>	<b>204</b>	<b>SNS Discount Batteries</b>				
397701	2/26/2026	3/5/2026	9 tire roller replacement	52675	No	\$153.96
<b>Subtotal for Vendor 204 &amp; SNS Discount Batteries :</b>						<b>\$153.96</b>
<b>Vendor:</b>	<b>1029</b>	<b>Sumner One</b>				
Sumner One-27	2/27/2026	3/5/2026	Kyocera Monthly Lease	52676	No	\$207.51
<b>Subtotal for Vendor 1029 &amp; Sumner One :</b>						<b>\$207.51</b>
<b>Vendor:</b>	<b>1214</b>	<b>Tom Holmes</b>				
2765	3/18/2026	3/19/2026	Excavation bond refund #2765	52702	No	\$300.00
<b>Subtotal for Vendor 1214 &amp; Tom Holmes :</b>						<b>\$300.00</b>
<b>Vendor:</b>	<b>218</b>	<b>Tom Williams</b>				
03062026	3/6/2026	3/19/2026	Mileage reimbursement for MRWA conference	52703	No	\$245.77
030626	3/6/2026	3/19/2026	RHA - Pharmacy, Medical	52704	No	\$1,108.07
<b>Subtotal for Vendor 218 &amp; Tom Williams :</b>						<b>\$1,353.84</b>
<b>Vendor:</b>	<b>183</b>	<b>U.S. Postal Service</b>				
032626	3/26/2026	3/27/2026	#3 permit prepay for mailing of water bills	52720	No	\$1,500.00
<b>Subtotal for Vendor 183 &amp; U.S. Postal Service :</b>						<b>\$1,500.00</b>
<b>Vendor:</b>	<b>223</b>	<b>UMB Bank &amp; Trust NA</b>				
349538	3/18/2026	3/19/2026	March Series 2007,2009,2010 Water Plant Installment Payments	WIRE	Yes	\$31,906.70

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Subtotal for Vendor 223 &amp; UMB Bank &amp; Trust NA :</b>						<b>\$31,906.70</b>
<b>Vendor: 224</b>	<b>Unifirst Corporation</b>					
UniFirst Corp-61	2/2/2026	3/5/2026	Monthly Uniform Cleaning Bills	52677	No	\$119.40
UniFirst Corp-62	2/9/2026	3/5/2026	Monthly Uniform Cleaning Bills	52677	No	\$132.85
UniFirst Corp-63	2/16/2026	3/5/2026	Monthly Uniform Cleaning Bills	52677	No	\$132.85
UniFirst Corp-64	2/23/2026	3/5/2026	Monthly Uniform Cleaning Bills	52677	No	\$132.85
<b>Subtotal for Vendor 224 &amp; Unifirst Corporation :</b>						<b>\$517.95</b>
<b>Vendor: 933</b>	<b>Visa</b>					
0000072	2/18/2026	3/19/2026	Navigate-Advanced ALICE Training	WIRE	Yes	\$749.00
0100022	2/5/2026	3/19/2026	City of Adrian test for card reader	WIRE	Yes	\$0.01
03012026	2/1/2026	3/19/2026	The Fitness Hub- employee	WIRE	Yes	\$300.00
0456409	2/5/2026	3/19/2026	Amazon-batteries, show covers	WIRE	Yes	\$168.98
1022914	2/23/2026	3/19/2026	Topsy's Popcorn	WIRE	Yes	\$101.83
19001282	1/31/2026	3/19/2026	Topsy's - popcorn	WIRE	Yes	\$187.92
2034599	2/5/2026	3/19/2026	Training for fire dept-dispute from charge on previous bill	WIRE	Yes	(\$63.84)
2198695	2/7/2026	3/19/2026	Amazon-coffee syrup	WIRE	Yes	\$31.60
2909090	2/18/2026	3/19/2026	Popeyes-City admin training	WIRE	Yes	\$17.25
3337502	2/11/2026	3/19/2026	Amazon-tripod mounts	WIRE	Yes	\$10.39
3511137	2/4/2026	3/19/2026	Amazon-signs/next window	WIRE	Yes	\$14.54
3986382	2/5/2026	3/19/2026	American Red Cross-Fire Department certification-mcmillin	WIRE	Yes	\$350.00
4789933	2/4/2026	3/19/2026	Amazon-charcoal grill	WIRE	Yes	\$328.12
5201947	2/11/2026	3/19/2026	Wayside Waifs-dog surrender	WIRE	Yes	\$55.00
5449417	2/1/2026	3/19/2026	Amazon - supplies	WIRE	Yes	\$259.86
6039760	2/12/2026	3/19/2026	Napa-reducer	WIRE	Yes	\$18.55
6039778	2/12/2026	3/19/2026	Napa-receiver tube adapter	WIRE	Yes	\$41.46

**AP Paid Invoices (APLT50)**

**City of Adrian**

**Selected Date Range: 3/1/2026 thru 3/31/2026**

<b>Invoice</b>	<b>Invoice Date</b>	<b>Paid Date</b>	<b>Invoice Description</b>	<b>Check</b>	<b>Wire</b>	<b>Invoice Amt</b>
6390158	2/8/2026	3/19/2026	Amazon-décor	WIRE	Yes	\$39.49
6666133	2/11/2026	3/19/2026	Sam's Club	WIRE	Yes	\$279.07
6680309	2/26/2026	3/19/2026	Walmart-beverage	WIRE	Yes	\$8.40
6687016	2/18/2026	3/19/2026	Walmart-tripod	WIRE	Yes	\$32.74
6873718	2/6/2026	3/19/2026	USPS-stamps	WIRE	Yes	\$702.00
6908291	2/11/2026	3/19/2026	Amazon-mounting adapter	WIRE	Yes	\$8.99
7403853	2/25/2026	3/19/2026	Walmart-plates, utensils	WIRE	Yes	\$34.02
7458119	2/15/2026	3/19/2026	Amazon-décor	WIRE	Yes	\$15.99
7811066	2/6/2026	3/19/2026	Amazon-coffee syrup	WIRE	Yes	\$33.60
7948382	2/4/2026	3/19/2026	Sam's Club-6 \$25. gift cards for employee b-day	WIRE	Yes	\$167.88
7978404	2/25/2026	3/19/2026	Award Headquarters-lpad	WIRE	Yes	\$210.44
8255095	2/26/2026	3/19/2026	Sam's Club-beverages	WIRE	Yes	\$249.20
8542606	1/31/2026	3/19/2026	Amazon-décor	WIRE	Yes	\$22.28
9102519	2/2/2026	3/19/2026	Walmart-scoops	WIRE	Yes	\$10.43
9312613	2/16/2026	3/19/2026	Wingstop-meal	WIRE	Yes	\$16.71
9364751	2/18/2026	3/19/2026	Holiday Inn-city admin training Ryan	WIRE	Yes	\$349.36
9364876	2/18/2026	3/19/2026	Holiday Inn - city admin training	WIRE	Yes	\$2.00
9471600	2/23/2026	3/19/2026	Lowe's-water	WIRE	Yes	\$28.62
9734723	2/1/2026	3/19/2026	Amazon - tubing for wires	WIRE	Yes	\$25.78
9743786	2/16/2026	3/19/2026	Amazon-frosted film for city hall glass	WIRE	Yes	\$179.93
9844433	2/5/2026	3/19/2026	Arthur Bryants-lunch for Matthew 20th ann	WIRE	Yes	\$414.56
<b>Conexon Connect-15</b>	2/23/2026	3/19/2026	Conexon-Internet and phone service for water plant and public works	WIRE	Yes	\$451.59
<b>Ring Central-30</b>	2/23/2026	3/19/2026	Monthly Phone Bill Charges	WIRE	Yes	\$297.50
<b>Verizon Business-8</b>	1/23/2026	3/19/2026	Monthly Bill for wireless	WIRE	Yes	\$865.58
<b>Subtotal for Vendor 933 &amp; Visa :</b>						<b>\$7,016.83</b>

**AP Paid Invoices (APLT50)**

**City of Adrian**

Selected Date Range: 3/1/2026 thru 3/31/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
<b>Vendor: 5</b>	<b>Voya Institutional Trust Company</b>					
PR-320202615302	3/20/2026	3/19/2026	Automatic Invoice From Payroll, Vendor 5	52705	No	\$90.00
PR-35202612132	3/5/2026	3/5/2026	Automatic Invoice From Payroll, Vendor 5	52678	No	\$90.00
<b>Subtotal for Vendor 5 &amp; Voya Institutional Trust Company :</b>						<b>\$180.00</b>
<b>Vendor: 249</b>	<b>Yoss Thriftway Inc</b>					
031326	3/13/2026	3/19/2026	Paper supplies	52706	No	\$25.21
<b>Subtotal for Vendor 249 &amp; Yoss Thriftway Inc :</b>						<b>\$25.21</b>
<b>Report Grand Total :</b>						<b>\$257,869.82</b>

**Publication of Salaries**

Year to Date as of 3/31/2026

City of Adrian

Job Description	Gross Salary
Assistant City Clerk	\$3,520.00
City Administrator	\$10,416.68
City Clerk	\$4,200.13
Fire Chief	\$310.00
Mayor	\$150.00
North Alderman	\$100.00
North Alderman	\$100.00
Park Maintenance	\$203.94
Park Maintenance	\$179.22
Patrol Officer	\$4,061.70
Police Chief	\$5,373.34
Police Officer	\$2,744.42
Police Officer	\$5,096.00
Police Officer	\$4,136.00
Police Officer	\$4,421.10
Police Officer	\$2,680.15
Public Works Director	\$5,008.60
Public Works Operator	\$3,772.00
Public Works Operator	\$3,318.63
Public Works Supervisor	\$4,244.50
South Ward Alderman	\$100.00
South Ward Alderman	\$100.00
Treasurer	\$200.00
Water Plant Operator	\$3,870.40
Water Plant Operator	\$2,405.93
Water Plant Operator	\$1,917.86
Water Plant Operator	\$1,448.18
Water Plant Superintendent	\$4,226.36
<b>Total Employees: 28</b>	<b>Total Salaries: \$78,305.14</b>
	<b>Total Benefits: \$29,914.63</b>
	<b>Benefit Percent of Salaries: 38.20</b>

**Certification  
of  
Election**

Registered Voters 11,808 - Total Ballots 1,546 : 13.09%

10 of 10 Precincts Reporting 100.00%

MIAMI R-I BOARD MEMBER		
Number of Precincts	4	
Precincts Reporting	4	100.00%
Vote For 3		
Total Votes	260	
LES NIEDER	85	32.69%
TIMOTHY DUNSMORE-WALKER	80	30.77%
WRITE IN	95	36.54%

ADRIAN NORTH WARD ALDERMAN		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	61	
JEREMY BRIDGES	57	93.44%
WRITE IN	4	6.56%

SOUTH HUDSON SPECIAL ROAD DIST. BOARD MEMBER		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	5	
JEFF FISCHER	5	100.00%
WRITE IN	0	0%

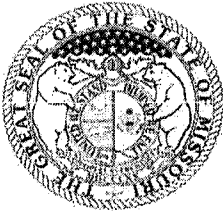
ADRIAN SOUTH WARD ALDERMAN		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	84	
JAMES LANGLEY	30	35.71%
MARK GRAVES	51	60.71%
WRITE IN	3	3.57%

SOUTH HUDSON SPECIAL ROAD DIST. QUESTION		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Total Votes		
	5	
FOR THE LEVY	5	100.00%
AGAINST THE LEVY	0	0%

AMSTERDAM ALDERMAN		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 2		
Total Votes	68	
LONNIE CUTSHAW	24	35.29%
JULIA D. GREGORY	19	27.94%
BRET J. CHARBONEAU	16	23.53%
WRITE IN	9	13.24%

ADRIAN MAYOR		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	137	
MATTHEW CUNNINGHAM	130	94.89%
WRITE IN	7	5.11%

BUTLER MAYOR		
Number of Precincts	3	
Precincts Reporting	3	100.00%
Vote For 1		
Total Votes	318	
JIM HENRY	297	93.40%
WRITE IN	21	6.60%



# CERTIFICATION OF ELECTION RESULTS

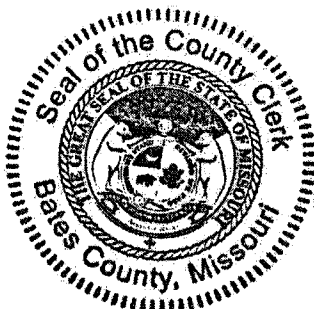
To the Clerk of \_\_\_\_\_ City of Adrian

The following is an Official Certificate of Election Results of the April 7, 2026 General Municipal Election held in Bates County, Missouri.

I hereby certify that:

	Votes Received
<b>Mayor</b>	
Matthew Cunningham	130
 <b>North Ward Alderman</b>	
Jeremy Bridges	57
 <b>South Ward Alderman</b>	
James Langley	30
Mark Graves	51

I, Jami Page County Clerk/Election Authority of Bates County, Missouri, do hereby certify that the foregoing is a full and accurate return of all votes cast in Bates County for all candidates and for and against all propositions/questions at said election as certified to me by the duly qualified and acting judges of said election.



County Clerk/Election Authority  
of Bates County, Missouri

10-Apr-26

Certification Date

Adrian City Council,

Thank you for the opportunity to serve our community. It is my hope and prayer that in every situation I approached it with a sincere desire to determine what best served Adrian.

I am proud of what we accomplished during this season of time. I am confident due to the offsets of our leadership team Adrian is a better community. The circumstances surrounding the closing of the nursing home will always weigh heavy on my heart. It was a dark time in our country. Our little town was not immune to the loss.

We accomplished many things, yet there is much work to do. In my opinion, the next generation of Blackhawks will be blessed if we will tackle these challenges.

First, for generations we have enjoyed being an agriculture-centered community. That will always be our foundation and will pour many blessings on Adrian. As you are aware agriculture is under pressure. Even generational farms are straining to survive. I have a deep appreciation for these families. They represent what is good in our nation.

Agriculture will continue to be the life blood of our county. However, we would be well served by forming a business development formation team. A wave of growth is moving our direction.

I encourage our current leadership to be intentional about attracting additional business growth. A diverse economic base will serve us well. Our community is enjoying the benefits of prior leaders who took bold steps to ensure future growth. Now it is our turn.

We are blessed to have skilled and strategic business leaders who hold positions in regional and national companies. Please consider tasking these skilled individuals with creating a plan to draw business development to Adrian that will set us apart from many other smaller communities.

In addition, I appreciate the hard work the city is doing at our City Park. Our park is a badge of honor for Adrian.

As we grow I encourage us to facilitate growth and set expectations without creating unnecessary hurdles. We have come a long way updating our codes. There is always room for improvement.

We still have a great deal of work to do in regard to addressing delinquent properties. Unfortunately previous leadership has not made this a priority. So the burden falls on us. It always has been and will continue to be a critical area of need. As our wonderful little town ages we must stay committed to policing delinquent properties. Perhaps an option to consider is for the city to purchase delinquent properties in different areas of the city and make them mini-parks we would be proud to call green space. Our SW and SE areas both have delinquent properties that could be easily converted.

I encourage our leadership to use all available resources to take the necessary steps to ensure we make Adrian a place where our residents can live safe and are confident that our authorities are doing everything within their power to protect them from evil forces in our region. There will always be an element of society wanting to tear apart the fabric of our community. Continue to fight the good fight. Thank you for the opportunity to lead. You will be in my prayers.

Blessings,

Jeff Vick

# **New Business**

**A**

1. Motion to close the alleyway north of the Methodist Church until construction on both buildings is completed.

2. A discussion has been requested to explore a fee reduction.

**B**

Alderman Vick requested a  
discussion on forming a  
Business Development  
Committee

**C**

**ORDINANCE OF THE ADRIAN BOARD OF ALDERMEN**

**BILL NO.** 26-09    **ORDINANCE NO.** 1227

**AN ORDINANCE APPROVING THE RECOMMENDATIONS  
FROM THE PLANNING AND ZONING COMMISSION  
AMENDING ORDINANCE NO. 813 SECTION 2.**

**WHEREAS**, The City of Adrian, Missouri adopted the Zoning Ordinance of the City of Adrian, Missouri in 1999; and

**WHEREAS**, the Planning and Zoning Commission find it necessary to make updates to the adopted ordinance to reflect changes in the community; and,

**WHEREAS**, The Board of Aldermen of the City of Adrian desire to support the continued development of the City of Adrian.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF  
ALDERMAN OF THE CITY OF ADRIAN, MISSOURI, AS  
FOLLOWS:**

**Section 1.** That Ordinance 813, Section 2 - Definitions be amended to include the following:

**Accessory buildings, structures, or uses** - An accessory building, structure, or use is a subordinate, incidental, non-habitable, and supplementary facility or activity located on the same lot as a legally established principal building or use. Examples include arbors, detached garages, carports, sheds, lean-tos, pergolas, gazebos, covered dog enclosures, play structures, shade structures, trellises, and swimming pools, which must remain subordinate to the main building in size and purpose. (This list is nonexclusive)

**Section 2.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**Section 3.** That this Ordinance shall be in full force and effective immediately upon its passage and approval.

**READ TWO TIMES**, passed, and approved this 13th day of April, 2026, by a roll call vote:

	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>
Alderman <b>Mark Graves</b>	_____	_____	_____
Alderman <b>Matt Sears</b>	_____	_____	_____
Alderman <b>Jeremy Bridges</b>	_____	_____	_____
Alderman <b>David Hummel</b>	_____	_____	_____

\_\_\_\_\_  
**Matt Cunningham**, Mayor

**ATTEST:**

\_\_\_\_\_  
**Amanda Rowland**, City Clerk

**D**

ORDINANCE OF THE ADRIAN BOARD OF ALDERMEN

BILL NO. 26-10

ORDINANCE NO. 1228

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE 817 PROVIDING THAT BUILDING PERMITS BE OBTAINED; PROVIDING FOR FEES TO BE CHARGED FOR SAID PERMITS; PROVIDING FOR THE ISSUANCE OF PERMITS; PROVIDING FOR ENFORCEMENT OF THIS ORDINANCE AND PROVIDING CERTAIN PENALTIES FOR THE VIOLATION THEREOF.**

**WHEREAS**, Pursuant to Chapter 89 of the Revised Statutes of Missouri giving the Planning and Zoning Commission authority to make recommendations to the Adrian Board of Aldermen; and

**WHEREAS**, the Planning and Zoning Commission find it necessary that the current process for permits, fees, and enforcement need to be updated; and,

**WHEREAS**, The Board of Aldermen of the City of Adrian desire to support the continued development of the City of Adrian.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF ADRIAN, MISSOURI, AS FOLLOWS:**

**Section 1.** Application for permits.

- A. Prior to any construction, an application for a building permit shall be filed with the City and a permit obtained. Included with the application shall be an estimated square footage of construction, a drawing indicating the proposed construction, a simple sketch for less complex construction projects, and a general description of the proposed work.

Any person who commences any construction without first obtaining a permit shall be guilty of a misdemeanor and shall be reported to the City Attorney for such actions as may be appropriate.

- B. All applications for a permit shall be in writing on forms provided by City Hall. All such applications shall properly describe the property by block and lot number, legal description as recorded at the County Recorder's office, or by property address, setting forth the true ownership at the time such

application is made.

- C. Plans and specifications, and square footage estimates must be filed with applications for building permits. Such documents must accurately show location of property lines and lateral dimensions of the work thereof as related to said lines; the elevation of new and existing works, and the location of connections to public utilities, including streets. Plan drawings shall show proposed details of construction or alteration sufficiently illustrated and described to allow a clear understanding of the intent and purpose of the work. The Governing Body of the City, or an authorized representative of the said body, shall be the sole judge of the adequacy of such documents.
- D. All such documents shall bear the true name of the author thereof, as well as that of the owner or applicant, followed by such title or authorization number as he or she may be lawfully permitted or obliged to use.

## **Section 2. Fees**

City Permit Fee Schedule – Permits are Required of All work with or without fees

### 1. RESIDENTIAL / COMMERCIAL CONSTRUCTION & REMODELS

- New Construction: \$0.60 per sq. ft.
  - *Includes all areas under the roof (garages, patios and basements).*
- Major Structural Remodel: \$100.00
  - *Applies if changes affect > 50% of the existing square footage.*
- Minor Structural Remodel: NO FEE
  - *Applies if changes affect < 50% of the existing square footage.*

### 2. UTILITIES & SPECIALTY INSTALLATIONS

- Demolition Permit: \$100.00
  - *Covers pre-demo hazard inspection and confirmation of utility capping.*
- Electrical Work: \$100.00 (not new construction)
- EV Charger Installation: \$100.00
  - *Clarification: Covers dedicated circuit/charger. If a full electrical panel upgrade is required, an additional \$100 Electrical fee applies (Total \$200).*
- Mechanical Work: \$100.00 (not new construction)

- Plumbing Work: \$100.00 (not new construction)
- Solar Panel Installation: 1% of total project cost
- Temporary Power: \$35.00

### 3. EXTERIOR STRUCTURES & LANDSCAPING

- Decks: \$200.00 (Flat Rate)
- Fencing (New): \$75.00
- Fencing (Replacement): \$35.00
- Irrigation System (New): \$75.00
- Irrigation System (Replacement): \$35.00
- Large Accessory Structures: \$75.00 (First 120 sq. ft.) + \$0.50 per addl. sq. ft.
- Small Accessory Structures: \$75.00 (Standalone, < 120 sq. ft.)
- Temporary Large Accessory Structures >120 sq. ft.: \$75.00
- Temporary Small Accessory Structures <120 sq. ft.: Free
- Reroofing: \$20.00
- Retaining Wall: \$75.00
- Signs: \$5.00

### 4. POOLS, PATIOS & DRIVEWAYS

- Concrete/Wooden Flatwork: \$75.00 (Stoops, steps, and approaches)
- Above-Ground Pool: \$50.00 (With pump)
- In-Ground Pool: \$1.00 per sq. ft. (Includes 3ft concrete skirt)
- Patios (Pool-Related): \$75.00 (Up to 120 sq. ft.) + \$0.50 per addl. sq. ft. over 120
- Patios & Driveways: \$20.00 (Standard flatwork)

### 5. INSPECTIONS & COMPLIANCE

- 1st Reinspection: No Cost
- 2nd Reinspection: \$150.00
- 3rd Reinspection: \$300.00
- Work Without Permit: Double (2x) the original permit fee.

### **Section 3.** Permits

- A. If the proposed construction meets the requirements of Adrian's zoning and subdivision ordinances, and the application indicates the likelihood that the construction will be done in a manner consistent with the City's building codes, the city shall issue a building permit upon payment of the fee.
- B. After the permit has been obtained, it shall be posted in a conspicuous location at the construction site until after the final inspection.
- C. The City must be notified within 30 days of any changes to building that would cause an increase in the permit fee.

### **Section 4.** Inspections

- A. The construction work shall be inspected as many times as the inspector deems necessary to ensure compliance of all ordinances and regulations are followed in a timely manner.
- B. It shall be the responsibility of the contractor to notify the City at the time the inspections are desired. A minimum of 24 hours is required to schedule inspections. All work shall cease until the inspection has been completed, or until the inspector has given the contractor written or oral authorization to proceed without immediate inspections.
- C. Should the building inspection reveal defects or non-compliance, the building inspector shall refuse to sign the building permit and shall notify the contractor of the deficiencies. The contractor shall make the required corrections or may appeal the decision to the Governing Body.
- D. Should the building inspector think it is necessary, he may require more inspections or waive any scheduled inspections.

### **Section 5.** Expiration of Permits

- A. Every permit issued within the provision of this code shall expire by time limitation if the work authorized by such permit is not commenced within ninety (90) days or if the work is suspended for more than one hundred eighty (180) days, or if the work is abandoned thereafter.

**Section 6.** Enforcement

A. The Governing Body shall appoint or designate an inspector who will be empowered to order compliance with the code or other laws and ordinances, serve notice that permits must be obtained, and have the right to enter any building or premises at all reasonable hours for the purpose of inspection, or investigations of alleged violations.

**Section 7.** Penalties

A. Any violations regarding health, welfare, or provisions of the code shall constitute a misdemeanor, and any person, firm, or corporation found guilty thereof shall be subject to a fine of not more than \$100 for each day exceeding five (5) days during which the violating condition remains uncorrected.

**Section 8.** Provisions

A. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**Section 9.** Effective Date

A. That this Ordinance shall be in full force and effective immediately upon its passage and approval.

**READ TWO TIMES**, passed, and approved this 13th day of April, 2026, by a roll call vote:

	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>
Alderman <b>Mark Graves</b>	_____	_____	_____
Alderman <b>Matt Sears</b>	_____	_____	_____
Alderman <b>Jeremy Bridges</b>	_____	_____	_____
Alderman <b>David Hummel</b>	_____	_____	_____

\_\_\_\_\_  
**Matt Cunningham, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Amanda Rowland, City Clerk**

**E**

**ORDINANCE OF THE ADRIAN BOARD OF ALDERMEN**

Bill No. 26-11 Ordinance No. 1229

**AN ORDINANCE OF THE CITY OF ADRIAN, MISSOURI AMENDING ORDINANCE 1051 ESTABLISHING LOCATIONS FOR STOP, YIELD AND ONE WAY/DO NOT ENTER SIGNS WITHIN THE CITY OF ADRAIN MISSOURI AND PROVIDING FOR THE PENALTIES FOR THE VIOLATION THEROF.**

**WHEREAS,** The City of Adrian, Missouri desires to have an efficient way to record and update traffic-controlled intersections; and

**WHEREAS,** The Police Department has identified an additional intersection that needs to be added to the traffic-controlled intersection list.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALERMEN OF THE CITY OF ADRIAN, MISOURI AS FOLLOWS:**

**SECTION 1.** That Ordinance 1051, Section 1, Schedule 1 be amended to include:

- 1st Street Eastbound at the intersection of Mulberry
- 1st Street Westbound at the intersection of Mulberry
- 8th Street Eastbound at the intersection of Houston
- 8th Street Westbound at the intersection of Housto

**SECTION 2.** Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Administrator without the need to come before the Board of Aldermen.

**SECTION 3.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed, and approved this 13<sup>th</sup> day of April, 2026, by a roll call vote:

	Yea	Nay	Absent
Alderman Mark Graves	_____	_____	_____
Alderman Matt Sears	_____	_____	_____
Alderman Jeremy Bridges	_____	_____	_____
Alderman David Hummel	_____	_____	_____

\_\_\_\_\_  
Matt Cunningham, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Rowland, City Clerk

**F**

Please return mail or email this form to:

Kaysinger Basin Regional Planning Commission

221 N Second Street

Clinton, MO 64735

660-885-3393

Email: [lisa@kaysinger.com](mailto:lisa@kaysinger.com)

**KAYSINGER BASIN REGIONAL PLANNING COMMISSION**

**RESOLUTION OF MEMBERSHIP**

WHEREAS: The City/Village of Adrian, Missouri 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/Village of Adrian Missouri, 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: Ryan Wescoat

Mailing Address: PO Box 246 Adrian, MO 64720

Daytime Phone Number: 816-297-2659

Email Address: r.wescoat@cityofadrianmo.org

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

Passed and adopted this 13th day of April, 2026.

\_\_\_\_\_  
Mayor/Chairman

Attest: \_\_\_\_\_  
City/Village Clerk

**G**

**RESOLUTION OF THE ADRIAN BOARD OF ALDERMEN**

**BILL NO.** 26-13      **RESOLUTION NO.** 1231

**A RESOLUTION OF THE CITY OF ADRIAN, MISSOURI, AMENDING AND UPDATING THE LIST OF NAMES AT ADRIAN BANK AUTHORIZED TO INITIATE WIRES AND SIGN ON BEHALF OF THE CITY.**

**WHEREAS**, the Board of Aldermen of the City of Adrian, Missouri now desires to amend the list of names of individuals on record at Adrian Bank, where the City keeps all financial accounts, to be updated to match the current Board and employment records.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ADRIAN, MISSOURI, AS FOLLOWS:**

**SECTION 1:** That the Board of Aldermen of the City of Adrian, Missouri, hereby removes all names but the following from the list kept at Adrian Bank of individuals with the authorization to sign on behalf of the City of Adrian:

Matt Cunningham	Jeremy Bridges
David Hummel	Troy Engelhardt
Matt Sears	Ryan Wescoat
Mark Graves	Amanda Rowland

**SECTION 2:** That the Board of Aldermen of the City of Adrian, Missouri, hereby removes all names but the following from the list kept by Adrian Bank of individuals with the authorization to initiate wire transfers on behalf of the City of Adrian:

Ryan Wescoat	Amanda Rowland
--------------	----------------

**Section 3:** That this Resolution shall be in full force and effect immediately upon its execution by the Board of Aldermen of the City of Adrian, Missouri.

Read, passed, and approved this 13th day of April 2026, by a roll call vote:

	Yea	Nay	Absent
Alderman Mark Graves	_____	_____	_____
Alderman Matt Sears	_____	_____	_____
Alderman Jeremy Bridges	_____	_____	_____
Alderman David Hummel	_____	_____	_____

\_\_\_\_\_  
Matt Cunningham, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Rowland, City Clerk

**H**

## HAY GROUND LEASE

THIS LEASE is made as of the 1st day of April, 2026 (the "Effective Date"), between CITY OF ADRIAN, MISSOURI, (sometimes hereinafter referred to as the "Landlord"); and whose mailing address is City Hall, P.O. Box 246, Adrian, Missouri 64720, and Adam Woodward, (sometimes hereinafter individually and jointly referred to as "Tenant") and whose principal mailing address is 14464 NE State Route KK, Adrian, MO 64720, who hereby agree as follows:

L Premises. Subject to the covenants and conditions of this Lease, Landlord leases to Tenant, and Tenant leases from Landlord, the premises comprised of: (a) unimproved hay ground comprising approximately 96 acres, (said premises are hereinafter collectively referred to as the Premises), and is shown as **Exhibit 1 Map**, attached hereto and incorporated herein by this reference, together with the right of ingress and egress thereto.

2 **Term of Lease.** The term of this Lease shall be for a period of three (3) years, commencing on April 1, 2026 and ending on March 30, 2029.

3. **Rent.** Tenant shall pay the Landlord as rent for the use and possession of the Premises the aggregate sum of, Four Thousand Dollars and No cents (\$4,000.00) payable as follows:

- (a) The sum of \$4200.00 at the execution of this Lease;
- (b) The sum of \$4200.00 on or before September 1, 2026;
- (c) The sum of \$4200.00 on or before March 1, 2027;
- (d) The sum of \$4200.00 on or before September 1, 2027;
- (e) The sum of \$4200.00 on or before March 1, 2028; and
- (f) The sum of \$4200.00 on or before September 1, 2028.

4. **Use of Premises and Operation on Premises.** The Premises shall be used solely and exclusively by Tenant for the purpose of planting, growing, and harvesting hay. The Premises shall not be used for any other purpose without Landlord's prior express written consent.

S. **Payment of Utilities.** During the Term of this Lease, Tenant shall pay all charges for the furnishing of utilities used or consumed by Tenant on the Premises, if any.

6. **Waste or Nuisance.** During the Term of this Lease, Tenant shall not (a) commit or permit the commission by others of any waste on the Premises, (b) maintain, commit or permit the maintenance or commission of any nuisance on the Premises; or (c) use or permit the use of the Premises for any unlawful purpose.

7. **Application of Fertilizer.** During the Term of this Lease, Tenant shall, at his sole cost and expense, apply 30-30-30 fertilizer to the Premises, and spray fence rows for sprouts and noxious weeds.

8. **Maintenance.** During the Terms of this Lease, Tenant shall, at his expense, keep and maintain the Premises, all improvements hereto, including, but not limited to, mowing and cutting vegetation, and maintaining, all facilities appurtenant thereto in good order and repair and in a safe and clean condition. During the Term of this Lease, Landlord shall be under no obligation, and will not be liable for any failure to refusal, to maintain the Premises, or to make any repairs or replacement to the Premises, or any component therefore.

9. **Alteration and Liens.** During the Term of this Lease, Tenant shall not, without Landlord's prior written consent, make, or permit any other person to make, any alteration to the Premises, or to any improvement thereon or facility appurtenant thereto. Tenant shall keep the Premises free and clear from all liens, claims; and demands for work performed, materials furnished, or operations conducted thereon by Tenant or at his request.

10. **Inspection by Landlord.** During the Term of this Lease, Tenant shall permit Landlord, or its agents, representatives, or employees to enter the Premises at all reasonable times in order to inspect the Premises to determine whether Tenant is complying with the terms of this Lease, and to do all other lawful acts that are necessary to protect Land lord's interest in the Premises.

11. **Acceptance by Tenant.** Tenant accepts the Premises, as well as the improvement thereon and the facilities appurtenant thereto, in their present condition. Ten ant warrants and represents to Landlord that Tenant has inspected the Premises, that Tenant has been assured by means independent of Landlord or Landlord's agents of the truth of all facts material. to this Lease, and that Tenant is leasing the Premises as a result of his,inspection and investigation and not of any representations made by Landlord or its agents.

12 **Hold Harmless.** Tenant shall indemnify and hold Landlord and its property, including the Premises, free and harmless from all claims, liability, loss, damage, or expense resulting from Tenant's occupation and use of the Premises, including, without limitation, any claim, liability, loss or damage arising by reason of:

(a) An injury to person or property, from whatever cause, while in or on the Premises or in any way connected with the Premises or with the improvements or personal property therein or thereon, including any liability for injury to the person or personal property of Tenant or his agents, officers, or employees;

(b) Any work performed on the Premises or materials furnished to the Premises by or at the request of tenant or his agents or employees;

(c) Any failure by Tenant to perform any provisions of this Lease or to comply with any requirement imposed on him or on the Premises. by any duly authorized governmental agency or political subdivision; or

(d) Any failure or inability by Tenant to pay as they, become due any obligation incurred by him in conducting his agricultural or other operations on the Premises.

13. Subleasing, assigning, and hunting. Tenants shall not, without Landlord's prior written consent encumber, assign, or otherwise transfer this Lease, or any right or interest herein in the Premises, or any existing or future improvement constructed or installed thereon; or sublet all or part of the Premises or allow any persons other than Tenant's agents, family, and employees to occupy or use all or part thereof. A consent by Landlord to one assignment, subletting, occupation, or use by another person shall not be deemed a consent to any other assignment, subletting, occupation or use. Any encumbrance, assignment, transfer, or subletting, whether voluntary or involuntary (by operation of law or otherwise), without Landlord's prior written consent, shall be void and shall entitle Landlord to terminate this Lease. Tenant also may not permit hunting on said land without written consent from Landlord.

14. **Abandonment by Tenant.** If Tenant breaches this Lease and abandons title Premises before the end of the Lease Term, Landlord may:

(a) Continue this Lease in effect by not terminating Tenant's right to possession of the Premises. In that event, Landlord may enforce all its rights and remedies under this Lease, including the right to recover the specified rent as it becomes due; or

(b) Terminate this Lease and recover from Tenant an amount necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to perform, his obligations under this Lease.

15. **Default and Remedies.** In the event: (a) Tenant fails to comply with any term, provision, condition or covenant of this Lease; (b) Tenant deserts or vacates the Premises; (c) any petition is filed by or against Tenant under any section or chapter of the Federal Bankruptcy Act, as amended, or under any similar law or statute of the United States or any state thereof; (d) Tenant becomes insolvent or makes a transfer in fraud of creditors; (e) Tenant makes an assignment for benefit of creditors, or (f) a receiver is appointed for Tenant for the assets of Tenant, then in any of such events, Tenant shall be in default and Landlord shall have the option to do any one or more of the following upon five (5) days prior written notice, excepting the payment of rent or additiori rent for which no demand or notice shall be necessary, in addition to and not in limitation of any other remedy permitted by law, to enter upon the Premises either with or without process of law, and to expel, remove and put out tenant or any other persons who might be thereon, together with all personal property found therein; and, Landlord may terminate this Lease or it may from time to time, without terminating this Lease, rent said Premises or any part thereof for such term or terms (whctch may be for a term extending beyond the Term) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable, with the right to repair, renovate, reclaim, restore, alter and change said Premises. At the option of Landlord, rents received by Landlord from such reletting shall be applied first to the payment of any in.debtedness from Tenant to Landlord other than rent and addjntional rent due hereunder;

second, to payment of any costs and expenses of such reletting, including, but not limited to, attorney's fees, advertising fees and brokerage fees, and to the payment of any repairs, renovation, redamation, restoration, alterations and changes in the Premises; tied to the payment of rent and additional rent due and payable hereunder and interest thereon; and .if after applyins1'said rentals there is any deficiency in the rent and additional rent and interest to be paid by Tenant under this Lease, Tenant shall pay any such deficiency to Landlord and such deficiency shall, be calculated and collected by Landlord monthly. No such re-entry or taking possession of said Premises shall be construed as an election of Landlord's part to terminate this Lease unless a written notice of such intention be given to Tenant. Notwithstanding any such reletting without termination, Landlord may at anytime thereafter elect to terminate this Lease for such previous breach and default. Should Landlord at any time terminate this Lease by reason of any default, in addition to any other remedy it may have, it may recover from Tenant the worth at the time of such termination of excess of the amount of rent and additional rent reserved in this Lease for the balance of the Term I over the then reasonable rental value of the Premises for the same period. Landlord shall have the right and remedy to seek redress in the courts at any time to correct or remedy any default of Tenant by injunction or otherwise without such resulting or being deemed a termination of this Lease, and Landlord, whether this Lease has been or is terminated or not, shall have the absolute right to court action or otherwise collect any and all amounts of unpaid rent or unpaid additional rent due any other sums due from the Tenant to Landlord under this Lease which were or are unpaid at the date of termination. In case it should be necessary for Landlord to bring any action under this Lease, to consult or place said Lease or any amount payable by Tenant hereunder with an attorney concerning or for the enforcement of any or Landlord's rights hereunder, then Tenant agrees in each and any such case to pay to Landlord, Landlord's reasonable attorney's fees.

16. **Insolvency of Tenant** If Tenant shall become insolvent, this Lease shall terminate and Landlord may reenter and regain possession of the Premises. Tenant shall be deemed insolvent if a receiver is appointed to take possession of all or substantially all of his property, Tenant makes a general assignment for the benefit of creditors, or Tenant is adjudicated as bankrupt under the Bankruptcy Act.

17. **Holding Over.** In the event Tenant remains in possession of the Premises after the expiration or termination of the term, and without the execution of a new lease, Tenant at the option of Landlord, shall be deemed to be occupying the Premises as a Tenant from month to month at the rental fee regularly due during the term of the Lease, plus a monthly \$250.00 surcharge, plus all other sums due under this Lease and subject o all other provisions and obligations of the Lease that are applicable to a month-to-month tenancy. The holding over period may be canceled by Lanndlord upon thirty (30) days notice to Tenant.

18. **Attorney Fees.** If either Landlord or tenant shall bring any action against the other party hereto concerning the Premises, this Lease, or their respective. rights. and duties under this, Lease, the prevailing party shall be entitled to recover its reasonable attorney's fees from the other party in addition to any other relief granted.

19. **Notices.** Except as otherwise expressly provided by law, any notices required or permitted to be given in connection with the execution of any performance under this Agreement must be in writing and shall be deemed to have been sufficiently given or served for all purposes when either (a) personally delivered to the recipient at the address described below with a written receipt confirmed to the Party designated to receive such notice, demand or communication, or additional addresses, as any Party might designate by written notice to the other Party, if (b) either (i) mailed by certified U.S. Mail, postage and charges prepaid, return receipt requested; or (ii) sent by a nationally recognized overnight courier.

If to the Landlord:

City of Adrian  
**City Hall**  
16 East 5th Street  
PO Box 246  
Adrian, Missouri 64720

If to the Tenant:

Adam Woodward  
**14464 NE State Route KK**  
Adrian, Missouri 64720

20. **Binding Effect; Nonassignment.** This Lease shall be binding upon and inure to the benefits of both parties and their respective heirs, executors, administrators, successors and assigns. However, nothing herein shall be construed as Landlord's consent to any assignment of this lease or any interest herein by Tenant except as provided in paragraph 13 hereof.

21. **No Storage, Use or Disposition of Toxic or Hazardous Materials by Tenant.** Tenant shall not store, use or dispose of any toxic or hazardous materials in, on or about the Premises during the term of this Lease without prior written consent of Landlord. Tenant, at its sole cost, will comply with all laws relating to Tenant's storage, use and disposal of hazardous or toxic materials. Tenant shall be solely responsible for and will defend, indemnify and hold Landlord its agents and employees, harmless from and against all claims, costs and liabilities, including attorney's fees and costs, arising out of or in connection with the removal, clean up and restoration work and materials necessary, to return the Premises, and any other property of whatever nature located on the Premises to their condition existing prior to the appearance of toxic or hazardous materials on the Premises. Tenant's obligation under this paragraph will survive the termination of this Lease.

22. **Legal Requirements.** During the Term of this Lease, Tenant shall comply with all laws, orders, ordinances, and other public requirements now or hereafter affecting the Premises or the use thereof, including without limitation EPA, ADA, OSHA and like requirements, and indemnify, defend and hold Landlord harmless from expense or damage resulting from failure to do so.

23. **Time of Essence.** Time is of the essence of this Lease.

24 **Non-waiver.** Landlord's waiver of any breach of, any provision of this Lease shall not constitute a continuing waiver or waiver of any subsequent breach by Tenant of either the same or any other provision hereof.

25 **Personal Property.** Landlord shall not be liable for any loss or damages to any equipment, merchandise goods, fixtures, improvements or personal property of Tenant in or about the Premises, regardless of the cause of such loss or damage.

26 **Force Majeure Clause.** In the event Landlord is prevented or delayed in the performance of any of its covenants or obligations hereunder by circumstances beyond its control (including but not limited to governmental regulations or prohibitions) such delay or nonperformance shall not be deemed a default hereunder and shall be deemed waived and accepted by Tenant.

27. **Eminent Domain.** If the whole of the Premises shall be, taken or condemned, or purchased in lieu thereof, by any government authority for any public or quasi-public use or purpose, then, in that event, the term of this Lease shall cease and terminate from the time when the possession shall be required for such use or purpose. The Rental fee shall in such case be apportioned to the date when the possession shall be required. Landlord and Tenant hereby agree that any award of proceeds resulting from a condemnation or sale in lieu thereof of the whole or part of the Premises shall belong solely to Landlord, and Tenant hereby waives any right to make any claim therefore as the result of this Lease. In the event of a partial taking only of the Premises, Landlord shall notify Tenants in writing and Tenant shall have the option to cancel this Lease, by giving Landlord written notice within twenty (20) days after receipt of such notice from Landlord; provided the balance of the Premises remaining cannot be suitably used by Tenant for its purposes heretofore stated. If Tenant is entitled to exercise said option to cancel and does so, then such canceling shall be effective and the Rental fee shall in such case be apportioned to the date when the possession shall be required. In the event Tenant is not entitled to cancel the lease or, if it is entitled to do so, but does not exercise its option, then Tenant will be responsible for the Rental fee apportioned to the date when the possession shall be required.

28 **Governing Law.** This Lease shall be construed in accordance with and governed by the laws of the State of Missouri.

29 **Counterparts.** This Lease may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

30. **Entire Agreement** This Lease constitutes the sole agreement between parties with regard to the subject matter hereof and supersedes all prior understandings or agreements between the parties relative thereto.

**IN WITNESS WHEREOF**, said parties hereunto subscribe their names.

CITY

TENANT

\_\_\_\_\_  
Ryan Wescoat, City Administrator

\_\_\_\_\_  
By: Adam Woodward

ATTEST:

\_\_\_\_\_  
Amanda Rowland, City Clerk

