



CITY OF ADRIAN

16 East 5th Street, PO Box 246, Adrian, MO 64720-0246

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

Jeremy Bridges – North Alderman
David Hummel – North Alderman

Matt Cunningham
Mayor

Matt Sears – South Alderman
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 March 9th, 2026 at City Hall, 16 East 5th Street, Adrian, Missouri.

Tentative agenda of this meeting is as follows:

- 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
 - B. CITY ATTORNEY
 - C. CODE ENFORCEMENT
 - D. EMERGENCY MANAGEMENT
 - E. FIRE
 - F. POLICE
 - G. PARK COMMITTEE
 - H. PUBLIC WORKS
 - 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 FEBRUARY
 - B. APPROVAL OF BILLS PAID IN FEBRUARY
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - A. MAYOR’S SPECIAL RECOGNITIONS**
 - B. REZONING REQUEST: 203 E. 5TH ST. (UNITED METHODIST CHURCH) – BILL 26-08 / ORD. 1226**
 - C. ORDINANCE AMENDMENT: MODIFYING SECTION 12.2 OF ORDINANCE 813 – BILL 26-07 / ORD. 1225**
 - D. AUTHORIZATION TO SOLICIT BIDS: HAY GROUND LEASE**
 - E. CONTRACT APPROVAL: CITY PARK MOWING SERVICES**
 - F. POLICY DISCUSSION: OPEN BURNING WITHIN CITY LIMITS**
- 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
March 6th 2025, 4:30 p.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		
4/30/2026		
5/31/2026		
6/30/2026		
		TOTALS
		\$106,401.04

FLOCK Data Request Report

There has been 1 request for 5 minutes of data since implementation on 10/10/2025.

The Adrian PD has not actively searched the FLOCK database since the only Sunshine Request on 12/16/25.

Adrian PD has received alerts from the FLOCK database. These alerts include: stolen vehicles, active warrants, lost or stolen plates, violent individual, and notifications as to when registered sex offenders enters town.

B

C

D

E

F

Feb. 2026 Police Report

305 CALLS FOR SERVICE

11 CITATIONS ISSUED

17 INCIDENT REPORTS

2 ARRESTS MADE

02/01/2026 DOMESTIC ASSAULT 600 BLK N LEXINGTON

02/03/2026 DOMESTIC ASSAULT 500 BLK E MAIN

02/04/2026 STORAGE SHED BURGLARY 000 BLK E 3RD

02/04/2026 DEATH INVESTIGATION 400 BLK N OLD 71

02/05/2026 EXPARTE VIOLATION 500 BLK E MAIN

02/06/2026 STEALING 000 BLK E 3RD

02/08/2026 DISORDERLY CONDUCT 200 BLK S VIRGINIA

02/09/2026 SEXUAL MISCONDUCT 100 BLK W 8TH

02/10/2026 STEALING 600 BLK N HOUSTON

02/11/2026 DRIVING WHILE REVOKED/ DRUG POSSESSION I-49 ON RAMP

02/14/2026 PROPERTY DAMAGE 600 BLK N HOUSTON

02/14/2026 SEXUAL ASSAULT 600 BLK N HOUSTON

02/17/2026 URINATE IN PUBLIC/ DWI 800 BLK N OLD 71

02/19/2026 JUVENILE MATTER SCHOOL

02/23/2026 HARASSMENT 200 BLK E 7TH

02/25/2026 STEALING 400 BLK E 1ST

02/27/2026 STEALING / FRAUD 800 BLK N OLD 71

On 02/17/2026 The Police Department, who was assisted by the Sheriffs Office conducted a search warrant in the 600 BLK of North Houston. A male subject was arrested for property damage to the school, and a felon in possession of a firearm x5 . He is still currently in jail, and the ATF has reviewed the case. The ATF is more then likely going to take it federal.

G

H



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Public Works Report

Street Department

Routine Maintenance & Operations

- **Sanitation:** Completed all scheduled weekly trash collection cycles.
- **Infrastructure:** * Applied cold/hot patch to various potholes throughout the city.
 - Bladed and leveled all local business alleys to improve accessibility.
 - Cleared and cut off a damaged culvert at the intersection of 5th and Clark.
 - Improved drainage by working on the ditch located at the dead end of Virginia.
- **Traffic Safety:** Replaced a downed stop sign at 3rd and Missouri.
- **Facility Improvement:** Completed the treatment/sealing of the privacy fence at the Public Works building.

Equipment & Fleet Management

- **Brigadier Dump Truck:** * Replaced the PTO (Power Take-Off) and hydraulic pump.
 - Transported to Rich Hill for additional professional repairs.
- **Ford Dump Truck:** Transported to Rich Hill for necessary maintenance/repairs.
- **International (IH) Truck:** Delivered to Girard Tarp for the installation of a new tarp system.

Park Department

Land & Trail Management

- **Prescribed Burns:** Successfully completed controlled burns of the prairie area south of the Old Lake and along the lakeside walking trail to manage vegetation and promote ecosystem health.
- **Grounds Maintenance:**
 - Bladed all gravel parking lots within the park system to ensure level surfaces.
 - Performed all routine park maintenance and janitorial duties.

Facility & Infrastructure Improvements

- **Golf Range:**
 - Backfilled soil around the range ramp for improved stability and safety.
 - Commenced the painting of the fencing.
- **Ball Diamonds:** Inspected and repaired electrical outlets to ensure power availability for upcoming events.
- **Signage:** Replaced weathered or damaged park signs to improve navigation and branding

Water Department

Customer Service & Utility Operations

- **Meter Management:** * Completed monthly reading of all meters for billing accuracy.
 - Managed daily meter activity, including new service activations and final readings.
- **Compliance & Collections:** Processed service shut offs for delinquent accounts in accordance with city policy.

Field Operations

- **Infrastructure Safety:** Performed "line locates" to identify underground water infrastructure for safe excavation and construction projects.

Water Production

Facility & Plant Maintenance

- **Water Plant Storage Building:** Replaced broken windows to secure the facility and improve energy efficiency.
- **Pump House:** Installed new skylights at the water plant pump house to improve natural lighting and structural integrity.
- **River Operations:** Performed technical maintenance on the phone dialer system at the river to ensure reliable emergency alerts and remote monitoring.

Field Operations & Infrastructure

- **Pump Management:** Successfully operated and conducted routine maintenance on the river pump to ensure consistent raw water supply.
- **Access Roads:** Bladed and leveled the access road leading to the impoundment to ensure heavy equipment and service vehicles can reach the site safely.

Sewer Department

System Monitoring & Compliance

- **Infrastructure Inspections:** Conducted bi-weekly inspections and maintenance checks on all city lift station pumps.
- **Capital Project Oversight:** Inspected the ongoing school sewer project; identified and directed the contractor to correct a pipe alignment issue on the bypass sewer line to ensure long-term system integrity.

Technical Maintenance

- **Communication Systems:** Performed critical maintenance and troubleshooting on the phone dialer alarm systems at:
 - The Old Lagoon Station
 - The Smith & Loveless Station
- **Safety & Damage Prevention:** Completed all requested underground sewer line locates to prevent damage during external excavation.

Mark Griffith

Public Works Director

3/05/2026

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Water Production Report

WATER PLANT TOTALS FOR THE MONTH OF FEBRUARY 2026

- Average Daily Run Time: 16.3 Hours
- Average Daily Productions : 431,300 gallons
- Total Production for the Month: 8,627,000 gallons

Notes:

MRWA Conference update

Tom Williams
Water Plant Superintendent
3/6/2026

Consent

Agenda

A



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Matt Cunningham
Mayor

Matt Sears – South Alderman
Jeff Vick – South Alderman

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

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 attended via Zoom.

Absent:

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

Visitors: Denis Menich with the Tribune and Time, Daniel Horner

Call to Order: Mayor Cunningham called the meeting to order at 7:01 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 Sears motioned to approve the agenda as presented. Alderman Bridges seconded. Motin carried. (4-0)

Personal Appearances: None

Department Reports:

- A. City Administrator Ryan Wescoat submitted a written report and provided a verbal update regarding a strategic move to transfer funds back to Adrian Bank. He noted that this transition is expected to maintain current interest income levels. Regarding operational procedures, Administrator Wescoat provided a historical overview of landlord practices, noting a shift from past methods to current standards. He advised that the administration would continue to follow existing practices in the interim while working to align official policy with the current practice of not charging landlords for specific fees or deposits. The Administrator requested guidance from the Board on the best path forward and announced that a formal policy change reflecting these updated deposit practices will be presented for review next month.

- B. City Attorney:** City Attorney Andrew Ruhlman shared that the Blue Shield program is reopening this year. He informed the Board that he will be reviewing the associated resolution with the goal of securing additional funding for the city's emergency services. This review is intended to ensure the city meets all necessary requirements to maximize financial support for local public safety and first responder initiatives.
- 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 Park Committee provided an update on several community initiatives and infrastructure repairs, beginning with the Memorial Tree Program, which now has promotional pamphlets available and has received its first donation. Efforts are currently underway to replace park grills for the upcoming season; the Optimist Club has already sponsored one grill, and the city is reaching out to other businesses to complete the project. Regarding the ball fields, the Board expressed its intent to reinstitute the usage fee for the school district. Repairs are also progressing on the outfield lighting that was damaged in a storm last fall, with Evergy expected to install the replacement pole soon. However, there is an ongoing delay in securing permanent power from Evergy for the driving range. While the administration is following up regularly for updates, the city will utilize generator power for the golf launch on opening day if permanent electricity has not been established by then.
- H. Public Works:** Public Works Director Mark Griffith submitted a written report. Alderman Hummel shared that he was impressed with the snow removal that was provided by the City crew.
- I. Water Production:** No report submitted.

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

Unfinished Business: None

New Business:

A. BILL NO 26-05 ORDINANCE NO 1223 APPROVING RECOMMENDATIONS TO THE BUILDING CODE

Alderman Hummel introduced Bill No. 26-05 and moved for the first reading by title only. The motion was seconded by Alderman Sears and passed with a 4-0 vote. Following the initial vote, Alderman Hummel moved for a second reading by title only. A roll call vote was conducted by Mayor Cunningham, with all members voting "Yes" to adopt the ordinance.

B. BILL NO 26-06 ORDINANCE NO 1224 AMENDING ORDINANCE NO 408 AA PLANNING COMMISSION

Alderman Bridges introduced Bill No. 26-06 and conducted the first reading by title only. A motion to approve was made and seconded by Alderman Sears, passing with a 4-0 vote.

During the second reading by title only, conducted by Alderman Bridges and seconded by Alderman Sears, the Zoom connection for Alderman Vick was lost and the session closed. Due to the absence of a full voting body at that moment, the final roll call was noted, but the record reflects the disruption in the remote connection.

Public Comments:

Mayor/ Alderman Communications: The Board discussed the development of the Spring Calendar, highlighting various upcoming events and projects intended for citizen engagement. Members reviewed the timeline for park seasonal openings and provided updates on several city-wide initiatives. Key topics included the progress of the Memorial Tree Program and the installation of new park grills. The Board also noted ongoing coordination with Evergy regarding infrastructure repairs and the electrical needs of the driving range. This communication period served to align the Board on project priorities as the city transitions into the spring season, ensuring that all departments are prepared for increased park usage and community activities.

Executive Session (Closed Meeting):

Adjournment: Alderman Bridges motioned to close the regular session meeting. Alderman Hummel seconded. Motion carried 3-0.

Mayor Cunningham adjourned the regular session meeting at 7:31 pm.

Final Approval: _____

Matt Cunningham Mayor

Attest: _____ Date: _____

Amanda Rowland City Clerk

B

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Vendor: 17	Adrian Community Library Property Tax Ac					
Adrian Library-13	2/9/2026	2/12/2026	January Tax Collection	52628	No	\$666.17
Subtotal for Vendor 17 & Adrian Community Library Property Tax Ac :						\$666.17
Vendor: 1070	Amanda Rowland					
02232026	2/23/2026	2/26/2026	HRA - pharmacy	52648	No	\$528.37
Subtotal for Vendor 1070 & Amanda Rowland :						\$528.37
Vendor: 1203	American Underground Supply					
S100072917.001	1/29/2026	2/6/2026	Fire hydrant repair at car lot	52607	No	\$351.46
Subtotal for Vendor 1203 & American Underground Supply :						\$351.46
Vendor: 36	Axon Enterprise, INC.					
INUS419748	1/1/2026	2/6/2026	Taser 7 certification bundle	52608	No	\$5,471.96
Subtotal for Vendor 36 & Axon Enterprise, INC. :						\$5,471.96
Vendor: 37	Barco Municipal Products Inc					
IN0000868	1/30/2026	2/6/2026	Signs-do not enter, one way, no dumping	52609	No	\$375.75
Subtotal for Vendor 37 & Barco Municipal Products Inc :						\$375.75
Vendor: 6	BlueCross BlueShield Of Kansas City					
feb adj 26	2/20/2026	2/20/2026	Jan charge for Danny Robinson added to Feb. Bill 2026	WIRE	Yes	\$627.61
PR-220202610313	2/20/2026	2/20/2026	Automatic Invoice From Payroll, Vendor 6	WIRE	Yes	\$7,652.12
PR-2520261113	2/5/2025	2/20/2026	Automatic Invoice From Payroll, Vendor 6	WIRE	Yes	\$7,652.12
Subtotal for Vendor 6 & BlueCross BlueShield Of Kansas City :						\$15,931.85
Vendor: 1100	Boat Docks Unlimited					
190-02/26/26	2/24/2026	2/26/2026	Down Payment 20' concrete walkway ramp addition and dock adjustment, 100' stainless steel cable	52649	No	\$2,100.00

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Subtotal for Vendor 1100 & Boat Docks Unlimited :						\$2,100.00
Vendor: 48	Brenntag Southwest, LLC					
BSW678406	2/11/2026	2/26/2026	chlorine gas 150# CYL	52650	No	\$1,130.30
Subtotal for Vendor 48 & Brenntag Southwest, LLC :						\$1,130.30
Vendor: 58	Chris Dillon					
312006511	2/3/2026	2/6/2026	HRA-optical	52610	No	\$554.96
Subtotal for Vendor 58 & Chris Dillon :						\$554.96
Vendor: 61	CNA Surety Direct Bill					
041826	2/23/2026	2/26/2026	Bond #68416650 Payment for 4/18/26-4/18/27	52651	No	\$288.50
Subtotal for Vendor 61 & CNA Surety Direct Bill :						\$288.50
Vendor: 63	Core & Main					
Y357559	1/19/2026	2/6/2026	2 mj 90 c153 imp, midco 2 permagrip ips set 3018-restock plumbing	52611	No	\$293.81
Subtotal for Vendor 63 & Core & Main :						\$293.81
Vendor: 983	Countywide Disposal					
Countywide-18	2/26/2026	2/26/2026	Feb Trash Service Fee (632)	52652	No	\$12,968.64
Subtotal for Vendor 983 & Countywide Disposal :						\$12,968.64
Vendor: 67	Custom Creations by Harvest Hill					
129262	1/29/2026	2/12/2026	hoodies, shirts	52629	No	\$293.15
Subtotal for Vendor 67 & Custom Creations by Harvest Hill :						\$293.15
Vendor: 1210	Custom Truck One Source					
2026002008763	2/5/2026	2/12/2026	Brigadier repair	52630	No	\$450.00
2026002008764	2/5/2026	2/12/2026	Brigadier repair	52630	No	\$782.22

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Subtotal for Vendor 1210 & Custom Truck One Source :						\$1,232.22
Vendor: 1142	Danko Emergency Equipment					
145297	2/24/2026	2/26/2026	leatherhead american hook, oal 6', hiviz lime dog-bone with d-handle	52653	No	\$229.30
Subtotal for Vendor 1142 & Danko Emergency Equipment :						\$229.30
Vendor: 252	Dean's Trophies					
53703	2/4/2026	2/12/2026	awards-employee, blackhawk, police, lifetime, meritorious, 1st responder	52631	No	\$590.00
Subtotal for Vendor 252 & Dean's Trophies :						\$590.00
Vendor: 74	Dollar General-Regions 410526					
1001416750	1/7/2026	2/12/2026	water	52632	No	\$34.50
1001419217	1/21/2026	2/12/2026	cleaning supplies	52632	No	\$39.15
1001420183	1/29/2026	2/12/2026	water, cleaning, air fresh auto	52632	No	\$70.63
Subtotal for Vendor 74 & Dollar General-Regions 410526 :						\$144.28
Vendor: 78	Ethan's Auto Repair Inc					
90961	12/15/2025	2/20/2026	Wheel for spare	52639	No	\$125.00
Subtotal for Vendor 78 & Ethan's Auto Repair Inc :						\$125.00
Vendor: 127	Evergy					
Evergy Bills-33	2/11/2026	2/12/2026	January Electric Bills for City Accounts	52633	No	\$8,123.94
Subtotal for Vendor 127 & Evergy :						\$8,123.94
Vendor: 1108	FirsTech Inc.					
FirsTech-14	1/30/2026	2/12/2026	January monthly payment for online bill paying	52634	No	\$376.00
Subtotal for Vendor 1108 & FirsTech Inc. :						\$376.00
Vendor: 1096	Girard Tarps Inc.					

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Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
53977	2/24/2026	2/26/2026	Tarp 13' 8", arms spring, backbar	52654	No	\$1,649.55
Subtotal for Vendor 1096 & Girard Tarps Inc. :						\$1,649.55
Vendor:	112	Heritage Tractor Inc				
13164897	2/3/2026	2/6/2026	Replacement for 410J Backhoe	52612	No	\$149.20
Subtotal for Vendor 112 & Heritage Tractor Inc :						\$149.20
Vendor:	1003	Internal Revenue Service				
PR-220202610315	2/20/2026	2/20/2026	Automatic Invoice From Payroll, Vendor 1003	WIRE	Yes	\$8,058.80
PR-2520261114	2/5/2025	2/6/2026	Automatic Invoice From Payroll, Vendor 1003	WIRE	Yes	\$9,817.26
Subtotal for Vendor 1003 & Internal Revenue Service :						\$17,876.06
Vendor:	908	IT4KC Inc.				
IT4KC - Monthly-1	2/4/2026	2/6/2026	Monthly billing	52613	No	\$1,251.80
IT4KC-Billable-1	2/4/2026	2/6/2026	Billable Services	52613	No	\$60.00
Subtotal for Vendor 908 & IT4KC Inc. :						\$1,311.80
Vendor:	122	JCI Inc				
8290137	1/30/2026	2/6/2026	North lagoon pump repair	52614	No	\$11,281.00
Subtotal for Vendor 122 & JCI Inc :						\$11,281.00
Vendor:	367	Jeff Vick				
Car wash fleet Cards-19	1/31/2026	2/6/2026	January Fleet Card Charges	52615	No	\$52.00
Subtotal for Vendor 367 & Jeff Vick :						\$52.00
Vendor:	1195	Katelyn Cox				
Katelyn Cox-16	2/2/2026	2/6/2026	Cleaning City Hall hourly-2 hrs	52616	No	\$40.00
Katelyn Cox-17	2/9/2026	2/13/2026	Cleaning City Hall hourly	52638	No	\$50.00
Katelyn Cox-18	2/18/2026	2/20/2026	Cleaning City Hall hourly 2 hrs.	52640	No	\$40.00

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City of Adrian

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Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Subtotal for Vendor 1195 & Katelyn Cox :						\$130.00
Vendor:	1211		Kevin W Harrison			
02062026	2/6/2026	2/12/2026	2-12 compartment Purple Martin houses	52635	No	\$250.00
Subtotal for Vendor 1211 & Kevin W Harrison :						\$250.00
Vendor:	242		Lakeland Laboratories			
44347	2/1/2026	2/6/2026	Kjehldahl Nitro, nitrates, phosphorus, oil & grease etc	52617	No	\$1,287.00
Subtotal for Vendor 242 & Lakeland Laboratories :						\$1,287.00
Vendor:	130		Lauber Municipal Law LLC			
Lauber Municipal Law-11	1/31/2026	2/6/2026	City Attorney Fees through 01/31/2026	52618	No	\$1,263.50
Subtotal for Vendor 130 & Lauber Municipal Law LLC :						\$1,263.50
Vendor:	133		Liberty Utility Missouri			
Liberty-12	2/24/2026	2/26/2026	Monthly Gas Charges for City Hall, Fire Station	52655	No	\$528.73
Subtotal for Vendor 133 & Liberty Utility Missouri :						\$528.73
Vendor:	432		MetLife			
PR-220202610314	2/20/2026	2/26/2026	Automatic Invoice From Payroll, Vendor 432	WIRE	Yes	\$563.19
Subtotal for Vendor 432 & MetLife :						\$563.19
Vendor:	371		Midwest Lumber			
2602-699276	2/25/2026	2/26/2026	Linseed oil	52656	No	\$79.95
Subtotal for Vendor 371 & Midwest Lumber :						\$79.95
Vendor:	147		Mike Keith Insurance Inc			
25286	1/15/2026	2/12/2026	Star auto, Star package	52636	No	\$98,234.00
Subtotal for Vendor 147 & Mike Keith Insurance Inc :						\$98,234.00
Vendor:	125		Miller Auto Supply			

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Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
334479	1/6/2026	2/6/2026	oil quart	52619	No	\$5.78
334559	1/7/2026	2/6/2026	hydrant paint cherry red	52619	No	\$11.99
334601	1/8/2026	2/6/2026	oil, windshield wash, shop towels	52619	No	\$12.47
334695	1/9/2026	2/6/2026	55 & 42 gal trashbags	52619	No	\$80.96
334860	1/14/2026	2/6/2026	milwaukee battery & rover light-for flatbed	52619	No	\$148.00
334877	1/14/2026	2/6/2026	black paint-for old 71 & 8th drain grate	52619	No	\$209.88
334928	1/15/2026	2/6/2026	pressure switch-for city hall air compressor	52619	No	\$65.99
334967	1/16/2026	2/6/2026	black bedliner spray	52619	No	\$209.88
334971	1/16/2026	2/6/2026	screw, nut washer	52619	No	\$14.24
335140	1/21/2026	2/6/2026	bondo aerosol trigger-spray paint triggergun	52619	No	\$10.28
335202	1/22/2026	2/6/2026	diesel antigel, fuel additive	52619	No	\$18.98
335324	1/26/2026	2/6/2026	universal support-ram utility tool box door shocks	52619	No	\$61.98
335331	1/26/2026	2/6/2026	wiper blades-backhoe	52619	No	\$33.98
335476	1/27/2026	2/6/2026	adapter, connector, air brake hose-city hall air compressor	52619	No	\$14.34
335478	1/27/2026	2/6/2026	milwaukee tool fuel leaf blower	52619	No	\$179.00
335499	1/28/2026	2/6/2026	coupling for city hall air compressor	52619	No	\$11.98
335526	1/28/2026	2/6/2026	battery pack for leaf blower	52619	No	\$299.00
335565	1/29/2026	2/6/2026	hose replacement for power steering on brigadier dump truck	52619	No	\$59.93
Subtotal for Vendor 125 & Miller Auto Supply :						\$1,448.66
Vendor:	2	Missouri Department of Revenue - WH				
Feb adj. 2026	2/20/2026	2/20/2026	Payment adj. for feb	WIRE	Yes	\$0.50
PR-220202610311	2/20/2026	2/20/2026	Automatic Invoice From Payroll, Vendor 2	WIRE	Yes	\$957.00
PR-2520261111	2/5/2025	2/20/2026	Automatic Invoice From Payroll, Vendor 2	WIRE	Yes	\$1,204.00
Subtotal for Vendor 2 & Missouri Department of Revenue - WH :						\$2,161.50

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Vendor: 1063	Missouri LAGERS					
lager adj feb 26	2/26/2026	2/26/2026	Adj. for Danny Robinson reporting for feb	WIRE	Yes	\$531.53
PR-220202610316	2/20/2026	2/26/2026	Automatic Invoice From Payroll, Vendor 1063	WIRE	Yes	\$3,819.92
PR-2520261115	2/5/2025	2/26/2026	Automatic Invoice From Payroll, Vendor 1063	WIRE	Yes	\$4,433.29
Subtotal for Vendor 1063 & Missouri LAGERS :						\$8,784.74
Vendor: 1020	Missouri Police Chiefs Association					
26167	1/30/2026	2/6/2026	2026 School resource officer conference june 28 - july 2, 2026 ozarks	52620	No	\$460.00
Subtotal for Vendor 1020 & Missouri Police Chiefs Association :						\$460.00
Vendor: 172	O'Reilly Automotive, Inc.					
0125429671	1/24/2026	2/20/2026	50 lbs ice melt	52641	No	\$16.99
Subtotal for Vendor 172 & O'Reilly Automotive, Inc. :						\$16.99
Vendor: 173	Osage Valley Electric Cooperative Assn					
9421	2/20/2026	2/26/2026	Pole, 60-2 for ballfield	52657	No	\$1,109.00
Osage-26	2/1/2026	2/12/2026	Pump station-river & Heritage tractor	52637	No	\$1,643.88
Subtotal for Vendor 173 & Osage Valley Electric Cooperative Assn :						\$2,752.88
Vendor: 1078	Principal					
Feb Adj 2026	2/20/2026	2/20/2026	Feb Adj for payment 2026	WIRE	Yes	(\$0.22)
PR-220202610317	2/20/2026	2/20/2026	Automatic Invoice From Payroll, Vendor 1078	WIRE	Yes	\$899.44
PR-2520261116	2/5/2025	2/20/2026	Automatic Invoice From Payroll, Vendor 1078	WIRE	Yes	\$788.89
Subtotal for Vendor 1078 & Principal :						\$1,688.11
Vendor: 256	PWSD #5					
PWSD#5-21	2/5/2026	2/20/2026	Park Board Water Bill	52642	No	\$15.00
Subtotal for Vendor 256 & PWSD #5 :						\$15.00

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Vendor: 1187	Range Servant America, Inc					
SI-1001054	7/11/2025	2/26/2026	Ball dispenser, credit card system, ball picker, price accumulator, ball washer baskets	52658	No	\$2,607.23
SI-1005769	12/31/2025	2/26/2026	high gain antenna eport - 8ft long	52658	No	\$97.29
Subtotal for Vendor 1187 & Range Servant America, Inc :						\$2,704.52
Vendor: 191	Rhodes Exterminating					
Rhodes Exterminating-7	2/23/2026	2/26/2026	Monthly Pest Control for City Hall, Public works, & Water Plant	52659	No	\$120.00
Subtotal for Vendor 191 & Rhodes Exterminating :						\$120.00
Vendor: 1109	Rhyno Tire LLC					
19327	1/28/2026	2/20/2026	Firestone Firehawk pursuit tires	52643	No	\$838.00
Subtotal for Vendor 1109 & Rhyno Tire LLC :						\$838.00
Vendor: 934	Ryan Wescoat					
02202026	2/20/2026	2/20/2026	Mileage Reimbursement	52644	No	\$596.63
Subtotal for Vendor 934 & Ryan Wescoat :						\$596.63
Vendor: 86	Sparklight					
Sparklight-12	2/1/2026	2/6/2026	City Hall & Fire Dept internet & phone	52621	No	\$466.22
Subtotal for Vendor 86 & Sparklight :						\$466.22
Vendor: 1029	Sumner One					
Sumner One-26	1/30/2026	2/6/2026	Kyocera Monthly Lease	52622	No	\$205.09
Subtotal for Vendor 1029 & Sumner One :						\$205.09
Vendor: 218	Tom Williams					
012226	1/22/2026	2/6/2026	HRA-medical	52623	No	\$51.03
020326	2/3/2026	2/6/2026	HRA-Medical, pharmacy	52624	No	\$655.55

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
1937130	2/11/2026	2/20/2026	medical, pharmacy	52645	No	\$191.29
Subtotal for Vendor 218 & Tom Williams :						\$897.87
Vendor: 690	Tribune & Times					
41028	1/29/2026	2/6/2026	legal ad - S Ledesma rezoning 1/29, 2/5	52625	No	\$100.62
41029	1/29/2026	2/6/2026	Legal ad -rezoning United Methodist Church 1/29 & 2/5	52625	No	\$74.76
Subtotal for Vendor 690 & Tribune & Times :						\$175.38
Vendor: 223	UMB Bank & Trust NA					
22326	2/20/2026	2/26/2026	February 20th installment payment series 2007	WIRE	Yes	\$19,333.33
Subtotal for Vendor 223 & UMB Bank & Trust NA :						\$19,333.33
Vendor: 224	Unifirst Corporation					
UniFirst Corp-57	1/5/2026	2/6/2026	3281356964-Monthly Uniform Cleaning Bills	52626	No	\$160.00
UniFirst Corp-58	1/12/2026	2/6/2026	3281358585-Monthly Uniform Cleaning Bills	52626	No	\$121.47
UniFirst Corp-59	1/19/2026	2/6/2026	3281361049-Monthly Uniform Cleaning Bills	52626	No	\$119.40
UniFirst Corp-60	1/26/2026	2/6/2026	3281363152-Monthly Uniform Cleaning Bills	52626	No	\$119.40
Subtotal for Vendor 224 & Unifirst Corporation :						\$520.27
Vendor: 229	USA Blue Book Inc					
INV00960113	2/11/2026	2/20/2026	oakton ph electrode, hach dpd 10ml sample, bromcresol green-methyl	52646	No	\$1,191.86
Subtotal for Vendor 229 & USA Blue Book Inc :						\$1,191.86
Vendor: 933	Visa					
0192778	1/11/2026	2/12/2026	Walmart-paint liner	WIRE	Yes	\$6.52
0556663	1/7/2026	2/12/2026	Walmart-beverage	WIRE	Yes	\$51.29
0705845	1/30/2026	2/12/2026	Amazon-table, cord organizer	WIRE	Yes	\$52.89
1003285	1/19/2026	2/12/2026	Freddy's-meal at conference	WIRE	Yes	\$18.08
1669376	1/29/2026	2/12/2026	Walmart-supplies	WIRE	Yes	\$20.64

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
2004597	1/5/2026	2/12/2026	Amazon-car charger, clipboards, storage binder	WIRE	Yes	\$243.89
2229562	1/9/2026	2/12/2026	Amazon-flame resistant welding shirts	WIRE	Yes	\$155.89
2496775	1/13/2026	2/12/2026	Menards-wall door stop, 100 ct venom nitrile	WIRE	Yes	\$14.34
2789995	12/31/2025	2/12/2026	Sam's Club-beverage	WIRE	Yes	\$107.95
2821768	1/9/2026	2/12/2026	Amazon-desk organizer	WIRE	Yes	\$24.33
3089604	10/8/2026	2/12/2026	Lowes-water, ratchet strap	WIRE	Yes	\$33.18
4083572	1/27/2026	2/12/2026	Amazon-G2 pens blue	WIRE	Yes	\$42.81
4093305	1/7/2026	2/12/2026	Amazon-entry table	WIRE	Yes	\$57.31
4930395	1/27/2026	2/12/2026	Hy-Vee-beverage	WIRE	Yes	\$7.49
5579212	1/27/2026	2/12/2026	Lowes-water, utensils	WIRE	Yes	\$60.20
5875626	1/20/2026	2/12/2026	Walmart-meal at conference	WIRE	Yes	\$73.04
5895842	1/11/2026	2/12/2026	Wayside Waifs-dog surrender	WIRE	Yes	\$55.00
6148669	1/22/2026	2/12/2026	Court Yard Columbia	WIRE	Yes	\$0.01
6467028	1/1/2026	2/12/2026	Missouri Park & Rec Association 4247-dues	WIRE	Yes	\$175.00
6775317	1/27/2026	2/12/2026	Sam's Club-beverage	WIRE	Yes	\$11.65
6931984	1/1/2026	2/12/2026	Dollar General-paint brushes for remodel	WIRE	Yes	\$18.90
7432180	1/21/2026	2/12/2026	Como Smoke & Fire-meals for conference	WIRE	Yes	\$36.73
7657116	1/5/2026	2/12/2026	USPS-postage	WIRE	Yes	\$2.44
8360072	1/27/2026	2/12/2026	Sam's Club-beverages	WIRE	Yes	\$97.68
8540965	1/14/2026	2/12/2026	Live Action Safety-manual suction pump	WIRE	Yes	\$93.68
8712669	1/12/2026	2/12/2026	Amazon-business prime annual membership	WIRE	Yes	\$129.00
9004503	1/8/2026	2/12/2026	AIRBNB-Osage beach conference	WIRE	Yes	\$749.23
9550900	1/27/2026	2/12/2026	Walmart-beverage	WIRE	Yes	\$68.14
9719924	1/7/2026	2/12/2026	Sam's Club-beverages	WIRE	Yes	\$66.97
9766780	1/30/2026	2/12/2026	Amazon-computer table	WIRE	Yes	\$169.35
9810083	1/13/2026	2/12/2026	Sams Club-pens, paper products	WIRE	Yes	\$52.94

AP Paid Invoices (APLT50)

City of Adrian

Selected Date Range: 2/1/2026 thru 2/28/2026

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Conexon Connect-14	2/11/2026	2/12/2026	Conexon-Internet and phone service for water plant and public works	WIRE	Yes	\$451.59
Ring Central-29	1/23/2026	2/12/2026	January Monthly Phone Bill Charges	WIRE	Yes	\$297.50
The Fitness Hub-6	1/1/2026	2/12/2026	Monthly Employee membership fees	WIRE	Yes	\$300.00
Verizon Business-6	1/7/2026	2/12/2026	December Monthly Bill for wireless	WIRE	Yes	\$937.92
Verizon Business-7	1/23/2026	2/12/2026	January Monthly Bill for wireless	WIRE	Yes	\$865.58
Subtotal for Vendor 933 & Visa :						\$5,549.16
Vendor: 5	Voya Institutional Trust Company					
PR-220202610312	2/20/2026	2/20/2026	Automatic Invoice From Payroll, Vendor 5	52647	No	\$90.00
PR-2520261112	2/5/2025	2/6/2026	Automatic Invoice From Payroll, Vendor 5	52627	No	\$90.00
Subtotal for Vendor 5 & Voya Institutional Trust Company :						\$180.00
Report Grand Total :						\$236,537.85

Publication of Salaries

Year to Date as of 2/28/2026

City of Adrian

Job Description		Gross Salary
Assistant City Clerk		\$3,696.00
City Administrator		\$10,416.68
City Clerk		\$4,534.50
Fire Chief		\$310.00
Mayor		\$150.00
North Alderman		\$100.00
North Alderman		\$100.00
Patrol Officer		\$4,152.50
Police Chief		\$5,373.34
Police Officer		\$2,973.06
Police Officer		\$5,408.00
Police Officer		\$2,813.06
Police Officer		\$4,560.90
Police Officer		\$3,760.00
Public Works Director		\$5,927.90
Public Works Operator		\$4,019.25
Public Works Operator		\$3,337.73
Public Works Supervisor		\$4,699.50
South Ward Alderman		\$100.00
South Ward Alderman		\$100.00
Treasurer		\$200.00
Water Plant Operator		\$3,870.80
Water Plant Operator		\$2,660.00
Water Plant Operator		\$1,663.45
Water Plant Operator		\$1,626.31
Water Plant Superintendent		\$4,353.66
Total Employees:	26	Total Salaries: \$80,906.64
		Total Benefits: \$29,960.74
		Benefit Percent of Salaries: 37.03

New Business

A

B

ORDINANCE OF THE ADRIAN BOARD OF ALDERMEN

BILL NO. 26-08

ORDINANCE NO. 1226

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 EAST 5TH STREET, ADRIAN, MISSOURI.

WHEREAS, the City of Adrian supports the development of property within city limits; and

WHEREAS, the Planning Commission has unanimously recommended the approval of the lot rezoning at 203 East 5th Street Adrian, Missouri;

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

SECTION 1. The Board of Aldermen hereby approve the rezoning change at 203 East 5th Street Adrian, Missouri (parcel #0308033040018004000) from R1 to R3.

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 9th day of March, 2026, by a roll call vote:

	Yea	Nay	Absent
Alderman Jeff Vick	_____	_____	_____
Alderman Matt Sears	_____	_____	_____
Alderman Jeremy Bridges	_____	_____	_____
Alderman David Hummel	_____	_____	_____

Matt Cunningham, Mayor

ATTEST:

Amanda Rowland, City Clerk



C

ORDINANCE OF THE ADRIAN BOARD OF ALDERMEN

BILL NO. 26-07

ORDINANCE NO. 1225

AN ORDINANCE APPROVING THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AMENDING ORDINANCE NO. 813 SECTION 12.2.

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 amendments and changes be amended to promote proper municipal planning; 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 12.2 be amended to read as follows:

12.2 INITIATION OF AMENDMENT -A proposed change of district or text may be initiated by resolution of the Zoning Commission. **A proposed change of district may be initiated** by any property owner addressed to the Zoning Commission.

READ TWO TIMES, passed, and approved this 9th day of March, 2026, by a roll call vote:

	Yea	Nay	Absent
Alderman Jeff Vick	_____	_____	_____
Alderman Matt Sears	_____	_____	_____
Alderman Jeremy Bridges	_____	_____	_____
Alderman David Hummel	_____	_____	_____

Matt Cunningham, Mayor

ATTEST:

Amanda Rowland, City Clerk

D



E

George Bruto
P. O. Box 502
Adrian, MO 64720

Contract

Mowing the Adrian Park -2026
Ferris 1500Z 72" - \$37.50 per hour
John Deere Z950 72" - \$37.50 per hour
Ferris 61" - \$33.50 per hour
JD855 72" - \$30.00 per hour
Trim - \$18.00 per hour

Mowing the Adrian Park -2027
Ferris 1500Z 72" - \$38.50 per hour
JD Z950 72" - \$38.50 per hour
Ferris 61" - \$34.75 per hour
JD855 72" - \$31.00 per hour
Trim - \$20.00 per hour

Insurance

Please list contact information for the insurance company

Liability

Missouri Farm Bureau
Butler, MO 64730
660-679-3155

Workman's Comp

American Family – Ritchie Davis, agent
3rd & Old 71 Highway
Adrian, MO 64720
816-297-2151

Equipment List

Weedeaters/Trimmers

Please list quantity, make, model

3 – Stihl R-55 weedeaters

Mowers

Please list make, model, cutting width, number of mowers

1 – JD 855 72" cut

1 – Ferris 1500Z 72" cut

1 – JD Z950 72" cut

1 – Ferris 3000 61" cut

Other Equipment

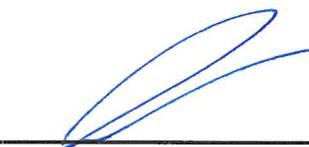
Please list below any other equipment that may be used on this property during the season. (Including chemical application equipment)

15 gal. Sprayer

4' aerator/seeder

1 – JD 7420 with loader to move bleachers (if needed)

1 – JD2510 with disk



Adrian Park Board, President

Adrian City Mayor

Date: 3/5/26

Date: _____



George Bruto

Date: 2-2-26

*Hourly rates for mowing may need to be renegotiated if fuel prices rise.

F

City of Adrian
Ordinance 810

**MODEL MUNICIPAL
NUISANCE ORDINANCE**

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SECTION 8 EFFECTIVE DATE	22

Bill 98-11**Ordinance 810****SECTION 1. GENERAL PROVISIONS**

- 1.1 **PURPOSE AND FINDINGS** – The City Council of the City of Adrian, Missouri finds that unkept, unsafe, unsanitary and otherwise improperly maintained premises and structures, sidewalks and easements within the City of Adrian, in addition to the obvious hazards which these conditions pose to the public health, safety and welfare, adversely effect the value, utility and habitability of property within the City as a whole and specifically cause substantial damage to adjoining and nearby property. A property which is merely unkept may reduce the value of adjoining property by more than 30%, and if there are sufficient properties which are unkept, unsightly and dangerous then the habitability and economic well-being of the City are materially and adversely affected. This Ordinance conveys to the City administration, in accordance with the procedures set out below, all necessary and proper powers to abate nuisances and other improperly maintained structures and properties as they are described or found to exist, and to charge the costs of their abatement to those responsible, the owners and occupants of the property upon which nuisances exist, and those properties themselves. This Ordinance is an exercise of the City's police power, and it shall be liberally construed to effect this purpose.
- 1.2 **SEVERABILITY** – If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion would be declared invalid or unconstitutional.
- 1.3 **ENACTMENT CLAUSE AND SHORT TITLE**
- 1.3-1 **Enactment Clause** – The City Council of Adrian, Missouri, pursuant to the authority vested by law, hereby adopts and enacts this City ordinance known as The Nuisance Ordinance of the City of Adrian, Missouri.
- 1.3-2 **Short Title** – This City ordinance may be known and cited as The Nuisance Ordinance of Adrian, Missouri.

SECTION 2. DEFINITIONS

- 2.1 **GENERAL PROVISIONS** – For the purpose of this Ordinance certain terms used herein are defined as set forth in this and the following sections. All words in the present tense include the future tense; the plural number includes the singular, and all words in the singular include the plural unless the natural construction of the sentence indicates otherwise. The word “shall” is mandatory, not directory.
- 2.2 **ABANDONED** – Any property, real or personal, which is unattended and either open or unsecured so that admittance may be gained without damaging any portion of the property, or which evidences indicia that no person is presently in possession, e.g. disconnected utilities, accumulated debris, uncleanliness, disrepair and, in the case of chattels, location.
- 2.3 **ABATEMENT** – The removal, stoppage, prostration or destruction of that which causes or constitutes a nuisance, whether by breaking or pulling it down, or otherwise destroying or effacing it.
- 2.4 **BOARDING-UP BUILDING** – Any building the exterior openings of which are closed by extrinsic devices or some other manner designed or calculated to be permanent, giving to the building the appearance of non-occupancy or non-use for an indefinite period of time.
- 2.5 **BUILDING INSPECTOR** – The City Building Inspector
- 2.6 **BUILDING** – Any dwelling, structure or mobile home, factory built house, or part thereof, built for the support, shelter or enclosure of persons, animals, chattels or property of any kind,
- 2.7 **NUISANCE** – Includes:
- A. A nuisance defined by statute or ordinance;
 - B. A nuisance at common law either public or private;
 - C. An attractive nuisance, whether in or on a building, a building premises or an unoccupied lot and whether realty, fixture or chattel, which might reasonably be expected to attract children and constitute a danger to them; including, but not limited to, abandoned wells, ice boxes or refrigerators with doors and latches, shafts, basements or other excavations, abandoned or inoperative vehicles or other equipment, structurally unsound fences or other fixtures, lumber, fencing, vegetation or other debris.
 - D. Uncleanliness;

- E. Overcrowding; or
- F. Abandonment or vacancy.

A listing of conditions found to constitute public nuisances is found in Section 4 of the Ordinance.

- 2.8 **OWNER** – Any person having interest in the real estate in question as shown upon the records of the office of the County Assessor, or any person with legal, financial or equitable interest in the property who establishes his or her interest before the Building Inspector and/or City Council. For the purpose of giving notice, the term “owner” also includes any person in physical possession.
- 2.9 **PROPERTY** – Any real property, premises, structure or location on which a public nuisance is alleged to exist.
- 2.10 **PUBLIC NUISANCE** – Defined in SECTION 4 of this Ordinance.
- 2.11 **SUMMARY ABATEMENT** – Abatement of the nuisance by the City, or a contractor employed by the City, by removal, repair, or other acts without notice to the owner, agent, or occupant of the property except for the notice required by this Ordinance.

SECTION 3 – BUILDINGS

- 3.1 **BUILDING INSPECTOR** – The City Building Inspector shall supervise all building inspections and shall follow the hearing and appeal procedures promulgated in this Section and Section 6 of this Ordinance.
- 3.2 **PROCEDURE** – Whenever a complaint is made to the Building Inspector of the existence of an unfit or substandard building, the Building Inspector shall promptly cause said building to be inspected. Upon the discovery of an unfit or substandard building, the inspecting officer shall submit a written report of the building to the Building Inspector and a hearing will be scheduled for a determination of the building fitness. Photographs and findings shall be included in said report.
- 3.3 **NOTICE** – The Building Inspector shall follow the notice procedures promulgated in Section 5 of this Ordinance.
- 3.4 **UNFIT BUILDINGS**

3.4-1 DETERMINATION OF BUILDING FITNESS – In reaching a judgement that a building is unfit for human habitation, the Building Inspector shall consider:

- A. Dilapidation
- B. Disrepair
- C. Structural Defects
- D. Defects increasing the hazards of fire, accidents or other calamities, such as parts standing or attached in such a manner as to be likely to fall and cause damage or injury.
- E. Inadequate ventilation
- F. Uncleanliness
- G. Inadequate light
- H. Inadequate sanitary facilities
- I. Inadequate drainage
- J. Substandard conditions.

If these or other conditions are found to exist to an extent dangerous or injurious to the health or safety of the building's occupants, or the occupants of neighboring buildings or of other residents of the City of Adrian, and if (a) structural deterioration is of such a degree that (i) vertical members list, lean or buckle to the extent that a plumb line passing through the center of gravity falls outside the middle third of its base, or (ii) thirty-three percent (33%) of the supporting members shows damage or deterioration or (b) the cost of restoration exceeds sixty-six percent (66%) of the value of the building or (c) the building has been damaged by fire or other calamity, the cost of restoration exceeds thirty-three percent (33%) of the value of the building and it has remained vacant for six months or more the Building Inspector shall declare the building a public nuisance and order the abatement of the nuisance in compliance with Section 4 of this Ordinance. (Value shall be determined by reference to a current edition of "Building Valuation Data" published by the International Conference of Building Officials or, if not published, as determined by the City Council. Cost of restoration is the actual estimated cost, which may be determined in the same manner as "value".)

3.4-2 RESTORATION OR REPAIR – An undertaking by a party in interest to restore or repair an unfit building, entered into at or prior to the determination of building fitness by the Building Inspector, creates a presumption that the building or premises can be reasonably repaired. The Building Inspector may then grant additional time in accordance with section 6.5 of this ordinance. The failure to accomplish such an undertaking is grounds for the Building Inspector to order demolition. If by reason of any of the above conditions a building is unfit, but no public necessity is found for its immediate demolition, the Building Inspector may take other action, such as causing the property to be cleaned, cleared, vacated, secured or otherwise repaired, which will promote the public health, safety or general welfare.

3.5

SUBSTANDARD BUILDINGS

3.5-1 SUBSTANDARD CRITERIA – In reaching a judgement that a building or premises is substandard, the Building Inspector shall be guided by such factors as:

- A. Structural soundness
- B. Improper sanitation
- C. Improper safety
- D. Improper weatherproofing
- E. Defective or hazardous wiring, including wiring which
 - 1. Did not conform with law applicable at the time of installation, or
 - 2. Has not been maintained in good condition, or
 - 3. Is not being used in a safe manner.
- F. Defective or hazardous plumbing, including plumbing which
 - 1. Did not conform with law applicable at the time of installation, or
 - 2. Has not been maintained in good condition, or
 - 3. Is not being used in a safe manner

G. Defective or hazardous heating or ventilating equipment, including equipment, vents and piping which

1. Did not conform with law applicable at the time of installation, or
2. Has not been maintained in a good and safe condition

H. Fire hazard, including any building, device, apparatus, equipment, combustible waste or debris, or vegetation which may cause fire or explosion or provide fuel to augment the spread or intensity thereof

I. Nuisance

3.5-2 **REMEDIAL ACTION** – If these or similar conditions are found to exist, the Building Inspector shall declare the building a public nuisance and order the building or premises repaired, cleaned, cleared or otherwise brought into compliance with current City Codes or Ordinances, and may order the property vacated and secured as completely as possible pending such repair or other action.

3.6 **INSURANCE PAYMENT** – If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion, or other casualty loss, and the covered claim payment is in excess of fifty percent (50%) of the face value of the policy covering the building or structure, then the insurer shall withhold twenty-five percent (25%) of the claim payment, and shall pay such moneys to the City to deposit into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under the order or ordinance.

3.6-1 **MANAGEMENT OF ACCOUNT** – The City Clerk shall release the proceeds and any interest which has accrued on such proceeds received under Section 3.6 of this Ordinance to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance moneys, unless the City has instituted abatement proceedings under the provisions of this Ordinance. If the City has proceeded under the provisions of this Ordinance to abate the nuisance or dangerous condition, all moneys in excess of that necessary to comply with the provisions of this Ordinance for the removal, securing, repair and cleanup of

the building or structure, and the lot on which it is located, less salvage value, shall be paid to the insured.

SECTION 4 – PUBLIC NUISANCES

4.1 **PUBLIC NUISANCE DEFINED** – Any fence, wall, shed, deck, house, garage, building, structure or any part of any of the aforesaid; or any tree, pole, smokestack; or any excavation, hole, pit, basement, cellar, sidewalk, subspace, dock, wharf or landing dock; or any lot, land, yard, premises or location which in its entirety, or in any part thereof, by reason of its condition in which the same is found or permitted to be or remain, shall or may endanger the health, safety, life, limb or property, or cause any hurt, harm, inconvenience, discomfort, damage or injury to any one or more individuals in the City, in any one or more of the following particulars:

- A. By reason of being a menace, threat and/or hazard to the general health and safety of the community.
- B. By reason of being a fire hazard.
- C. By reason of being unsafe for occupancy, or use on, in, upon, about or around the aforesaid property.
- D. By reason of lack of sufficient or adequate maintenance of the property, and/or being vacant, any of which depreciates the enjoyment and use of the property in the immediate vicinity to such as extent that it is harmful to the community in which such property is situated or such conditions exist.

4.2 The following acts, in addition to any others in violation of subsection 4.1 of this Ordinance, are determined by the City Council as noisome, offensive, unwholesome, or dangerous to the public's health, welfare and/or safety and shall constitute a public nuisance.

- A. Allowing stagnant pools of water to accumulate;
- B. Accumulations or disposal of trash, lumber which is not piled or stacked more than twelve (12) inches off the ground, earth, ashes, mortar, papers, stone, brick, rock, tin, steel, dirt, manure, filth, excrement, chips, or rubbish of any description, cesspools, drains, garbage or any other animal or vegetable substances, unless the accumulations or disposal of such items in such place is specifically authorized by law;

- C. The keeping of any horse, cattle, sheep, swine, goats, mules or other livestock or fowl within the corporate limits (unless a municipal permit has been issued)
- D. The pollution of any river or stream
- E. Burning of refuse or other material in such a manner as to cause or permit the smoke, ashes, soot or gases to be sensed by any person or neighborhood;
- F. The distribution of samples of medicine or drugs to minors
- G. The keeping of doves or pigeons which deposit excreta on buildings and sidewalks
- H. Maintaining a privy or outdoor closet where connections to a sanitary sewer are available
- I. Garbage trucks that are not covered and leak proof
- J. Dead animals not disposed of within 24 hours
- K. Any building, house, room, or other structure or vehicle, maintained or used for the purposes of lewdness, assignation, or prostitution;
- L. Any pit, basin, hole, or other excavation which is unguarded and dangerous to life, or has been abandoned, or is no longer used for the purpose for which it was constructed, or is maintained contrary to law;
- M. All obstructions to streets, right-of-way, or other public ways in the City, and all excavations in or under the same, which are by ordinance prohibited, or which may be made without lawful permission, or which, having been made by lawful permission, are kept and maintained after the purpose thereof has been accomplished, or for an unreasonable length of time;
- N. Erecting, maintaining, using, placing, depositing leaving, or permitting to be or remain in or upon any street, alley, sidewalk, park, parkway or other public or private place in the City, any one or more of, but not limited to, the following conditions or things:
 - 1. Any bone, meat, hides, skin, or the whole or parts of any dead animal or fish;

2. Any chemical or other materials commonly known to be noxious, offensive, dangerous or otherwise injurious including, but not limited to, grease, oil, antifreeze, explosives, radioactive materials, and poisons.
- O. All premises and vehicles whereon or wherein intoxicating liquor is manufactured, sold, bartered, exchanged, given away, furnished, disposed of, consumed, or permitted to be consumed, in violation of the laws of the State and the ordinances of the city;
- P. All vacant, unused, or unoccupied buildings and structures within the City, which are allowed to become or remain open to entrance by unauthorized persons or the general public, because of broken, missing, or open doors, windows, or other openings, so that the same may be used by vagrants or other persons in a manner detrimental to the health and welfare of the inhabitants of the City;
- Q. Any refrigerator, icebox or deep freeze locker having a capacity of one and one-half cubic feet or more or any other container manufactured, custom-made or homemade designed for storage which is stored, discarded, abandoned or left in any place accessible to children and which has not had the door or latching mechanism removed to prevent the latching or locking of the door;
- R. Leaving, or permitting to be or remain in or upon any sidewalk, steps, or other public or private walkway in the City, any one or more of, but not limited to, the following conditions or things:
1. Holes or protruding edges on public sidewalks and steps.
 2. Accumulation of snow and ice not removed within 24 hours.
 3. Mud, debris, garbage, or other items or substances upon the surface, which might cause a pedestrian to lose footing.
 4. Overhanging trees, shrubs, or other obstructions to pedestrian travel.
- S. Electric fence or fence constructed wholly or partly of barbed wire except in areas within the city zoned agricultural.
- T. Weeds or plant growth in excess of seven (7) inches in height. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or decorative shrubs, cultivated flowers,

ornamentals, and garden plants. Vegetation harmful or irritating to the human touch shall be removed including poison ivy, poison oak, and poison sumac.

EXCEPTION: Any lot or tract of land in excess of sixty thousand (60,000) square feet which is not being used for an industrial, commercial or residential purpose shall have a border within which weeds shall be cut. Said border shall be measured along its perimeter twenty-five (25) feet deep from the public right-of-way and/or from any adjoining lot or tract of land used for an industrial, commercial or residential purpose.

- U. A swimming pool or any other pool of water that is more than 24 inches deep that is not enclosed by a fence at least 42 inches in height with a lockable gate. Said gate which is left unlocked when pool is not in use will constitute a public nuisance.
- V. Non-licensed vehicles, including, but not limited to, automobiles, trucks, trailers, recreational vehicles, motorcycles, motorized bicycles, tractors, boats, buggys, and wagons, or any part thereof; which is not stored in an accessory building, carport, garage or behind a privacy fence of not less than 72 inches in height so that it may not be seen.

Damaged or disabled vehicles which are not registered or licensed, or are improperly registered or licensed with the State of Missouri; or has been inoperable for more than 30 days, or are in such a state of repair as to be inoperable.

Exceptions are those vehicles on the premises, owned by customers of a duly licensed Auto Repair or Sales Business, and said time limit for vehicles at said business shall be limited to 60 days, or if said vehicle (after proof of ownership) has been issued a one time permit for no longer than 60 days for the purpose of repair, restoration and/or sale.

- W. The outdoor storage of items, that under the terms of this Ordinance constitute a nuisance, including, but not limited to, tools, equipment, machinery, non-working automobiles, parts of derelict cars or trucks, household appliances and broken furniture that are not enclosed by a privacy fence of not less than 72 inches in height with a lockable gate. Said gate which is left unlocked when back yard is not occupied will constitute a public nuisance.

4.3

SUMMARY ABATEMENT OF NUISANCE

4.3-1 PROCEDURE – Whenever a complaint is made to the Building Inspector of the existence of a public nuisance, as defined in Section 4.1 and 4.2 of this Ordinance, the Building Inspector shall promptly cause to be inspected the property on which it is alleged that such public nuisance exists. Upon the discovery of a public nuisance, the inspecting officer may order the owner or other person creating, keeping, maintaining or permitting the same to abate it. Should the inspecting officer find that a public nuisance exists, and that the public health, welfare or safety may be in immediate danger, then summary abatement may cause the nuisance to be removed or abated. Summary abatement costs shall be certified by the City Clerk and assigned to the annual real estate tax bill for the property. If the public nuisance involves a building that appears structurally unsafe, the City shall follow those procedures promulgated in Section 3 of this Ordinance.

4.3-2 NOTICE – When summary abatement is authorized, notice to the owner, agent or occupant of the property is not required. Following summary abatement, the Building Inspector shall cause to be posted on the property liable for the abatement a notice describing the action taken to abate the nuisance.

4.3-3 PROCEDURE FOR NON-LICENSED VEHICLES, BUT NOT LIMITED TO: Whenever a complaint is made to the City in writing of the existence of a public nuisance, as defined in Section 4.2-V and 4.2-W of this ordinance the alleged nuisance will be promptly inspected to see if said public nuisance exists. Upon discovery of a public nuisance, the inspecting officer may order the owner or other person creating, keeping, maintaining or permitting the same to abate it, in the form of a written warning.

From said time that a warning is given, person or persons creating said nuisance will have not more than 15 days to abate it or face a fine , not to exceed fifty (\$50.00) dollars.

If such nuisance is not abated after said fine within 5 business days, the City will take action to abate the same, and the abatement cost shall be the responsibility of the person or persons creating, keeping, maintaining or permitting said nuisance.

Vehicles will be transported to a storage location. If person or persons involved wish to claim said vehicle, after proof

of ownership, he will be responsible for the tow and storage charges before he may take possession of said vehicle. If said vehicle has not been claimed in a period of not less than 90 days, the said vehicle become the property of the storage facility, and will be considered abandoned.

PERMIT- A 60 day, **ONE TIME PERMIT**, may be obtained for, but not limited to; automobiles, trucks, trailers, recreational vehicles, motorcycles, motorized bicycles, tractors, boats, buggys, and wagons and any part thereof; which is not stored in an accessory building, carport, garage or behind a privacy fence of not less than 72 inches in height for the purpose of repair, restoration and / or sale, for the sum of twenty-five (\$25.00) dollars.

Furthermore, all vehicles that would normally require a license by the State of Missouri, automobiles, trucks, trailers, recreational vehicles, motorcycles, motorized bicycles, boats, etc., will also require a proof of ownership, title, registration, notarized bill of sale or tax receipt, etc., before said permit may be issued.

4.4

ABATEMENT OF NUISANCE IN OTHER CASES

4.4-1 **PROCEDURE** – Upon the discovery of a public nuisance that does not pose an immediate danger to the public health, welfare or safety, the inspecting officer shall submit a written report of the property on which the nuisance exists to the Building Inspector. Photographs and findings shall be included in said report. If the Building Inspector declares the existence of a public nuisance, but the nature thereof is not such as to require the summary abatement of such nuisance, then the Building Inspector may order the abatement of the nuisance by notice in compliance with Section 5 of this Ordinance.

4.4-2 **ABATEMENT BY OWNER** – Within thirty (30) days after the posting and mailing of a notice to abate a nuisance, the owner, or individual in possession of the affected property shall remove and abate such a nuisance or show that actions for abating the nuisance have commenced. Such showing shall be made by filing a written statement or other proof of such actions with the Building Inspector.

4.5

ABATEMENT BY CITY – If a hearing in compliance with this Ordinance finds that the nuisance or dangerous condition exists, the Building Inspector shall have the authority to enter upon the property and abate the public nuisance found thereon. In abating such nuisance, the

Building Inspector may go to whatever extent may be necessary to complete the abatement of the public nuisance. If it is practicable to salvage any material derived in the aforesaid abatement, the Building Inspector may sell the salvaged material at private or public sale and shall keep an accounting of the proceeds thereof.

- 4.6 **PROCEEDS FROM SALE OF PRIVATE PROPERTY** – The proceeds, if any, obtained from the sale of any material salvaged as a result of an abatement of a public nuisance by the Building Inspector shall be deposited to the General Fund of the City and any deficit between the amount so received and the cost of the abatement shall be filed with the City Clerk. The City Clerk shall certify said costs and assess costs to the annual real estate tax bill for the property. Should the proceeds of the sale of the salvaged material exceed the cost of the abatement, the surplus, if any, shall be paid to the owner of the property from which the public nuisance was abated when a proper claim to the excess is established
- 4.7 **AUTHORIZED ACTION** – In abating a public nuisance, the Building Inspector may call upon any of the City departments or divisions for whatever assistance shall be deemed necessary or may by private contract cause the abatement of the public nuisance.
- 4.8 **STATEMENT OF COSTS** – The Building Inspector shall, after completing the removal and abatement, file a statement of costs with the City Clerk. The City Clerk shall certify costs and assign costs to the annual real estate tax bill for the property.
- 4.9 **PRIOR RECOVERY** – The City may seek to recover the cost of demolition prior to the occurrence of demolition. Upon issuance of an order by the Building Inspector whereby the building or structure is ordered to be demolished, secured or repaired, then the building inspector may solicit no less than two independent bids for such demolition work. The amount of the lowest bid, including offset for salvage value, if any, plus reasonable anticipated costs of collection, including attorney's fees, shall be certified to the City Clerk who shall cause a special tax bill to be issued against the property owner to be prepared and collected by the City Collector. The City Clerk shall discharge the special tax bill upon documentation by the property owner of the completion of the ordered repair or demolition work. Upon determination by the City Clerk that a public benefit is secured prior to payment of the special tax bill, the City Clerk may discharge the special tax bill upon transfer of the property. The payment of the special tax bill shall be held in an interest-bearing account. Upon full payment of the special tax bill, the Building Inspector shall, within one hundred twenty days thereafter, cause the ordered work to be completed, and certify the actual cost thereof, including the cost of tax bill collection and attorneys' fees to the City Clerk who shall, if the

actual cost differs from the paid amount by greater than two percent of the paid amount, refund the excess payment, if any, to the payer, or if the actual amount is greater, cause a special tax bill or assessment for the difference against the property to be prepared and collected by the City Collector. If the Building Inspector shall not, within one hundred twenty days after full payment, cause the ordered work to be completed, then the full amount of the payment, plus interest, shall be repaid to the payer. At the request of the taxpayer the tax bill for the difference may be paid in installments over a period of not more than ten years. The tax bill for the difference from the date of its issuance shall be deemed a personal debt against the property owner and shall also be a lien on the property until paid.

SECTION 5 – NOTICE

5.1 **NOTICE** – The Building Inspector shall determine all individuals, firms or corporations who, from the records in the Recorder of Deeds' office, appear to be the titled owners of the aforesaid property and immediately cause a written notice to be served on each such individual, firm or corporation by personal service or by one of the following methods:

- A. Leaving a copy of the notice at the usual place of residence or business of such owner, or address of such owner shown in the Recorder's records, or
- B. Mailing a copy to such owner at such place or address by United States certified mail return receipt.

If service of such written notice is unable to be perfected by any of the methods described above, the Building Inspector shall direct the City Clerk to cause a copy of the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, and shall further cause a copy of the aforesaid notice to be left with the individual, if any, in possession of such property on which it is alleged such public nuisance exists, or if there is no individual in possession thereof, the Building Inspector shall cause a copy of the notice to be posted at such structure, location or premises. The Building Inspector shall also determine from the Recorder of Deeds' office who the lien holder of the property, if any, as documented therein, is and cause a written notice to be served on such lienholder by United States certified mail return receipt.

5.2 **NOTICE CONTENTS** – The aforesaid notice to the owners, and lien holder, if any, of the property shall state clearly and concisely:

- A. The street address or legal description of the property;
- B. A description of the condition or conditions alleged to constitute a public nuisance;
- C. That a hearing is scheduled with the Building Inspector on a date not sooner than thirty (30) days after the date of the notice letter; and
- D. That proof of the commencement of such abatement actions must be submitted to the Building Inspector not later than three (3) working days before the date scheduled for the hearing or such hearing to determine whether the nuisance or dangerous condition will be held;
- E. That the hearing may be held without the presence of any owner, lien holder, occupant or representative.

5.3 **ADEQUACY OF PROOF** – The Building Inspector shall have discretion over what actions are sufficient to constitute the commencement of nuisance abatement. However, the Building Inspector shall be guided by such factors as:

- A. Expedient and continuous work;
- B. Abatement costs; and
- C. Impact on environment or public.

5.4 **RESPONSIBLE PARTIES** – Any person who is the record owner of the premises, location or structure at the time an order pursuant to this Ordinance is issued and served upon him, shall be responsible for complying with that order, and liable for any costs incurred by the City therewith, notwithstanding the fact that he conveys his interests in the property to another after such order was issued and served.

SECTION 6 – HEARING AND APPEAL

6.1 **PROCEDURE** - The owners, lien holder and occupants of the property who have been served with a notice pursuant to Section 5 of this Ordinance, and who do not submit sufficient proof of the commencement of such abatement actions to the Building Inspector not later than three (3) working days before the date scheduled for the hearing, may appear in person or by representative at a hearing with Building Inspector scheduled on a date not sooner than thirty (30) days after the date of the notice letter.

- 6.2 **HEARING**-- The Building Inspector shall conduct a full and adequate hearing upon the question of whether a public nuisance in fact exists. The Building Inspector may amend or modify the notice, or extend the time of compliance with the notice by the owner by such date as the Building Inspector may determine.
- 6.3 **EVIDENCE** -- The owners, lien holder and occupants of the property, or their representative or agents, of the subject property shall be given the opportunity to present evidence to the Building Inspector in the course of the hearing.
- 6.4 **ORDER** -- Should the evidence support a finding that the building, structure or condition constitutes a public nuisance, the Building Inspector shall issue an order making specific findings of fact, based upon competent and substantial evidence, which shows the building, structure or condition to be a public nuisance and ordering the building, structure or condition demolished, removed, repaired or otherwise abated by the City.
- 6.5 **ADDITIONAL TIME** -- The Building Inspector, upon written application by the owner at any time within the period after the notice has been served may grant additional time for the owner to effect the abatement of the public nuisance, provided that such extension is limited to a specific time period.
- 6.6 **COSTS TO BE CERTIFIED** -- The costs of performance of the abatement order shall be certified to the City Clerk who shall cause a special tax bill or assessment thereof against the property to be prepared and collected by the City Collector. If the building or structure is demolished, secured or repaired by a contractor pursuant to the order issued by the Building Inspector, such contractor may file a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided by Missouri State Law. Except as otherwise provided in this Ordinance, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten years. The tax bill from date of its issuance shall be deemed a personal debt against the property owners and shall also be a lien on the property until paid.
- 6.7 **APPEAL PROCEDURES** -- The City Council shall be vested with appeal authority. Orders of abatement by the Building Inspector may be appealed to the City Council. Appeals must be filed with the City Clerk not later than 10 days after the issuance of the order described in Section 6.4 of this Ordinance.

- 6.8 **CITY COUNCIL MAY WAIVE COSTS** – In those instances where the nuisance has been abated by the City, the City Council shall have discretion to waive the cost of abating a nuisance, in whole or in part, if, in the course of the hearing reviewing the decision, the City Council finds that any of the following did not conform to the provisions of this Ordinance:
- A. The notice to remove the nuisance;
 - B. The work performed in abating the nuisance; or
 - C. The computation of charges.
- 6.9 **FINALITY OF JUDGEMENT** – If the judgement of the City Council is not appealed to the Circuit Court within thirty (30) days from the date of delivery or mailing of notice, the judgement will be declared final per Missouri Revised Status Chapter 536.

SECTION 7 – NOTICE AND APPEAL OF ASSESSMENTS

- 7.1 **PROCEDURE** – Upon receipt of the statement of costs from the Building Inspector, the City Clerk shall mail to the owners of the property upon which the public nuisance has been abated notice of the amounts set forth in the statement plus an additional amount sufficient to defray the costs of the notice and stating that the City proposes to assess against the property the amount set forth in the notice and that objections to the proposed assessment must be made in writing and received by the City Clerk within twenty (20) days from the date of mailing such notice. Upon expiration of the twenty day period, if no objections have been received by the City Clerk, the City Clerk shall enter the amount in the City liens docket which shall therefore constitute a lien against the property.
- 7.2 **OBJECTIONS** – If objections of either the property owner or their representative are received by the City Clerk prior to the expiration of the twenty (20) day period, the City Clerk shall refer the matter to the City Building Inspector for administrative review.
- 7.3 **ADMINISTRATIVE REVIEW** – Upon conclusion of administrative review, the Building Inspector shall make a written determination that the amount of the charges shall be canceled, reduced, or remain the same. A copy of this determination shall be furnished to the person making the objections together with a notice of such person's right to appeal to the City Council within thirty (30) days.

7.4 **ABSENCE OF APPEAL** – If no appeal of a determination by the Building Inspector is filed within the time period allowed, a copy of the determination will be furnished to the City Clerk who shall then enter a lien in the amount determined by the Building Inspector in the City liens docket as provided in Section 7.1.

7.5 **FILING OF APPEAL** – If a timely appeal is received by the City Council, a hearing shall be scheduled and held on the matter. If, after the hearing, the City Council determines that the proposed assessment does not comply with Section 7.7 herein, the City Council shall so certify to the City Clerk and the proposed assessment shall be canceled. If, after the hearing, it is determined that the proposed assessment or any part of it is proper and authorized, the City Council shall so certify to the City Clerk who shall enter a lien in such amount as determined appropriate by the City Council, in the lien docket provided in Section 7.7.

7.6 **FINALITY OF CITY COUNCIL** – If the judgement of the City Council is not appealed to the Circuit Court within thirty (30) days from the date of the City Council's determination of the assessment, the judgement will be declared final per Missouri Revised Statutes Chapter 536.

7.7 **REDUCING COSTS** –

7.7-1 **ASSESSMENTS** – The Building Inspector, in administrative review, or the City Council, on appeal, may reduce or cancel a proposed assessment if it is determined that:

1. Any of the following did not conform to the provisions of this Ordinance:
 - a. The notice to remove the nuisance; or
 - b. The work performed in abating the nuisance; or
 - c. The computation of charges; or
2. The owner of the property was eligible for a waiver of costs under Section 7.11 of this Ordinance.

7.7-2 The Building Inspector, in administrative review, or the City Council, on appeal, may reduce a proposed assessment by eliminating the civil penalty of the invoice if it is determined that:

1. The current owner was not in possession of the property at the time notice required by Section 5 was posted; or

2. The owner did not receive the notice to remove the nuisance, did not have knowledge of the nuisance and could not, with the exercise of reasonable diligence, have had such knowledge.

7.8 CLAIM OF LACK OF NOTICE – If, after a lien has been entered in the docket of City liens, there is a written request of the owner who alleges that the owner did not receive notice of the proposed assessment, the City Clerk shall refer the matter for review pursuant to Section 6.4 of this section. The lien may be canceled or reduced by the Building Inspector, in administrative review, or the City Council, on appeal, if it is determined that the owner did not receive notice of the proposed assessment, did not previously have knowledge of the lien or of the nuisance abatement work constituting the basis of the lien, could not, in the exercise of reasonable care or diligence, have had such knowledge, and in addition, that the circumstances are such that a reduction or cancellation of the charges would have been appropriate had the matter been reviewed pursuant to this Section prior to assessment. Upon receipt of a certification from the Building Inspector and/or City Council, pursuant to Section 6.4, the City Clerk shall cancel or reduce the lien if required by the determination of the Building Inspector and/or City Council. The individuals, firms or corporations who are the owners of the property at the time at which the notice required under Section 5 of this Ordinance is posted shall be personally liable for the amount of the assessment including all interest, civil penalties, and other charges.

7.9 COST OF ABATEMENT: LOW INCOME. ELDERLY PERSONS

7.9-1 Notwithstanding the other provisions of this Ordinance, the cost of abating a nuisance shall be waived for low income and elderly persons, if upon application it appears to the Building Inspector that the conditions set forth in subsection 7.9-2 are met.

7.9-2 QUALIFICATIONS

- A. To be eligible for waiver of nuisance abatement costs a person must be classified as “low income,” as defined by the City Council, or
- B. Be more than 65 years of age and:
 1. A person living alone, whose total income for the preceding calendar year did not exceed one and one-half (1 ½) times the maximum amount a Social Security recipient at age 65 may have earned in that year without having benefits withheld; or

2. The head of a household which received a total income for the preceding calendar year that did not exceed two and one-quarter (2 ¼) times the maximum amount a Social Security recipient at age 65 may have earned in that year without having any benefits withheld.

C. Additionally, all persons wishing to qualify for waiver of nuisance abatement costs must:

1. Furnish proof of the age and/or income requirements as set forth above in the manner and form designed by the City Council.
2. Must own, or be in the process of purchasing the property from which the nuisance is abated; and
3. Be living on the property from which the nuisance is abated.

7.9-3 The removal of the nuisance in question must have been required by the City Building Inspector and the person requesting the waiver of costs must have been officially notified by the Building Inspector to remove the nuisance.

7.9-4 Applications for waiver of nuisance abatement costs shall be filed with the Building Inspector, on forms supplied by the City, within ten (10) days after receipt of a notice to remove a nuisance or a work order notice unless the Building Inspector extends the time for good cause shown. All information required to be given on such form shall be supplied and verified by the applicant.

7.9-5 The maximum amount that may be waived under this Section for any one parcel of real property or any one person shall be [five hundred dollars (\$500)] per calendar year.

7.9-6 No overhead charge or civil penalty shall be imposed for any real property which a waiver, pursuant to this Section, shall have been approved.

7.10

OVERHEAD CHARGE. CIVIL PENALTIES

7.10-1 Whenever a nuisance is abated by the City, the City Clerk shall keep an accurate account of all expenses incurred, including an overhead charge of twenty-five percent (25%) for administration

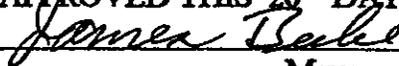
and a civil penalty of two hundred dollars (\$200) for each nuisance abated.

7.10-2 When the City has abated a nuisance maintained by any owner of real property, for each subsequent nuisance that is abated by the City within two (2) consecutive calendar years concerning real property, owned by the same person, an additional civil penalty of fifty percent (50%), minimum of fifty dollars (\$50), of the cost of abatement shall be added to the costs, charges and civil penalties provided for in Section 7.10-1. The civil penalty shall be imposed without regard to whether the nuisances abated by the City involve the same real property or are of the same character.

SECTION 8 – EFFECTIVE DATE

DATE – This ordinance, designated The Nuisance Ordinance of Adrian, Missouri, and dated April 20, 1999, shall become effective as an ordinance on 20th day of April, 1999.

READ TWO TIMES, PASSED AND APPROVED THIS 20th DAY OF April, 1999.



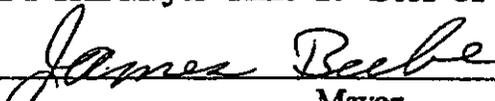
Mayor

ATTEST:



CITY CLERK

THIS ORDINANCE APPROVED BY THE Mayor THIS 20th DAY OF April, 1999



Mayor

ATTEST:



CITY CLERK