City of Adrian, Mo.
Strong Roots. Growing Branches

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 | **Matt Cunningham Mayor** | **Matt Sears – South Alderman**
David Hummel – North 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 Tuesday November 10th, 2025 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 OCTOBER
   - B. APPROVAL OF BILLS PAID IN OCTOBER
8. **UNFINISHED BUSINESS**
   - **A.** SCHOOL DISTRICT PROJECT FUNDING REQUEST
9. **NEW BUSINESS**
   - A. INSURANCE RENEWAL
   - B. FISCAL AUDIT FOR 2023-2024
   - C. BILL NO. 25-24 ORDINANCE NO. 1215 APPROVING THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION TO AMEND THE BUILDING FEE SCHEDULE
   - D. BILL NO. 25-25 ORDINANCE NO. 1216 CALLING FOR MUNICIPAL ELECTION
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
November 7th 2025, 4:00 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		
12/31/2025		
1/31/2026		
2/28/2026		
3/30/2026		
4/30/2026		
5/31/2026		
6/30/2026		
		TOTALS
		$58,472.96

VALUATION REPORT

CITY OF ADRIAN
WATER AND WASTEWATER SYSTEMS
ADRIAN, MISSOURI

<u>Prepared for:</u>

Mr. Stephen Kadyk
MISSOURI AMERICAN WATER
Engineering Manager-Business Development
727 Craig Road
St. Louis, Missouri 63141

<u>Prepared by:</u>

Mr. TJ Hawks, MAI
Managing Director
Valuation for Financial & Tax Reporting Practice
Cushman & Wakefield of Illinois, Inc.
4600 Madison Avenue, Suite 800
Kansas City, MO 64112

Mr. David B. Koller, ASA, MRICS
Advisory Services Lead, Machinery & Equipment
Managing Director | Valuation & Advisory
Cushman & Wakefield of Illinois, Inc.

Mr. Joseph E. Batis, MAI, AI-GRS, ASA
UTILITY VALUATION EXPERTS, INC.
313 N. Chicago Street, Suite 101
Joliet, Illinois 60432

October 20, 2025

Mr. Stephen Kadyk
MISSOURI AMERICAN WATER
Engineering Manager-Business Development
727 Craig Road
St. Louis, Missouri 63141

Re: ***Valuation Report***
City of Adrian Water and Wastewater Systems
Adrian, Missouri

Dear Mr. Kadyk:

In accordance with your request, we have made a physical inspection of the facilities and real estate that comprise the City of Adrian water and wastewater system assets.[1] The water and wastewater systems (referred to herein as “the subject property”) are owned by the City of Adrian located in Bates County, Missouri. The subject property water system includes 670 customers, and the subject property wastewater system includes 670 wastewater customers.

The purpose of the appraisal report was to arrive at opinions of market value of the subject property water and wastewater systems as of June 20, 2025.

This restricted appraisal report is prepared in conformance with Standards Rule 2-2(b) of the 2024 of the *Uniform Standards of Professional Appraisal Practice* (USPAP).

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[1] *Throughout the attached appraisal report, any reference to the appraisers' "inspection", "subject property inspection", "inspection of the subject property", "inspection of the subject water and wastewater systems", etc., refers to the co-signers’ customary task of viewing the subject property for purposes of observing the condition, layout, design, and utility of the real estate (land and building), as is typical in the appraisal profession and in the framework of completing the appraisal process. The reference to the term "inspection" in the context of the co-signers’ work should not be interpreted to suggest the co-signers have any expertise and/or qualifications in the assessment of the condition and functionality of any mechanical and non-mechanical components of the subject property water and wastewater systems. The co-signers of this report refer the client and intended users of the attached appraisal report to the engineer's report for an assessment of the water and wastewater systems’ infrastructure components. The three co-signers are not qualified to independently detect and assess the condition and functionality of the water and wastewater systems’ infrastructure components. However, the three co-signers assume the water and wastewaters systems’ components are in proper working order and have been maintained adequately to meet all pertinent codes and regulatory requirements.*

In completing our analysis of the subject property water and wastewater systems, we relied on a report prepared by Flinn Engineering, September 16, 2025 (“the Flinn report”). The Flinn report is attached to this report. Based upon our analysis of the subject property systems and taking into consideration the independent report prepared by Flinn Engineering, our opinions of the market value of the Adrian water and wastewater systems are as follows:

Market Value of the Adrian Water System Assets
$2,680,000
TWO MILLION SIX HUNDRED EIGHTY THOUSAND DOLLARS

Market Value of the Adrian Wastewater System Assets
$2,010,000
TWO MILLION TEN THOUSAND DOLLARS

This assignment is subject to the Extraordinary Assumptions found on Pages 13-14. The assumptions address several significant issues that impact the analysis and conclusions presented in the attached report.

The three people co-signing this report (Mr. TJ Hawks, Mr. David Koller, and Mr. Joseph E. Batis) participated in the assignment by collecting and analyzing relevant data and forming the opinions and final conclusions. Mr. Koller, ASA, MRICS, participated as a consulting expert regarding various system components and their respective contributory values to the property as a whole.

Although each co-signer managed separate tasks in this valuation, the three co-signers collaborated throughout to develop the final opinions.

We certify that we personally have no undisclosed interest, either present or contemplated, in the real estate described herein as the subject properties; furthermore, neither the procurement of this appraisal assignment nor the negotiated compensation was contingent upon predetermined conclusions of value, value estimates which advocate the client's position, or the occurrence of any subsequent event.

On behalf of CUSHMAN & WAKEFIELD OF ILLINOIS, INC. and UTILITY VALUATION EXPERTS, we appreciate the opportunity to prepare this appraisal report for the Missouri American Water Company and the City of Adrian. Please feel free to contact the undersigned should you have any questions regarding the assignment.

Sincerely,

Mr. TJ Hawks, MAI
Cushman & Wakefield of Illinois, Inc.
General Certification Lic. #2006137648 (MO; Expires 06/26)

Mr. David B. Koller, ASA, MRICS
Cushman & Wakefield of Illinois, Inc.

Joseph E. Batis, MAI, AI-GRS, ASA
Utility Valuation Experts, Inc.
General Certification Lic. #553.000493 (IL; Expires 09/25)
General Certification Lic. #RZ4558 (FL; Expires 11/26)
General Certification Lic. #2016044083 (MO; Expires 06/26)
General Certification Lic. #TX 131049 G (TX; Expires 11/26)

TABLE OF CONTENTS

Summary of Salient Facts

Property Type:	Public water and wastewater systems
Location:	City of Adrian, Bates County, Missouri
Facilities:	The subject property includes the assets and facilities that comprise the City of Adrian water and wastewater systems. Please refer to the attached report prepared by Flinn Engineering (dated September 16, 2025) for a list and description of the infrastructure, system assets, and facilities.
Date of Inspection:	
TJ Hawk:	June 20, 2025
Joseph Batis:	June 1, 2025
Date of Value:	June 20, 2025
Date of Report:	October 20, 2025
Type of Value:	Market Value
Property Rights:	Fee Simple Estate
Value Conclusions:	
Market Value of Water System:	$2,680,000
Market Value of Wastewater System:	$2,010,000

The Appraisal Process

The client requested opinions of market value for the water and wastewater assets owned and operated by the City of Adrian located in Bates County, Missouri. In arriving at an opinion of value for the subject property systems, we followed an orderly set of steps that has led us to the opinions of market value. This procedure is known as the "Appraisal Process" and is summarized in the exhibit below.

Identification of the Problem					
Identify the client and intended users	Identify the intended use	Identify the type and definition of value	Identify the effective date of the opinion	Identify the relevant characteristics of the property	Identify any assignment conditions

Scope of Work Determination

Data Collection and Property Description		
Market Area Data General characteristics of region, city, and neighborhood	*Subject Property Data* Subject characteristics of land use and improvements, personal property, business assets, etc.	*Comparable Property Data* Sales, listings, offers, vacancies, cost and depreciation, income and expenses, capitalization rates, etc.

Data Analysis	
Market Analysis Demand studies Supply studies Marketability studies	*Highest and Best Use Analysis* Land as though vacant Ideal improvement Property as improved

Land Value Opinion

Application of the Approaches to Value		
Sales Comparison Approach	Income Capitalization Approach	Cost Approach

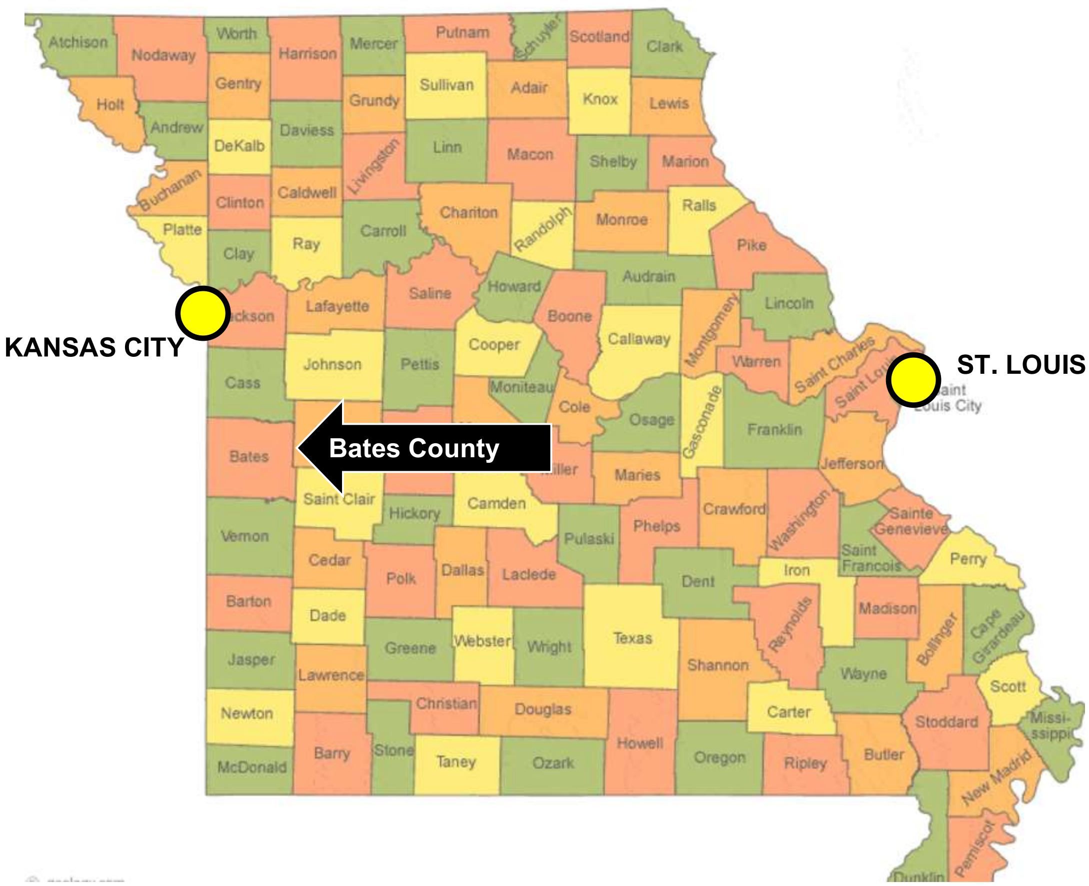
Reconciliation of Value Indications and Final Opinion of Value

Report of Defined Value

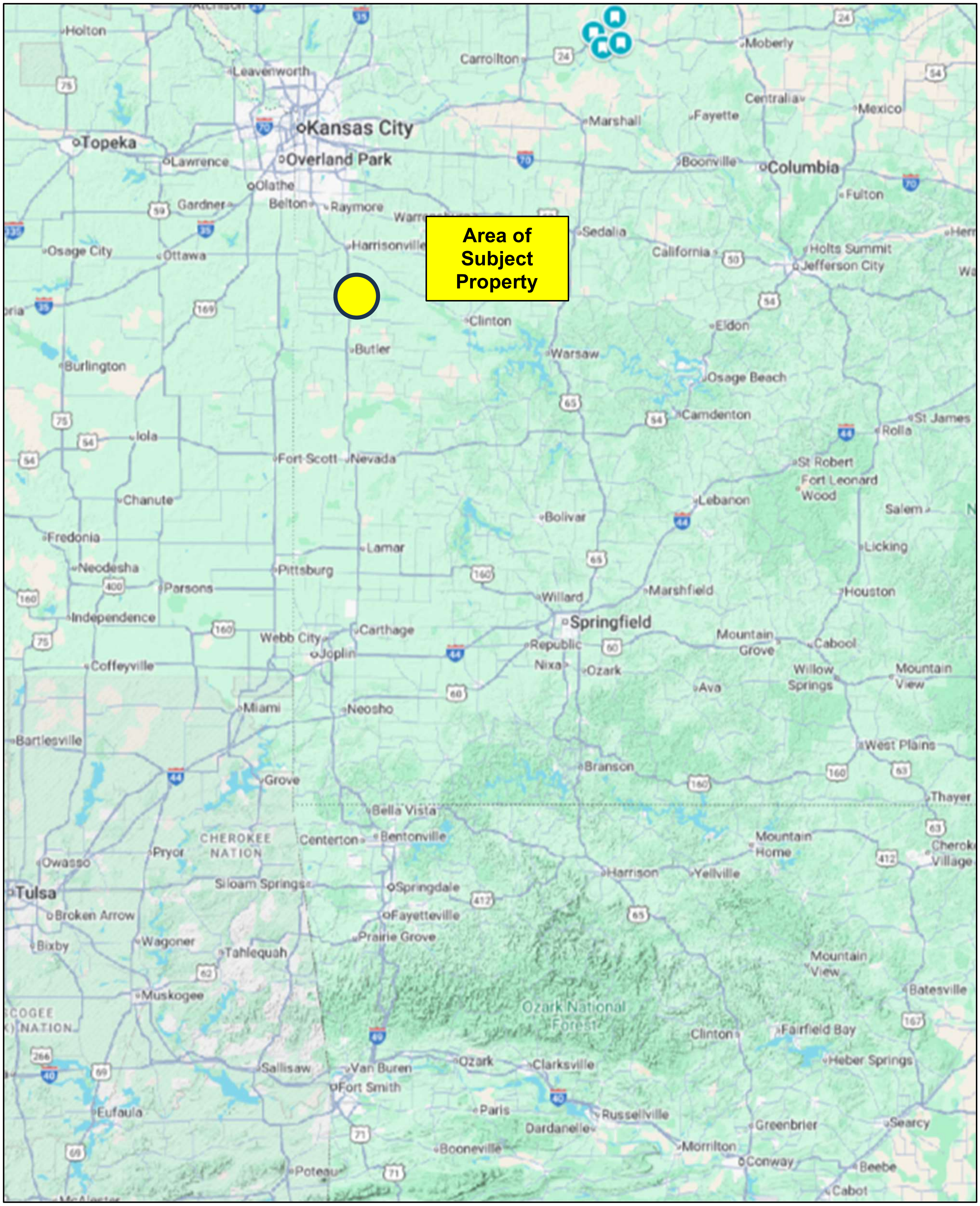
Source: The Appraisal of Real Estate, 15th Ed.,
Published by the *Appraisal Institute*, 2020; P. 31.

Identification of the Subject Property

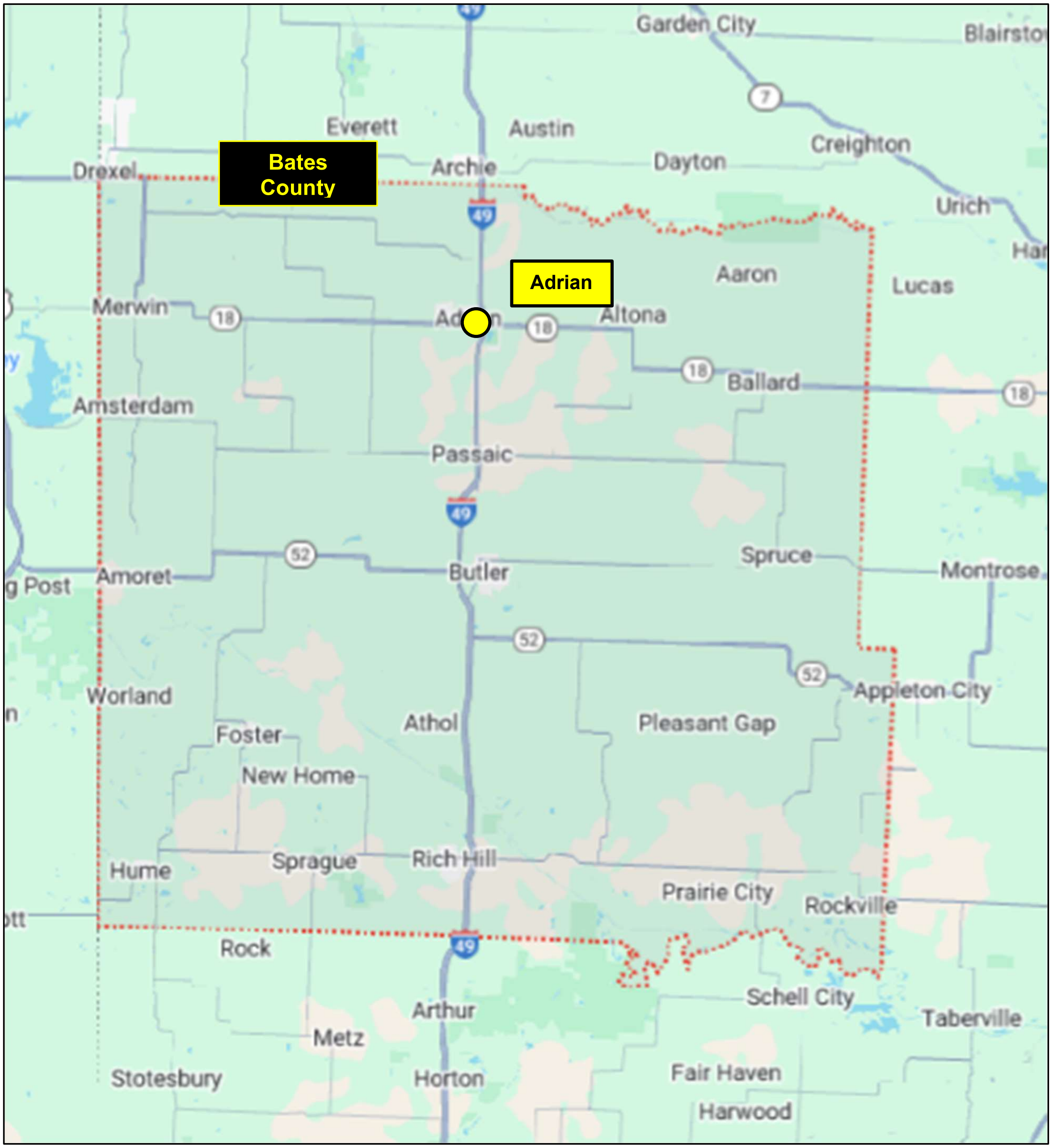
The subject property consists of the assets that comprise the City of Adrian water and wastewater systems located in Bates County, Missouri. There are 670 water customers and 670 wastewater customers for the subject property systems.



Identification of the Subject Property
(Continued)



Identification of the Subject Property
(Continued)



Type of Property Being Appraised

The Uniform Standards of Professional Appraisal Practice (USPAP) defines real estate and personal property as follows:

> **REAL ESTATE**: an identified parcel or tract of land, including improvements, if any.
>
> **PERSONAL PROPERTY**: any tangible or intangible article that is subject to ownership and not classified as real property, including identifiable objects that are considered by the general public as being “personal”, such as furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; and, intangible property that is created and stored electronically such as plans for installation art, choreography, emails, or designs for digital tokens.

The following excerpt is from *The Appraisal Foundation*:

> *The term “personal property” refers to items that can “travel with the person,” meaning they are portable. This excludes land, buildings, and other permanent structures. It includes everything from paintings and doll and stamp collections to tools and injection molding machines, to boats and diamond rings, books and manuscripts, coins, toys, and even livestock…the list is nearly endless.*

The subject property assets are the type that are sometimes referred to as real estate (as they are attached to the land) and sometimes referred to as personal property (as they are interconnected and part of a utility system’s total assets). The primary significance of the distinction is the applicable professional standards (USPAP). For real estate, the USPAP rules that apply for an assignment are Standards Rules 1 and 2. For personal property, the USPAP rules that apply for an assignment are Standards Rules 7 and 8.

For this assignment, the subject property infrastructure assets are concluded to be real estate. Mr. Koller, ASA, MRICS, participated as a consulting expert regarding various system components and their respective contributory values to the property as a whole.

Purpose of the Assignment and Definition of Market Value

The purpose of this appraisal assignment is to arrive at an opinion of market value for the subject property water and wastewater systems.

Market value is defined as:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.[2]

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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[2] *The Appraisal of Real Estate,* 15th Edition, (Chicago, Illinois: Appraisal Institute, 2020), p. 48.

Relevant Assignment Dates

Date of Inspection:	
TJ Hawk:	June 20, 2025
David Koller:	June 20, 2025
Joseph Batis:	June 1, 2025
Date of Value:	June 20, 2025
Date of Report:	September 16, 2025

Property Rights Appraised

The property rights appraised for the subject property are based on the fee simple estate of the property which is defined as:

> *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*[3]

A fee simple estate implies absolute ownership unencumbered by any other interest or estate.

[3] *The Appraisal of Real Estate,* 15th Edition, (Chicago, Illinois: Appraisal Institute, 2020), p. 60.

Exposure Time and Marketing Time

The marketing time of a property implicitly assumes the property would be marketed in a manner typical in the market for that particular type of property, including utilization of the normal channels of exposure; also, implicit is the assumption that the asking price would be reasonably close to the market value of the property; and, the sale terms would conform to the market value definition included herein.

The *Dictionary of Real Estate Appraisal*, 6th Edition, defines *exposure time* as follows:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Based upon the conditions which prevailed in the local market effective June 20, 2025, we have concluded a reasonable market time for the subject property systems is 12 to 18 months and the exposure time for the subject property systems is also concluded to be 12 to 18 months.

Intended Use and Intended User of the Appraisal

The intended use of this appraisal report is to assist the client (Missouri American Water Company) and the City of Adrian with the acquisition of the Adrian water and wastewater system assets by the client. The intended users of this appraisal report include Mr. Steve Kadyk of Missouri American Water, Mr. Ryan Wescoat, City Administrator of the City of Adrian, and Ms. Kayla Hahn, Chair of the Missouri Public Service Commission.

History of the Subject Property

Pursuant to Standards Rule 1-5 of USPAP, we are required to consider and analyze any current Agreement of Sale, option, or listing of the property being appraised. We are also required to consider and analyze any sales of the subject property that have occurred within the last three years.

To the best of our knowledge and based upon discussions with the client and a representative of the City of Adrian, the subject property has not been the subject of any sales, listings, offerings or contracts during the last three years.

Scope of Work

The subject property systems are reportedly owned and operated by the City of Adrian. In addition to receiving and reviewing numerous pertinent documents from the client pertaining to the subject property water and wastewater systems, we inspected the subject property, met with representatives from the City of Adrian, and collected relevant market data for this assignment.

Proper and accepted appraisal methodology in the subject matter is (1) governed by Missouri legislation[4], and (2) guided by the binding requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).[5]

Explicit in the SCOPE OF WORK RULE section of the current (2024) edition of USPAP is the requirement of the real estate appraiser to include research and analysis necessary to develop credible assignment results. The standard for acceptability of Scope of Work is, in part, what an appraiser's peers' actions would be in performing the same or similar assignment.[6]

In accordance with USPAP, consideration was given to the market standards in the appraisal profession established in other market areas by qualified appraisers performing similar assignments. In our opinion, the applicable professional standards of valuation of utility systems generally in Missouri -- and specifically in the case of the valuation of the City of Adrian water and wastewater systems -- are similar to those established and utilized in other market areas, including Illinois.

Illinois has similar legislation in place regulating the procedures for acquisitions of public utility systems by investor-owned companies. Although not identical, the procedures and framework for valuation are considered to be very similar.[7]

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[4] The Missouri legislation mandates the inclusion and participation of three independent professional real estate appraisers, all of which shall be licensed in the State of Missouri. Missouri Revised Statutes, Chapter 393, Section 393.320 (August 28, 2016).

[5] USPAP is developed, interpreted, and amended by The Appraisal Standards Board (ASB) of The Appraisal Foundation. State and federal regulatory authorities enforce the content of the current or applicable edition of USPAP. All state licensed/certified professional real estate appraisers must perform services in compliance with USPAP.

[6] USPAP, 2024 Edition.

[7] On August 9, 2013, P.A. 98-0213, codified as 220 ILCS 5/9-210.5, went into effect in Illinois. That Section of the Public Utilities Act ("Act") provides an alternate procedure that a large public utility may choose in establishing the ratemaking rate base of a water or sewer utility that the large public utility is acquiring. Among other things, Section 9-210.5 requires that if the utility company elects the procedures of that Section of the Act, three appraisals shall be performed, the appraisers must be selected by the Illinois Commerce Commission, and each appraiser must be State certified general real estate appraiser under the Illinois Real Estate Licensing Act of 2002.

Scope of Work
(Continued)

The Illinois legislation has been in place since 2013. In Illinois, there have been several conveyances of utility systems from the public sector to investor-owned companies that were subject to the recently-enacted legislation governing such transactions.

The standards for valuation in Illinois have been established by the market and are consistently followed by the professional appraisers who engage in valuation assignments of public utility systems pursuant to the applicable governing legislation. The industry-accepted framework for the valuation of utility system assets includes the application of the cost approach and the application of the sales comparison approach, and the omission of the income capitalization approach. The omission of the income capitalization approach in similar valuation assignments has been supported by the accepted standards of practice in Missouri and Illinois.

The income capitalization approach is not relied on in the typical appraisals of the utility systems due to the generally limited information available from the market necessary for the credible and reliable application of the income capitalization approach. For instance, a proper application of the income capitalization approach would require substantial detail from competing/alternate utility systems in the market, including, but not limited to, income levels from all sources (historic and future expectations), operating expense details, and market-derived capitalization rates used to convert projected net operating income into present value.

One of the factors impacting the challenges of obtaining necessary income and expense data from other systems pertains to the fact that most of the municipal-owned utility systems include public water and sanitary sewer, and often the management and budget operations for the two systems are not separated. Therefore, we have not applied the income capitalization approach in the valuation of the subject property system. The omission of the income capitalization approach does not result in a misleading analysis or conclusion of value. The omission of the income capitalization approach is in compliance with USPAP, and is consistent with the actions of peers for similar assignments.

We applied the cost approach in arriving at an opinion of value for the subject property system. The cost approach relied on, in part, the Flinn Engineering report. However, the Flinn Engineering report is considered to be supplemental information that supported our independent cost analysis and independent depreciation analysis of the subject property assets.

Scope of Work
(Continued)

We then reviewed limited market data pertaining to sales of other utility systems in order to apply the sales comparison approach. In our selection of market data, we included transactional data pertaining to utility systems located in Illinois. The market data available for utility systems acquired in Missouri is very limited, with Missouri American Water Company being the primary entity acquiring systems. Therefore, it is reasonable and acceptable to expand the search for comparable market data to areas outside the borders of Missouri. We selected the Illinois market due to the following factors: proximity, availability of relatively current market data, similarity of legislative rules governing the valuation process, and the existence of a competitive market environment with multiple buyers influencing the balance of supply and demand.

For purposes of this appraisal report, we are relying, in part, on a report prepared by Flinn Engineering, dated July 11, 2025, in which Flinn Engineering arrives at an opinion of the depreciated cost new of the infrastructure components of the City of Adrian water and wastewater system assets. We reviewed the Flinn report, consulted with its author, and reviewed the data Flinn Engineering relied on in forming its opinions. Furthermore, we reviewed other engineering data and reports pertaining to other water and wastewater systems. Based upon our reviews and independent research, we find the report prepared by Flinn Engineering to be thorough, prepared in compliance with industry standards, and credible. Although we relied on the Flinn Engineering report for this analysis, the valuation opinions, including all the various components of the applicable valuation approaches, were developed based on our independent and objective analysis of relevant data. Our reliance on the Flinn Engineering report is consistent with the Appraisal Institute's Guide Note 4 which addresses the conditions for an appropriate reliance by appraisers of reports prepared by others.[8]

Finally, we prepared this restricted report in compliance with the Standard Rule 2-2 as set forth in the 2024 Edition of USPAP.

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[8] The Appraisal Institute has adopted Guide Notes to the Institute's Standards of Professional Practice ("SPP"). The Guide Notes are not part of the SSP but provide guidance on how the standards requirements may apply to specific situations.

Extraordinary Assumptions

The 2024 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP) defines an extraordinary assumption as follows:

> *An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions and conclusions.*

This appraisal report is prepared subject to the following Extraordinary Assumptions.

INFORMATION PROVIDED BY THE CLIENT AND THE CITY OF ADRIAN

We have been provided information for this assignment by the client (Missouri American Water Company) and from the City of Adrian. The information is assumed to be correct, accurate, and complete. This includes, but is not limited to, all information pertaining to the subject property systems (financial, physical, legal) as well as all information pertaining to other systems acquired by American Water. The client and intended users are advised that if this assumption is found to be false, it could impact the analysis and opinions.

WATER AND SEWER MAINS PRESUMED TO BE LOCATED IN PUBLIC RIGHTS-OF-WAY

The valuation of the subject property water and wastewater systems includes the water and wastewater mains that are located throughout the community and that connect the facilities. According to Adrian officials, the majority of the water and wastewater mains are located in public rights-of-way. The information provided by the City of Adrian with regard to the mains is assumed to be accurate. The client and intended users are advised that if this assumption is found to be false, it could impact the analysis and opinions.

CUSTOMER COUNTS

According to the client, the subject property water system serves 670 customers and the subject property wastewater system serves 670 customers. This appraisal is based upon the assumption that the customer counts provided by the client are accurate. The client and intended users are advised that if this assumption is found to be false, it could impact the analysis and opinions.

Extraordinary Assumptions
(Continued)

THE FLINN ENGINEERING REPORT

The Flinn Engineering report, dated July 11, 2025, referenced in the Scope of Work section of this report, is assumed to be accurate, complete, and prepared in compliance with applicable industry standards. The client and intended users are advised that if this assumption is found to be false, it could impact the analysis and opinions.

THE TERM "INSPECTION"

Throughout the attached appraisal report, any reference to the appraisers' "inspection", "subject property inspection", "inspection of the subject property", "inspection of the subject water and wastewater systems", etc., refers to the appraisers' customary task of viewing the subject property for purposes of observing the condition, layout, design, and utility of the real estate (land and building), as is typical in the appraisal profession and in the framework of completing the appraisal process.

The reference to the term "inspection" in the context of the appraisers' work should not be interpreted to suggest the appraisers have any expertise and/or qualifications in the assessment of the condition and functionality of any mechanical and non-mechanical components of the subject property water and wastewater systems. The appraisers refer the client and intended users of the attached appraisal report to the engineer's report for an assessment of the water and wastewater systems' infrastructure components.

The three co-signers of this report are not qualified to independently detect and assess the condition and functionality of the water and wastewater systems' infrastructure components. However, the three co-signers assume the water and wastewaters systems' components are in proper working order and have been maintained adequately to meet all pertinent codes and regulatory requirements. The client and intended users are advised that if this assumption is found to be false, it could impact the analysis and opinions.

Description of the Subject Property

The property referred to herein as the subject property includes a water and wastewater system owned and operated by the City of Adrian.

The following is a summary of the primary assets included in this appraisal assignment. Please refer to the Flinn Engineering report for additional details and descriptions of the assets as well as an assessment of the assets.

- Water treatment plant with 1,300,000 gallons-per-day capacity
- Two water sources (Adrian Lake and an intake site at the Grand River)
- Two elevated water storage tanks
    - North tank: capacity of 50,000 gallons, installed in 1938 (fair condition)
    - South tank: capacity if 100,000 gallons, installed in 1981 (very good condition)
- Distribution system: 15% average water loss
- Complete installation dates: unknown, but believed to have started in 1938
- Major replacements and/or expansions assumed to have occurred in 1980s through 2015
- Approximately 99,287 feet of mains
    - Ranging in size from 0.75” to 8”
    - Materials include PVC, DI, and CI
- Wastewater treatment system dates back to 1955
- Wastewater treatment system includes a three-cell lagoon system
- Collection system includes approximately 56,348 feet of gravity system
- Collection system includes approximately 5,319 feet of forcemain system

Description of the Subject Property
(Continued)

- Five lift stations
    1. The Kentucky Lift Station is located on South Kentucky Avenue between East Elgin Street and Arthur Lane. The lift station includes a wet well and two (2) submersible pumps that are estimated between 3-5 hp. The lift station was installed in 1987. The site is not secured by a fence and there is no generator. The above-ground structures appear to be in good condition.
    2. The Missouri Lift Station is located on Missouri Avenue between East Main Street and East 3rdStreet. The lift station includes a wet well and two (2) above-ground Smith & Loveless vacuum-primed pumps. The pumps are located in a "doghouse" type enclosure and are rated at 3 hp. The station was installed between 1997 and 1999 and serves between 80 to 100 homes. The above-ground enclosure shows some fading and the base shows some corrosion. The site is not secured by a fence and there is no generator. The lift station appears to be in fair condition.
    3. The Old Lagoon Lift Station is located at the end of South McCulloh Avenue near the original lagoon treatment plant. The lift station includes a wet well and two (2) submersible pumps. There is a "doghouse" type enclosure over the wet well and pumps. The station was installed in 1987 and had at least two (2) rehabilitation projects completed. At the time of the site visit, the lift station was scheduled to have a pump replaced within a week. Most of the equipment is less than 5 years old. The site is not secured by a fence and there is no generator. The lift station appears to be in good condition.
    4. The Cemetery Road Lift Station is located on NW County Road 1001 (aka Cemetery Road) about160 feet north of West Main Street. The lift station includes a wet well and two (2) submersible pumps that are rated at 2 hp. The lift station was installed around 2010 or 2011. The site is not secured by a fence and there is no generator. The aboveground structure appears to be in good condition.
    5. The Heritage Lift Station is located on NW County Rd 31 just south of the Heritage Tractor site. The lift station includes a wet well and two (2) submersible pumps that are rated at 5 hp. The lift station was installed in 2014. The site is not secured by a fence and there is no generator. The above-ground structure appears to be in very good condition. This pump station was oversized to accommodate future growth.

On the following pages are summarizes of the sites that are included in this valuation assignment.

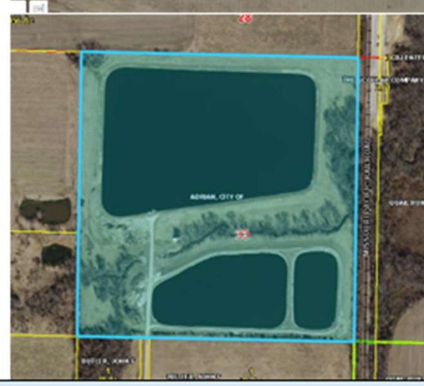
Description of the Subject Property

(Continued)

Adrian Water - Land Size

Description	Land Size (AC)	
Water Treatment Plant Site	2.97	
Coin Building Site	0.40	
Sludge Ponds	1.55	
Water Tower #1	0.04	

Description of the Subject Property
(Continued)

Water Tower #2	1.40	
Fresh Water Reservior	45.19	
Wastewater Lagoon Ponds	40.00	
Total Land Size	**91.55**	

Highest and Best Use Analysis

The beginning point in the valuation of any real estate is the determination of the property's highest and best use. Highest and Best Use is defined in the 15th Edition of *The Appraisal of Real Estate* as follows:

> *The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value.*

The 15th Edition states that there are four implicit steps as part of the analysis that are applied in the following order: (1) Legally Permissible, (2) Physically Possible, (3) Financially Feasible, and (4) Maximally Productive.

After considering the components of the subject property's infrastructure, and taking into account the analysis and report prepared by Flinn Engineering, it is our opinion the highest and best use of the combined parcels that comprise the subject property system, including the assumed permanent easements for the rights-of-ways, is for the utility system (as presently used) and the highest and best use of the property as a whole, as improved, is the present use as water and wastewater systems.

Application of the Approaches to Value

Normally included within the steps of this process are the three classic approaches to a value estimate: the cost approach, the sales comparison approach and the income capitalization approach. Each of these approaches tends to independently serve as a guide to the valuation of the property with varying degrees of validity.

The cost approach gives recognition to the fact that buyers have available to them the alternative of constructing a new building when contemplating the purchase of an existing building. Thus, the cost to reproduce the property is utilized as a measure of value. However, most properties experience varying degrees of accrued depreciation which result from physical depreciation, functional obsolescence and external obsolescence. Any of these three types of depreciation (or a combination thereof) from which the property suffers must be deducted from the estimated cost new of the improvements. The difficulty, then, in applying the cost approach is the ability of the appraiser to accurately extract or estimate the amount of depreciation the property being appraised suffers.

The sales comparison approach is based upon the theory that the value of a property is determined by the actions of buyers and sellers in the market for comparable types of property. Recognizing no two properties are identical and that properties sell at different times under different market conditions, the application of the sales comparison approach requires the appraiser to consider any differences between a respective sale and the subject property which may affect value. After the relevant differences are adjusted for, an indicated range of value results.

The theory of the sales comparison approach also realizes that buyers and sellers often have motivations that are unknown to the appraiser and difficult to quantify in the adjustment process. Therefore, while this approach has certain strengths and foundation, it must be carefully applied in order to lead the appraiser to a realistic opinion of value.

And lastly, the income capitalization approach is typically given very much consideration in the appraisal process for income-producing properties. The income capitalization approach gives recognition to the subject property's capabilities of producing an income and that investors in the real estate market will pay a specific amount of cash, or its equivalency, to receive that income, as well as the rights of ownership of the property at the end of the income period.

Application of the Approaches to Value

(Continued)

The income capitalization approach is applied based upon market-extracted information, most notably the income and expenses that prevail in the market for the type of property being appraised. After an appropriate estimate of income is arrived at, the income is converted to an estimate of value via a capitalization rate. The capitalization rate is also either extracted from the market or may be derived based upon a built-up method.

After the appraiser independently applies each approach to value, the three resultant value estimates are reconciled into an overall estimate of value. In the reconciliation process, the appraiser analyzes each approach with respect to its applicability to the property being appraised. Also considered in the reconciliation process is the strength and weakness of each approach with regards to supporting market data.

Regarding the valuation of the subject property, we have applied the cost approach and the sales comparison approach. The income capitalization approach was not applied due to the unavailability of the significant amount of market data pertaining to market income and market expenses that would be necessary to arrive at a credible conclusion.

Following this section is a more detailed explanation of the cost approach and the sales comparison approach.

Cost Approach

The cost approach is a technique in the appraisal process which recognizes that a prudent purchaser/investor of real estate or personal property may consider constructing a new building or water/wastewater system as an alternative to buying an existing property.

Although it holds true that a prudent purchaser would not pay more for a building or water/wastewater system than the cost of buying the land and constructing a new building or water/wastewater system which would offer similar utility, the estimated cost new of the property must be adjusted for items of depreciation and obsolescence which the property being appraised has suffered. Only then will the cost approach yield an indication of value which can be correlated with the other two approaches to arrive at the market value of the property.

The beginning point of the typical cost approach is to arrive at an estimate of the land value as vacant. The land value is arrived at by applying the sales comparison approach utilizing vacant land sales from the market.

The next step is to estimate the cost new of the building and water/wastewater. There are two primary types of cost: the reproduction cost and the replacement cost.

Reproduction Cost is defined as:

> *The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.* [9]

Replacement Cost is defined as:

> *The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.*[10]

If a property suffers any functional obsolescence, it is necessary to utilize the reproduction cost estimate. The measure of loss of value from the functional inadequacy (or superadequacy) would then be deducted as an item of depreciation.

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[9] *The Dictionary of Real Estate Appraisal*, Second Edition, (Chicago, Illinois: American Institute of Real Estate Appraisers, 1989), p. 254.

[10] Ibid.

Cost Approach

(Continued)

After the cost of the property is estimated, all items of depreciation are measured and deducted from the cost to arrive at an estimate of the depreciated cost new of the improvements. The land value as vacant is then added to arrive at a total estimate of the property via the cost approach.

Thus, to accurately estimate the value of the property, the appraiser must:

1). Estimate the value of the land as vacant;
2). Estimate the cost new of the building and improvements;
3). Estimate the amount of all items of depreciation, if any;
4). Deduct the depreciation estimate from the cost new estimate; and
5). Add the estimated land value to the depreciated value of the building and improvements.

The starting point in the application of the Cost Approach is to arrive at an estimate of the subject property land as vacant. The land value is estimated based upon the Direct Sales Comparison theory which basically states that no one will pay more for a parcel of land than the cost of acquiring an equally suitable parcel. Therefore, the value of the site is arrived at by measuring the actions of buyers and sellers in the market for comparable parcels of land.

Cost Approach

(Continued)

Land Value Contribution

Below is a summary of land transactions that were relied on in developing land value opinions.

Address	County	City	Sale Date/Listin	Size	Asking/Sale Pric	$/AC	Road	Water	Pasture/Timber/Tillal	Other
SW County Road 13007 Road	Bates	Hume	Listing	58.60	$415,000	$7,081.91	Gravel	No Water	Tillable	
NE County Road 12004	Bates	Urich/Balla	Listing	77.80	$480,000	$6,169.67	Gravel	Other	Tillable/rec	
16500 NW State Route 18	Bates	Drexel	Jan-25	77.68	$615,000	$7,917.10	Paved	unk	Tillable	
5136 SW County Road 7508	Bates	Rich Hill	Dec-24	120.00	$780,000	$6,500.00	Gravel	Rural	Tillable/rec	Older SFR and outbuildings
8001 Road	Bates	Adrian	Nov-24	80.00	$440,000	$5,500.00	Gravel	unk	Tillable	
SE County 775 Road	Bates	Butler	Aug-24	60.00	$315,000	$5,250.00	Gravel	No Water	Tillable/rec	
SE County Road 10255 Road	Bates	Rockville	Aug-24	134.00	$762,000	$5,686.57	Asphalt	Rural/Well	Rec	
NW 15002 County Road	Bates	Adrian	Jul-24	40.00	$240,000	$6,000.00	Gravel	Rural/Well	Tillable	
SW County Road 13007 Road	Bates	Rich Hill	Dec-23	80.00	$395,000	$4,937.50	Gravel	No Water	Tillable	
NW County Road 16002	Cass	Drexel	Nov-23	36.19	$224,000	$6,189.56	Gravel	unk	Tillable	
E State Hwy A	Cass	Drexel	Jun-23	35.50	$215,000	$6,056.34	Paved	PWS Distr	Tillable	
NW - MO Hwy 18	Bates	Butler	Jun-23	38.50	$240,600	$6,249.35	Asphalt	PWS Distr	Tillable/rec	
State Hwy AA	Bates	Adrian	Jun-23	50.00	$350,000	$7,000.00	Asphalt	PWS Distr	Tillable	
			MIN	35.50	$215,000	$4,938				
			MAX	134.00	$780,000	$7,917				
			AVERAGE	68.33	$420,892	$6,195				

The market data relied on for the land valuation component of the subject property indicates a range of unit values from a low of $4,938 per acre to a high of $7,917 per acre. Based upon an analysis of this market data as well as the contributory values and sales data relating to other systems, we have concluded the contributory value of the land rights for the subject property water system is $225,000 and the contributory value of the land rights for the subject property wastewater system is $225,000.

Cost Approach

(Continued)

Cost New Estimates

The next component of the cost approach is the development of the depreciated cost new of the system assets. The cost new and depreciation estimates presented below are based on the analysis prepared by Mr. Koller that took into consideration the Flinn Engineering report and cost data from published cost services. The following is a summary of our opinions of the contributory value (depreciated cost) of the assets followed by a table summarizing the contributory values of the individual buildings. The values indicated below are inclusive of entrepreneurial incentive. After adding the contributory value of the land, the resultant total value for the water and wastewater systems indicated by the cost approach is concluded to be $7,340,000 (rounded)[11].

Summary of Contributory Values Area	Contributory Value
Buildings	$ 350,000
Elevated Water Tanks	$ 330,000
Equipment	$ 220,000
Lagoon	$ 925,000
Lift Stations	$ 380,000
Sewer Collection System	$ 1,575,000
Solar System	$ 135,000
Water Distribution System	$ 2,975,000
Total:	**$ 6,890,000**

Building Occupancy	Coin Building	Control Building	Storage Building	High Service Pump Station Building	Membrane Building	Grand River Pump Building
Marshall & Swift Improvement Type	Toolshed Buildings	Light Commercial Utility Buildings	Light Commercial Utility Buildings	Light Commercial Utility Buildings	Light Manufacturing	Toolshed Buildings
Construction Class	C	C	S	C	C	D
Gross Square Foot (SF):	396	990	600	324	2,850	128
Replacement Cost New:	$20,977	$62,428	$22,177	$15,262	$312,933	$2,698
Depreciation %:	57%	57%	68%	57%	5%	68%
Concluded RCNLD:	**$9,000**	**$27,000**	**$7,000**	**$7,000**	**$297,000**	**$1,000**

[11] $6,890,000 contributory value of the improvements plus $450,000 contributory value for the land.

Sales Comparison Approach

The sales comparison approach is an approach to value which measures the actions and activity of buyers and sellers in the market and relates those actions to the property being appraised. Also referred to as the market approach, the underlying premise of this approach to value is that no prudent purchaser will pay more for a property than the cost of acquiring an equally suitable parcel. The fundamental concept of the sales comparison approach is the principle of substitution, which is defined as:

> *A valuation principle that states that a prudent purchaser would pay no more for real property than the cost of acquiring an equally desirable substitute on the open market. The Principle of Substitution presumes that the purchaser will consider the alternatives available and will act rationally or prudently on the basis of the information about those alternatives, and that reasonable time is available for the decision. Substitution may assume the form of the purchase of an existing property, with the same utility, or of acquiring an investment which will produce an income stream of the same size with the same risk as that involved in the property in question.* [12]

Research of the area, state and national real estate market was completed in order to find sales of water and wastewater systems that included comparable features to the subject property. The following pages of this report include a summary of the sale properties and analysis of the transactions for comparison with the subject property to develop an opinion of value of the subject property water and wastewater systems using this valuation approach.

The sales were reported to be cash to the seller at closing unless otherwise noted in the specific sale transaction description. There is not adequate income information available for the sale properties to extract income multipliers and overall rates. The best method of comparison for the subject property in this appraisal is the sale price per customer accounts or connections.

Based upon this market data, we have concluded a unit value of $4,000 per connection for the subject property water system and a unit value of $3,000 per connection for the subject property wastewater system. The value opinions developed by the sales comparison approach are rounded to $2,680,000 for the water system and $2,010,000 for the wastewater system. Details pertaining to the market data relied on for this analysis are on the following pages.

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[12] Byrl N. Boyce, Ph. D., SRPA, Real Estate Appraisal Terminology, 2nd ed., (Cambridge, Mass.: Ballinger Publishing Company, 1984), p. 234.

Sales Comparison Approach
(Continued)

There have been several sale properties selected from all available sale transactions for analysis in this approach. The sales data was provided through information from the Missouri Public Service Commission, Illinois Commerce Commission, Aqua America Inc., American Water Company, and Utilities Inc.

The sales were considered to be the most comparable to the subject property in terms of arms-length sales transactions, location of the system, capital improvements supporting the water and wastewater systems and number of water and wastewater customer accounts in the entire system. All information of the sale transactions and properties was confirmed by the previously mentioned party or parties to the transaction.

As explained in the Scope of Work section of this report, we included transactional data pertaining to utility systems located in Illinois in addition to the market data from Missouri. The market data available for utility systems acquired in Missouri is very limited, with Missouri American Water Company being the primary entity acquiring systems. Therefore, it is reasonable and acceptable to expand the search for comparable market data to areas outside the borders of Missouri.

We selected the Illinois market due to the following factors: proximity, availability of relatively current market data, similarity of legislative rules governing the valuation process, and the existence of a competitive market environment with multiple buyers influencing the balance of supply and demand. The following is a summary of the market data given the most weight in our analysis.

Sales Comparison Approach
(Continued)

Sale One

MESD Landowner (Sewer)
Madison & St Clair Counties, Illinois

Pending
Asset Purchase Agreement signed December 21, 2023
Price: $6,886,000 or OCLD
Wastewater collection system with 6,222 customers ($1,107 per customer)

Seller: Metro East Sanitary District
Buyer: Illinois American Water Company
ICC Docket 24-0143

The wastewater collection system consists of mains that collect only sanitary sewage or both sanitary sewage and storm water. Serves City of Venice, Village of Brooklyn, City of Madison, City of Fairmont City, a portion of City of East St Louis, City of Washington Park, City of National City, and Village of Caseyville.

OCLD is $6,907,268.

Sales Comparison Approach
(Continued)

Sale Two

City of Mounds (Water)
Pulaski County, Illinois

Pending
Asset Purchase Agreement signed April 17, 2023
Price: $1,000,000 ($2,237 per customer)
Water treatment and distribution system with 447 customers

Seller: City of Mounds, Illinois
Buyer: Illinois American Water Company
ICC Docket 23-0693

Water treatment and distribution system with 447 customers, a 100,000 gallon and a 150,000 gallon elevated tank, 60,600 feet of mains, 99 hydrants, and one pump station.

Sales Comparison Approach
(Continued)

Sale Three

Westfield Homeowners Association (Sewer)
Near City of Glenview, Cook County, Illinois

Pending
Asset Purchase Agreement signed June 30, 2023
Price: $50,000
Wastewater collection system with 223 customers ($224 per customer)

Seller: Westfield Homeowners Association
Buyer: Aqua Illinois
ICC Docket 23-0588

Wastewater collection system with 223 customers, 50 manholes, 9,172 feet 8” mains, and 1,238 feet 10” mains.

Sales Comparison Approach

(Continued)

Sale Four

City of Granite City Wastewater Treatment Plant (Sewer)
City of Granite City, Madison County, Illinois

Closed March 11, 2024
Asset purchase agreement signed April 6, 2023
Price: $83,000,000
Wastewater treatment plant with 35,444 customers ($2,342 per customer)

Seller: City of Granite City
Buyer: Illinois American Water Company
ICC Docket 23-0304

Sale of a wastewater treatment plant with 35,444 customers. Six primary clarifiers, four final clarifiers, disinfection delivery system, two sludge thickeners, one treated sludge decant tank, two combined overflow station mechanical bar screens, grit removal tank fine screens, five raw waste pumping station inlet valves, service water pump, 36” magnetic flow meter at grit chamber, water sludge pump building motor control center upgrade, aeration tank #4 upgrades, plant office building, 29 electric-operated activators. Land is leased from America’s Central Port District.

Sales Comparison Approach
(Continued)

Sale Five

City of Ironton (Water & Sewer)
City of Ironton, Missouri

Closed December 13, 2023
Asset purchase agreement signed February 15, 2023
Price: $3,700,000 ($2,000,000 water; $1,700,000 wastewater)
Water delivery & treatment system with 726 customers ($2,755 per customer)
Wastewater collection & treatment system with 705 customers ($2,411 per customer)

Seller: City of Ironton, Missouri
Buyer: Missouri American Water Company
MO PSC Case: WA-2023-0434 & SA-2023-0435

This sale includes the transfer of a water system and a sewer system. The City of Ironton is a fourth-class city with a population of approximately 1,475, located in Iron County. According to the application, the City serves approximately 725 water accounts and 700 sewer accounts. The water and sewer systems are currently not subject to the jurisdiction of the Commission. The City's water system consists of a water treatment plant, three storage tanks (one 200,000 gallon storage tank, two 106,000 gallon storage tanks), a pressure reducing valve vault, and the water distribution system. For sewer, there is a three-cell lagoon partial irrigation wastewater treatment plant with 400,000 gallon per day design flow, lift station, and collection system.

Missouri American Water has committed to investing $8.4 million over the next 10 years to upgrade Ironton's water and wastewater systems, including replacing or rehabilitating water and sewer mains.

Sales Comparison Approach
(Continued)

Sale Six

City of Wood Heights (Water & Sewer)
City of Wood Heights, Ray County, Missouri

Closed July 20, 2023
Asset purchase agreement signed January 10, 2023
Price: $1,000,000 ($800,000 water; $200,000 wastewater)
Water delivery system with 268 customers ($2,985 per customer)
Wastewater collection & treatment system with 194 customers ($1,031 per customer)

Seller: City of Wood Heights, Missouri
Buyer: Missouri American Water Company
MO PSC Case: WA-2023-0345 & SA-2023-0346

Water delivery system with 268 customers consisting of a booster pump station, 100,000 gallon elevated storage tank, approximately 49,000 feet of water mains, and 42 hydrants. Original system placed in service in 1957. Water is purchased from Ray County PWSD #2.

Wastewater collection and treatment system with 194 customers consisting of a wastewater treatment plant (lift station, coarse screening headworks, oxidation ditch, secondary clarifiers, UV disinfection system), 13,600 feet of gravity mains, 3,200 feet of force mains, 40 manholes, and two lift stations.

Sales Comparison Approach
(Continued)

Sale Seven

City of Smithton (Water & Sewer)
City of Smithton, Pettis County, Missouri

Closed February 28, 2023
Asset purchase agreement signed May 9, 2022
Price: $565,001 ($565,000 water; $1 wastewater)
Water delivery system with 225 customers ($2,511 per customer)
Wastewater collection & treatment system with 223 customers ($NA per customer)

Seller: City of Smithton, Missouri
Buyer: Missouri American Water Company
MO PSC Case: WA-2023-0071 & SA-2023-0072

The water delivery system consists of one 50,000 gallon elevated welded steel storage tank, two deep wells, and approximately 28,000 feet of 2”, 4” and 6” mains. There are 30 fire hydrants.

The sewer system consists of a two-cell treatment lagoon and a collection system consisting of approximately 23,000 feet of mains and 75 manholes.

There are 225 water connections and 223 wastewater connections.

Sales Comparison Approach
(Continued)

Sale Eight

City of Stewartsville (Water & Sewer)
City of Stewartsville, Missouri

Closed February 17, 2023
Asset purchase agreement signed February 17, 2022
Price: $1,900,000 ($900,000 water; $1,000,000 wastewater)
Water delivery system with 357 customers ($2,521 per customer)
Wastewater collection & treatment system with 354 customers ($2,825 per customer)

Seller: City of Stewartsville, Missouri
Buyer: Missouri American Water Company
MO PSC Case: WA-2022-0311 & SA-2022-0312

Water delivery system with 357 customers consisting of an elevated 200,000 gallon storage tank and approximately 52,000 feet of mains. Water supply is an interconnect of DeKalb County PWSD #1.

Wastewater collection and treatment system consisting of two pump stations, a three-cell treatment lagoon with two aerators/mixers, approximately 37,000 feet of gravity mains and 2,000 feet of force mains.

Sales Comparison Approach
(Continued)

Sale Nine

Timber Ridge Estates (Water & Sewer)
Village of Frankfort, Will & Cook Counties, Illinois

Closed July 31, 2023
Asset purchase agreement signed August 1, 2022
Price: $1,400,000
Water delivery & wastewater collection system with 706 water & 706 wastewater customers ($992 per customer)

Seller: Village of Frankfort, Illinois
Buyer: Aqua Illinois
ICC Docket 22-0554

Water delivery service includes 16,940 feet of 4" mains, 29,455 feet of 10" mains, 62 hydrants, and 706 meters. Water is supplied by Village of Frankfort via 8" and 10" mains from Harlem Avenue. Investment after purchase: $1,020,000 over three years to install meter vaults and mains to accommodate, replace hydrants, mains, looping and upsizing program.

Wastewater collection service includes 27,972 feet of 8" gravity mains, 960 feet of 10" gravity mains, 5,140 feet of 12" gravity mains, 2,868 feet of 15" gravity mains, and one lift station that collects and pumps sewage through 5,896 feet of 12" force main to a gravity sewer. Investment after purchase: $4,225,000 over three years for new force main from lift station, replace lift station at cost of $1,300,000, replace generator and communications, install master flow meter, and six year program of lining mains and manholes.

Sales Comparison Approach
(Continued)

Sale Ten

Village of Broadlands (Water)
Village of Broadlands, Champaign County, Illinois

Closed August 22, 2023
Asset purchase agreement signed August 1, 2022
Price: $425,000
Water treatment and delivery system with 155 customers ($2.742 per customer)

Seller: Village of Broadlands, Illinois
Buyer: Illinois American Water Company
ICC Docket 22-0537

Water treatment and distribution system with 155 connections. The primary water source is purchased water from Embarras Area Water District. Assets include a meter station, meter and chlorination station, 90,000 gallon standpipe water storage tank, 155 meters, 28 hydrants, and 14,020 linear feet of water mains. There are two parcels of land.

Sales Comparison Approach
(Continued)

Sale Eleven

Village of Tolono (Water & Sewer)
Village of Tolono, Illinois

Closed June 20, 2023
Asset purchase agreement signed August 11, 2022
Price: $9,475,0000 ($4,000,000 water; $5,475,000 wastewater)
Water delivery system with 1,295 customers ($3,089 per customer)
Wastewater collection and treatment system with 1,254 customers ($4,366 per customer)

Seller: Village of Tolono, Illinois
Buyer: Illinois American Water Company
ICC Docket 23-0536

Water system with 1,295 connections, 193,000 linear feet of mains, and 130 hydrants.
Wastewater system with 1,254 connections consisting of a wastewater treatment plant and six lift stations. The treatment plant is a standard secondary STP with screening, excess flow treatment, grinding, primary clarification, suspended growth, extended aeration activated sludge, rapid sand filters, aerobic digestion, sludge sand drying beds, sludge lagoons. The six lift stations are: Elizabeth Street, Third Street, Larmon Street, East Street, Condit Street, and Watson Street. There are 310 sanitary sewer manholes. The buyer will spend $17 million in the first five years of ownership to upgrade both systems. Sale includes engineering work on design of new wastewater treatment plant and two lift stations totaling $575,500.72.

Sales Comparison Approach

(Continued)

Sale Twelve

Pom-Osa Heights Subdivision (Water)
Benton County, Missouri

Closed December 19, 2022
Asset purchase agreement signed November 8, 2021
Price: $10,000
Water delivery system with 60 customers ($167 per customer)

Seller: Pom-Osa Heights Subdivision, Benton County, Missouri
Buyer: Missouri American Water Company
MO PSC Case WA-2022-0361

Water delivery system with 60 customers, primary well, backup well, 10,000 gallon standpipe, four 119 gallon hydropneumatic tanks and two booster pumps, and approximately 10,000 feet of PVC mains.

Sales Comparison Approach
(Continued)

Sale Thirteen

Village of Purcell (Water & Sewer)
Village of Purcell, Jasper County, Missouri

Closed October 28, 2022
Price: $400,000
Water delivery & wastewater collection system with 164 water customers and 146 wastewater customers ($1,290 per customer)

Seller: Village of Purcell, Missouri
Buyer: Missouri American Water Company
MO PSC Case WA-2022-0293 & SA-2022-0294

Water delivery system with 164 customers consisting of two deep wells (one shared by City of Alba), a 50,000 gallon elevated storage tank, and approximately seven miles of mains.

Wastewater collection system with 146 customers consisting of three lift stations, a recirculating sand filter treatment plant with 43,000 gallon per day capacity and approximately six miles of mains.

Includes loan payoff of $46,045 and grant reimbursement to MO DNR of $296,544 relating to wastewater.

Sales Comparison Approach

(Continued)

Sale Fourteen

City of Orrick (Water & Sewer)
City of Orrick, Ray County, Missouri

Closed February 16, 2022
Asset purchase agreement signed June 8, 2021
Price: $1,510,000 ($840,000 water; $670,000 wastewater)
Water delivery system with 335 customers ($2,507 per customer)
Wastewater collection and treatment system with 335 customers ($2,000 per customer)

Seller: City of Orrick, Missouri
Buyer: Missouri American Water Company
MO PSC Case WA-2022-0049 & SA-2022-0050

Orrick purchases water from Ray County Consolidated Public Water Supply District 2 (PWSD #2). The Orrick water system consists of approximately 39,250 feet of water mains ranging in size from 1” to 8 “ with approximately 47 hydrants. The system includes a 150,000-gallon elevated storage tank. Water is supplied to the system through an 8” metered interconnect with PWSD #2. There are 335 water connections.

The wastewater system consists of approximately 34,000 feet of 8” gravity mains and 351 manholes and five duplex lift stations pumping through 7,300 feet of 6” force mains to the lagoon treatment system. The lagoon consists of three cells, a small aeration cell followed by primary and polishing cells. The system discharges into Kenney Creek. There are 335 wastewater connections.

Missouri American will complete $1.3 million in upgrades to both systems.

Sales Comparison Approach
(Continued)

Sale Fifteen

City of Eureka (Water & Sewer)
City of Eureka, St. Louis County, Missouri

Closed August 4, 2022
Price: $28,000,000 ($18,000,000 water; $10,000,000 wastewater)
Water delivery system with 4,009 customers ($4,490 per customer)
Wastewater collection & treatment system with 3,957 customers ($2,527 per customer)

Seller: City of Eureka, Missouri
Buyer: Missouri American Water Company
MO PSC Case WA-2021-0376 & SA-2021-0377

The City of Eureka water and wastewater systems consist of 4,009 water customers and 3,957 wastewater customers, located in St Louis County.

The water system consists of six wells, eight booster pumping stations, seven storage tanks, and the water distribution system. The water distribution system includes approximately 58.8 miles of water mains ranging in size from 2” to 12”, 642 hydrants, associated valves and fittings.

The wastewater plant is a three-cell aerated lagoon wastewater treatment plant with a design flow of 2.8 million gallons per day, according to the MDNR Operating Permit. The wastewater collection system consisting of ten sewer lift stations, approximately 62.5 miles of sewer mains ranging in size from 4” to 48”, and 1,452 manholes.

Sales Comparison Approach
(Continued)

Sale Sixteen

City of Hallsville (Sewer)
City of Hallsville, Boone County, Missouri

Closed February 25, 2022
Price: $2,000,000
Wastewater collection system with 664 customers ($3,012 per customer)

Seller: City of Hallsville
Buyer: Missouri American Water Company
MO PSC Case SA-2021-0017

The Hallsville wastewater system is unique in that it utilizes a land application process to dispose of its wastewater. Large irrigation systems distribute untreated wastewater onto farmland. This process has resulted in some compliance issues with the Missouri Department of Natural Resources. When irrigation is not possible, wastewater is held and accumulates in three holding cells or lagoons. The collection system has just over 13 miles of pipe and 256 manholes.

There is a capital commitment of $3,300,000 over five years, including terms that provide for future service, maintenance, capital improvements and other terms and conditions.

Sales Comparison Approach
(Continued)

Sale Seventeen

City of Rosiclare (Water)
City of Rosiclare, Hardin County, Illinois

Closed February 14, 2022
Price: $2,700,000
Water delivery system with 525 customers ($5,143 per customer)

Seller: City of Rosiclare, Illinois
Buyer: Illinois American Water Company
ICC Docket 22-0143

The current water treatment plant was built in 1934 during the ‘prosperous years” through 1960. The current water supply wells were built in 1995. The last improvements to the subject facilities were in the 2003/2004 period. There are 525 water connections on the City’s distribution system. There are 54,715 feet of mains, 89 hydrants, and 160 valves. There are no land or easements that are part of this water delivery system.

Sales Comparison Approach
(Continued)

Sale Eighteen A & B

18a - Royal Oaks Mobile Water & Wastewater System (Water & Sewer)
18b - Four Seasons Water & Wastewater System (Water & Sewer)
City of Peoria, Peoria County, Illinois

Closed October 13, 2022
Price: Royal Oaks Water $56,000 ($221 per customer)
Royal Oaks Wastewater $35,000 ($138 per customer)
Four Seasons Water $26,000 ($123 per customer)
Four Seasons Wastewater $15,000 ($71 per customer)

Seller: YES Companies EXP Fred, LLC
Buyer: Illinois American
ICC Docket 21-0836

Water and wastewater system serving Royal Oaks Mobile Home Community, 2109 N. Abbey Cir., Peoria, Illinois, having approximately 253 customer connections, main, valves, and hydrants; and water and wastewater system serving Four Seasons Mobile Home Community, 204 N. Apple Blossom, Peoria, Illinois, having approximately 212 customer connections, mains, valves, and hydrants.

The water systems are distribution facilities and customers only. They received wholesale potable water service and have no source, treatment, or storage facilities.

The wastewater systems have only wastewater collection systems consisting of gravity sewers, manholes, connecting into the wastewater transmission, treatment, and disposal by other providers. They own no transmission, treatment, or disposal facilities.

Sales Comparison Approach
(Continued)

Sale Nineteen

Country Meadows Water Utility (Water)
Village of Swansea, St. Clair County, Illinois

Closed 2022
Price: $400,000
Water system with 230 customers ($1,739 per customer)

Seller: Jim McDonald Sales, Inc.
Buyer: Illinois American

The water system includes approximately 17,784 linear feet of water mains, 67 valves, one master meter vault, one tapping saddle and valve, and approximately 230 water meters. There are no land or easements applicable to this water system. This is a water system for a mobile home park.

Sales Comparison Approach
(Continued)

Sale Twenty

Village of Hardin Water & Wastewater Utility (Water & Sewer)
Village of Hardin, Calhoun County, Illinois

Closed June 7, 2022
Price: #3,300,000 ($2,300,000 Water; $1,000,000 Sewer)
Water system with 435 customers ($5,287 per customer)
Wastewater system with 405 customers ($2,469 per customer)
.
Seller: Village of Hardin, Illinois
Buyer: Illinois American
ICC Docket #21-0511

The water system includes five parcels of land owned in fee, one water treatment plant, two active wells, one water storage tank, one pressure reducing station, one booster pump station, meters, hydrants, and approximately 49,800 linear feet of water mains. The land parcels owned in fee include 1 Lions Lane (a water treatment plant), Dripping Springs Hollow Road (a water storage tank), the east side of County Hwy 1 (two wells), S County Road (booster pump station), and W Main St and Stone Hill Road (pressure reducing station).

The wastewater system includes six parcels of land owned in fee, five wastewater lift stations, a wastewater treatment plant, and approximately 57,400 linear feet of mains. The land parcels owned in fee include 21415 Illinois River Road (wastewater treatment plant), 2 Braun St (lift station #1), South of North Side Grocery on Rt 100 (lift station #2), North of North Side Grocery on Rt 100 (lift station #3), South of Calhoun Auto on Rt 100 (lift station #4), East of Water Treatment Plant on Rt 100 (lift station #5).

Sales Comparison Approach
(Continued)

Sale Twenty-One

City of Garden City (Water & Sewer)
City of Garden City, Cass County, Missouri

Closed December 14, 2021
Price: $3,000,000
Water system with 716 customers & wastewater system with 680 customers
($2,149 per customer)
.
Seller: City of Garden City, Missouri
Buyer: Missouri American
MO PSC Case WA-2021-0391 & SA-2021-0392

Water system consists of water treatment plant (surface), two elevated storage tanks, two lakes for water service, and approximately 20 miles of distribution piping.

Wastewater system consists of a three-cell lagoon wastewater treatment plant, three lift stations, and approximately 14 miles of collection piping.

Sales Comparison Approach
(Continued)

Sale Twenty-Two

City of Taos (Sewer)
City of Taos, Cole County, Missouri

Closed July 31, 2021
Price: $4,100,000
Wastewater system with 421 customers ($9,739 per customer)
.
Seller: City of Taos, Missouri
Buyer: Missouri American
MO PSC Case SA-2021-0120

System consists of approximately 1/3 pressure sewer lines and 2/3 gravity sewer lines, five lift stations, 22 duplex and five simple pumping stations.

Sales Comparison Approach
(Continued)

Sale Twenty-Three

City of Trimble (Sewer)
City of Trimble, Missouri

Closed April 9, 2021
Price: $1,000,000
Wastewater system with 200 customers ($5,000 per customer)
.
Seller: City of Trimble, Missouri
Buyer: Missouri American
MO PSC Case SA-2021-0074

Wastewater system consisting of 24,200 feet of sewer line, five pumping stations, a three-cell lagoon wastewater treatment plant.

Sales Comparison Approach
(Continued)

Sale Twenty-Four

City of Villa Grove (Water & Sewer)
City of Villa Grove, Douglas County, Illinois

Closed September 22, 2022
Price: $11,000,000 ($7,000,000 Water; $4,000,000 Sewer)
Water system with 1,489 customers ($4,701 per customer)
Wastewater system with 1,069 customers ($3,742 per customer)
.
Seller: City of Villa Grove, Illinois
Buyer: Illinois American
ICC Docket #21-0869

Water system consists of four parcels of land owned in fee, one water treatment plant, one active well, one 75,000 gallon elevated storage tank (built in 1919, refurbished in 1935, 85' in height), one 150,000 gallon elevated storage tank (built in 1993 with an elevation to base bottom of 103 feet and over-flow at 135 feet), meters, 140 hydrants, and approximately 96,500 feet of mains. There are 1,489 connections (1,453 connections plus an equivalency of another 36 water customers from wholesale metering). There are 1,129 water customers with some customers having multiple meters. There are two 4" large customer meters. The water system operations are very good for the general age of the system. The new 500 gpm ion-exchange water softening facility with refurbished wells and new appurtenances was online in May 2019 at a cost of $4.6 million. The current annual average water demand is near 500,000 gpd. The water treatment plant capacity is 720,000 gpd AADF.

The wastewater system consists of two parcels of land owned in fee, six lift stations, one wastewater treatment plant, and approximately 84,100 feet of mains. There are 1,069 connections. The current wastewater facilities were built in 1978 and are in need of refurbishment or replacement. The facility is a conventional complete mix activated sludge CMAS pre-engineered facility. There are two sanitary type 300,000 gpd AADF concrete/steel package plants trains. The current flow rate is in the 350,000 to 400,000 gpd AADF range. There are six wastewater lift/pump stations: McCoy, Old Sewer Plant, Birch Lane, Industrial Park, Adams Avenue, and Harrison Park.

Illinois American Water will invest approximately $21 million in the first seven years of ownership to upgrade both systems.

Sales Comparison Approach
(Continued)

Sale Twenty-Five

City of Mt Pulaski Water & Wastewater Utility (Water & Sewer)
City of Mt Pulaski, Logan County, Illinois

Closed December 17, 2021
Price: $3,800,000 Water; $1,450,000 Sewer
Water system with 834 customers ($4,556 per customer)
Wastewater system with 800 customers ($1,813 per customer)
.
Seller: City of Mt Pulaski, Illinois
Buyer: Illinois American
ICC Docket #21-0309

The water system includes three parcels of land owned in fee, one water treatment plant, three active wells, one water tower, meters, hydrants, and approximately 68,000 linear feet of water mains.

The wastewater system includes four wastewater lift stations, a wastewater treatment plant, and approximately 71,600 linear feet of mains.

Sales Comparison Approach
(Continued)

Sale Twenty-Six

Village of Oak Brook (Water)
Village of Oak Brook, DuPage & Cook Counties, Illinois

Closed November 29, 2022
Price: $12,500,000
Water system with 4,036 customers ($3,097 per customer)
.
Seller: Village of Oak Brook, Illinois
Buyer: Aqua Illinois
ICC Docket #21-0872

The Oak Brook water distribution system provides water system services via approximately 2,058 connections, or 4,036 equivalent dwelling units. Water is purchased from DuPage Water Commission by the Village of Oak Brook. There are 94,484 feet of mains and 203 fire hydrants.
There are five zones that lie outside the Village of Oak Brook boundaries that make up the subject property area.
Zone 1: 1,329 residential customers and 46 commercial customers, delivers 9,654,292 gallons per month.
Zone 2: 12 commercial customers; delivers 1,792,600 gallons per month.
Zone 3: 13 commercial customers; delivers 2,061,700 gallons per month.
Zone 4: 130 residential customers, one tollway maintenance building; delivers 594,300 gallons per month.
Zone 5: 490 residential customers; delivers 2,020,100 gallons per month.

Sales Comparison Approach
(Continued)

Sale Twenty-Seven

City of Livingston Water & Wastewater Utility (Water & Sewer)
City of Livingston, Logan County, Illinois

Closed 2021
Price: $550,001 ($550,000 Water; $1 Sewer)
Water system with 375 customers ($1,467 per customer)
Wastewater system with 340 customers ($NA per customer)
.
Seller: City of Livingston, Illinois
Buyer: Illinois American
ICC Docket #20-0680

The water system includes one parcels of land owned in fee, one water treatment plant, one water tower, two booster pumps, meters, hydrants, and approximately 45,000 linear feet of water mains.

The wastewater system includes four wastewater lift stations, one wastewater treatment plant, and approximately 34,000 linear feet of mains.

Sales Comparison Approach
(Continued)

Sale Twenty-Eight

City of Bourbonnais Wastewater Utility (Sewer)
City of Bourbonnais, Logan County, Illinois

Closed 2020
Price: $32,100,000 Sewer
Wastewater system with 6,469 customers ($4,962 per customer)

Seller: City of Bourbonnais, Illinois
Buyer: Aqua Illinois
ICC Docket #20-0866

The wastewater system includes 14 wastewater lift stations, and approximately 530,000 linear feet of mains. The system provides sewage collection, and pumps the sewage to the Kankakee Regional Metropolitan Authority (KRMA) Wastewater Treatment Plant. The Village of Bourbonnais recently constructed $14.5 million of improvements to the wastewater system which was an interceptor extension to accommodate planned growth at the new Interstate 57 interchange at 6000N. The subject property includes easements, facilities and buildings, and the wastewater system personal property assets.

Sales Comparison Approach

(Continued)

Water System Summary

On the following page is a summary of the water sales transactions that were considered in this analysis. These sales are included on the previous pages. These sales transactions were reported to be cash to the seller at closing unless otherwise noted in the specific sale transaction description. There is not adequate income information available for the sale properties to extract income multipliers and overall rates. The best method of comparison for the subject property in this appraisal is the sale price per customer.

Of the 19 examples of market data, 18 are closed sales and one is a pending sale. The analysis of the sale properties for comparison with the subject property is ultimately based on the number of customers within the water system, the age of the system, and the overall general condition of the system. The Missouri and Illinois sale properties indicate a range of sale prices from $123 to $5,287 per customer.

The water system has 670 customers. The most comparable properties would be those that include a similar number of customer accounts for the water system, although other differences such as age/condition, location and market area must be reconciled. The sales utilized were of water systems that were pending, relatively recent, or took place within the last four years. The dates of sale and market conditions at the time of sale do not appear to significantly impact the unit sale prices of the sale properties selected for analysis in this approach.

While the mean is above the concluded value for the subject water system, weight is not placed on the mean, as such. In the final analysis, each sale was viewed and compared individually on a qualitative basis based on appraiser judgment and experience with each of these systems. Weight is placed on each sale based on comparability to the subject property over a number of factors including condition. Based on the Flinn Engineering, the water system appears to be in acceptable condition.

Sales Comparison Approach
(Continued)

Water System Summary

SUMMARY OF SALES OF WATER DELIVERY SYSTEMS
(INCLUDES ALLOCATIONS FROM SALES OF WATER/SEWER SYSTEMS)

Sale #	Location		Sale Date	Sale Price	# of Cust	Sale Price / Customer
2	City of Mounds	IL	Pending	$1,000,000	447	$2,237
5	City of Ironton	MO	2023	$2,000,000	726	$2,755
6	City of Wood Heights	MO	2023	$800,000	268	$2,985
7	City of Smithton	MO	2023	$565,000	225	$2,511
8	City of Stewartsville	MO	2023	$900,000	357	$2,521
10	Village of Broadlands	IL	2023	$425,000	155	$2,742
11	Village of Tolono	IL	2023	$4,000,000	1,295	$3,089
12	Benton County	MO	2022	$10,000	60	$167
14	City of Orrick	MO	2022	$840,000	335	$2,507
15	City of Eureka	MO	2022	$18,000,000	4,009	$4,490
17	City of Rosiclare	IL	2022	$2,700,000	525	$5,143
18a	City of Peoria	IL	2022	$56,000	253	$221
18b	City of Peoria	IL	2022	$26,000	212	$123
19	Village of Swansea	IL	2022	$400,000	230	$1,739
20	City of Hardin	IL	2022	$2,300,000	435	$5,287
24	City of Villa Grove	IL	2021	$7,000,000	1,489	$4,701
25	City of Mount Pulaski	IL	2021	$3,800,000	834	$4,556
26	Village of Oak Brook	IL	2021	$12,500,000	4,036	$3,097
27	City of Livingston	IL	2021	$550,000	375	$1,467
				High	4,036	$5,287
				Low	60	$123
				Median	375	$2,742
				Mean	856	$2,755

Sales Comparison Approach
(Continued)

Water System Summary

Using unit prices that result from allocations are generally less reliable than sales of individual systems. And, in cases where one component of the system has an allocation substantially higher than the other component, it is important to use the allocations with caution as internal bookkeeping purposes may have been a factor in the diverse allocations.

We have concluded a unit value of $4,000 per water customer for the subject property water system. Based on the 670 reported water customers, the indicated value of the water system is:

$2,680,000
TWO MILLION SIX HUNDRED EIGHTY THOUSAND DOLLARS

Sales Comparison Approach

(Continued)

Wastewater System Summary

We were able to determine a unit value (price per sewer customer) for 18 wastewater or water and sewer system sales transactions. The table on the following pages summarizes the transactions for which a price per sewer customer was calculated. In some cases, the unit values are developed based upon an allocation of a sale price that included a water and sewer system. The other sales were of sewer systems. Of the 18 examples of market data, 16 are closed sales and 2 are pending sales that are under contract. The analysis of the sale properties for comparison with the subject property is ultimately based on the number of customers within the sewer system, the age of the system, and the overall general condition of the system. The Missouri and Illinois sale properties indicate a range of sale prices from $138 to $9,739 per customer.

The most comparable properties would be those that include a similar number of customer accounts for the sewer system, although other differences such as age/condition, location and market area must be reconciled. The sales utilized were of sewer systems that were pending or took place within the last four years. The dates of sale and market conditions at the time of sale do not appear to significantly impact the unit sale prices of the sale properties selected for analysis in this approach.

While the mean is higher than the concluded value for the subject sewer system, weight is not placed on the mean, as such. In the final analysis, each sale was viewed and compared individually on a qualitative basis based on appraiser judgment and experience with each of these systems. Weight is placed on each sale based on comparability to the subject property over a number of factors including condition. Based on the Flinn Engineering report, the wastewater system appears to be in acceptable condition, given its age.

We have concluded a unit value of $3,000 per wastewater customer for the subject property wastewater system. Based on the 670 reported wastewater customers, the rounded indicated value of the wastewater system is:

$2,010,000

TWO MILLION TEN THOUSAND DOLLARS

Sales Comparison Approach
(Continued)

Wastewater System Summary

(INCLUDES ALLOCATIONS FROM SALES OF WATER/SEWER SYSTEMS)

Sale #	Location		Sale Date	Sale Price	# of Cust	Sale Price / Customer
1	Madison & St Clair Counties	IL	Pending	$6,886,000	6,222	$1,107
3	Village of Glenview	IL	Pending	$50,000	223	$224
4	City of Granite City	IL	2024	$83,000,000	35,444	$2,342
5	City of Ironton	MO	2023	$1,700,000	705	$2,411
6	City of Wood Heights	MO	2023	$200,000	194	$1,031
8	City of Stewartsville	MO	2023	$1,000,000	354	$2,825
11	Village of Tolono	IL	2023	$5,475,000	1,254	$4,366
14	City of Orrick	MO	2022	$670,000	335	$2,000
15	City of Eureka	MO	2022	$10,000,000	3,957	$2,527
16	City of Hallsville	MO	2022	$2,000,000	664	$3,012
18a	City of Peoria	IL	2022	$35,000	253	$138
18b	City of Peoria	IL	2022	$15,000	106	$142
20	Village of Hardin	IL	2022	$1,000,000	405	$2,469
22	City of Taos	MO	2021	$4,100,000	421	$9,739
23	City of Trimble	MO	2021	$1,000,000	200	$5,000
24	City of Villa Grove	IL	2021	$4,000,000	1,069	$3,742
25	City of Mt Pulaski	IL	2021	$1,450,000	800	$1,813
28	Village of Bourbonnais	IL	2021	$32,100,000	6,469	$4,962
				High	35,444	$9,739
				Low	106	$138
				Median	421	$2,469
				Mean	3,109	$2,867

Income Capitalization Approach

The income capitalization approach has its strengths and weaknesses, similar to the inherent weaknesses and strengths that exist in the application of the cost approach and the market approach. The valuation expert's reconciliation of the value(s) indicated by the income approach takes into consideration various factors.

The income capitalization approach is a technique in which the value of assets are arrived at by capitalizing future (anticipated) benefits into a present value. The capitalization process includes one of two methods: (1) direct capitalization or (2) yield capitalization. The distinction between the two capitalization methods pertains to the perspective of the future benefits (cash flows).

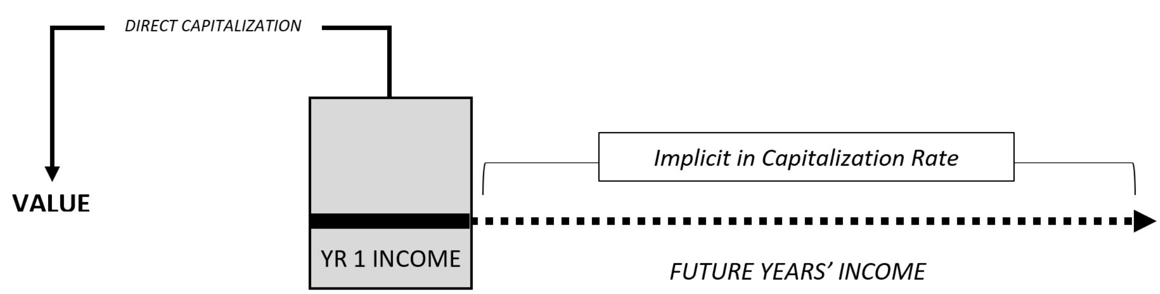
Direct Capitalization

Direct capitalization involves the conversion of a single-year's income (referred to as "first-year income") by applying an overall capitalization rate and using the following formula.

VALUE = INCOME ÷ RATE

*Where **INCOME** = First Year Income and **RATE** = Capitalization Rate*

The capitalization rate may be developed through a market extraction process or by utilizing built-up techniques in which the rates of return (dividend rates) of the respective property components are weighted (for example, debt and equity investment returns, land and building investment returns, etc.). In direct capitalization, change in value (over the investment/holding term) and change in income (over the investment/holding term) are implicit in the capitalization rate.



Income Capitalization Approach

(Continued)

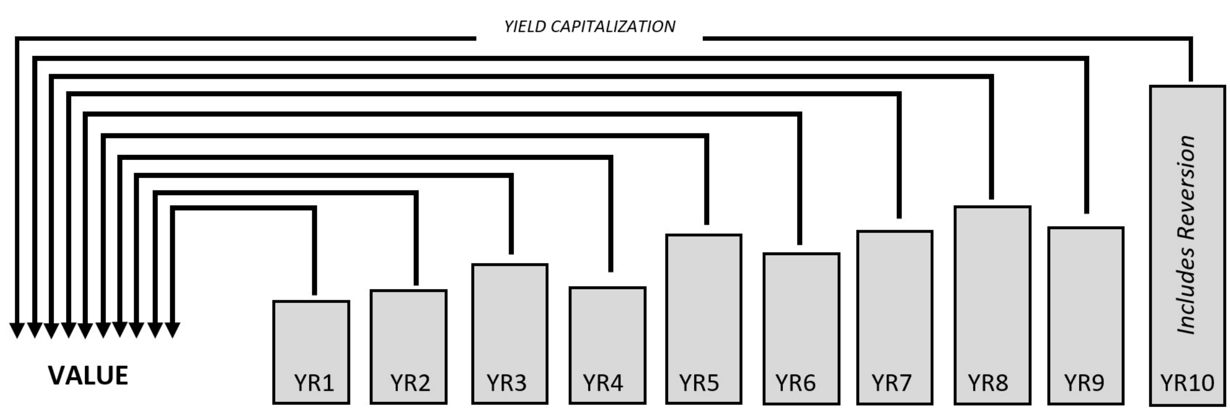
Yield Capitalization

Yield capitalization involves a more detailed analysis of the projected income of the asset. Anticipated changes in (1) income patterns and (2) overall value are explicitly stated. In yield capitalization, the conversion of each anticipated future cash flow (plus the reversion at the end of the income/investment period) is by means of discounting using a discount rate (also referred to as a yield rate). The resultant net present value is the sum of the present value calculations for each individual periodic cash flow plus the present value of the reversion.

Below is the formula for the discounting process followed by an illustration depicting the discounting of each individual periodic cash flow.

$$PV = \frac{P_1}{1 + r} + \frac{P_2}{(1 + r)^2} + \dots + \frac{P_n}{(1 + r)^n}$$

Where P = Income, r = discount rate, and n = term (years)



Income Capitalization Approach
(Continued)

Factors significant to the income capitalization methodology

A proper analysis in the valuation of a utility system will take into account the fact that there are many issues relating to the income capitalization process, whether that process includes direct capitalization or yield capitalization.

The issues that are inherent in the projection of cash flows for the income capitalization process pertaining to the valuation of public utility systems include:

(1) the fact that revenue (potential income) generated through customer rates is determined based upon the tariff or service area of which the subject system becomes part and impacted by rate cases;

(2) the changes in revenue resulting from changes in the level of income and expenses for the tariff resulting from, amongst other issues, the management and operational efficiencies of the IOU;

(3) changes in the rate base of the tariff resulting from acquisitions, mergers, and consolidations, and consequently the revenues that are generated by tariffs tend to experience irregular patterns of change over time;

(4) the changes in the rate base of the tariff resulting from qualified capital investment projects impacting systems within the tariff;

(5) the concept of *investment value* (value to a *particular* purchaser based on buyer-specific investment returns and criteria) v*. market value* (value of the system to a *typical* purchaser and not influenced by that particular buyer’s specific returns generated by its respective tariffs).

The last factor (6) that impacts yield capitalization (DCF) exclusively goes to the issue of assumptions that are incorporated into the discounting model and how sensitive net present values can be to seemingly subtle variances in the valuation expert’s inputs (DCF assumptions).

Additionally, yield capitalization models that use a pre-tax cash flow are not impacted by changes in tax rates and tax codes. However, after-tax DCF models can be affected by changing tax rates, similar to the situation that might occur in the near future based upon the current administration’s proposed revisions to the federal tax code. The following provides additional explanations regarding the issues inherent in the income capitalization approach.

Income Capitalization Approach

(Continued)

(1) Revenue influenced by systems in the tariff and rate cases

Tariffs often include assets from multiple systems, combined for investment, management, operational, and regulatory agency-influenced purposes. In many cases, the applicable customer rates are the same for all customers in the tariff, regardless of the system or service area of which they were part prior to acquisition and placement in the tariff; and, the applicable customer rates for the tariff are impacted by financial and regulatory components for the systems in the tariff collectively. Thus, often there is no tariff revenue (income and expense) data that can be credibly attributed to one particular system that is part of a multiple-system tariff.

Additionally, the customer rates (income) and operating expenses for one IOU may vary amongst that IOU's different tariffs, and likewise there may be no correlation between the projected income and expenses of a service area as part of one IOU's holdings as opposed to the projected income and expenses for that same service area that would pertain to a different IOU's tariff in the same general geographical location or market area.

Tariffs are highly regulated and changes in allowed revenues, and ultimately changes in rates, can be granted provided the applicant meets extensive application and regulatory requirements. Rate cases provide mechanisms for the applicants to have allowed revenues and customer rates adjusted by the regulating authority. It is the role of the regulating authority (commission, for example) to review the applicant's request and, assuming the applicant and its operations meet the requirements established by the agency, adjust the revenues and rates, if deemed appropriate by the agency, in an effort to provide the applicant the opportunity to receive a fair and reasonable rate of return on its investment.

Income Capitalization Approach
(Continued)

As part of the rate case process, IOUs are required to validate operating expenses and operational efficiencies, which contribute to the respective commission's decision and determination regarding a rate change. Rate cases can impact all of a tariff's customers -- even though the customers may have come from various independent service areas. Examples of approved rate cases impacting multiple service areas include the 2016 rate case in Illinois involving Illinois American Water[13] and the 2017 rate case in Illinois involving Aqua Illinois.[14]

(2) Operational efficiencies impact income and expenses of the tariff

IOUs generate revenues for services provided by the IOU that are directly impacted by management and operational efficiencies. For example, it is reasonable to expect certain line item expenses to be generally lower for a tariff consisting of multiple utility systems as compared to the sum of the line item expenses for each system if operated and managed independently. The ability of the IOU to spread certain costs among all customers in a tariff and to benefit from economies of scale generally results in a lower expense unit cost (cost per customer) for the individual systems; and, the extent of the benefit tends to be greater for the smaller systems due to the economies of scale.

(3) Changes to the rate base and customer rates are impacted by mergers, acquisitions, and consolidations; revenue streams typically do not remain constant or demonstrate level/patterned increases

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[13] In January 2016, Illinois American Water requested a change in its water and wastewater rates of $340 million, due to substantial capital investments including a $76 million investment in its Chicago Metro service area. The Illinois Commerce Commission (ICC) issued an Order in 2016 that allowed Illinois American Water to adjust its rates effective January 1, 2017. The Order provided a decrease in monthly water rates applicable to its customers in Arlington Heights, Bolingbrook, Des Plaines, Elk Grove, Homer Glen, Homer Township, Lemont, Lockport, Mount Prospect, Norwood Park Township, Orland Hills, Orland Park, Prospect Heights, Romeoville, Wheeling, and Woodridge; but, increases (ranging from $6.51 per month to $17.70 per month) for wastewater services. For Illinois American Water customers in Carol Stream, Elmhurst, Glen Ellyn, Lisle, Lisle Township, Lombard, Villa Park, Winfield, and Wheaton, the monthly water rates decreased by $5.57 while wastewater service rates had increases by up to $17.70 per month on top of the pre-existing rates; and, for its water customers in Glenview and Rolling Meadows, the wastewater rates increased by $6.57 per month.

[14] In May 2017, Aqua Illinois, Inc., filed revised tariff sheets with the Illinois Commerce Commission which included the request for increases in water and wastewater service rates affecting numerous service areas throughout Illinois and a consolidation of multiple service areas into one extensive service area. (Case 17-0259). In its Final Order, filed March 11, 2018, the Commission authorized Aqua to file new tariff sheets for its Consolidated Sewer Division and Consolidated Water Division and further amended the original cost of plant for the water division of more than $382 million and amended the original cost of the plant for the sewer division of more than $76 million.

Income Capitalization Approach

(Continued)

The rate base of a tariff is also subject to change if the IOU acquires additional systems that are incorporated into the tariff or by consolidation of two or more tariffs. In the latter, it is reasonable to expect some of the customers may experience increases in rates while others may experience decreases in rates. Also significant is the fact that rate changes often occur within the first few years of the service area's acquisition, demonstrated by the March 2021 consolidation of service areas in Missouri into the Elm Hills tariff.[15]

I have researched this issue in public filings and dockets in several states where IOUs have acquired public utility systems.

Some of the additional relevant recent examples include a Missouri rate case from 2020[16], a pending case in Missouri for establishing a new service area[17], and a Missouri consolidation including recent (2021) acquisitions by the consolidated district[18].

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[15] Four Missouri service areas -- Missouri Utilities, Rainbow Acres, State Park Village, and Twin Oaks -- were acquired between May 2018 and December 2018. In each case, the rate change and consolidation occurred within 3 years of the acquisitions. Substantial rate increases were also realized for the service areas that comprise the Elm Hills tariff. The four service areas had monthly rates from $3.18 (applies to Twin Oaks/Preserve and is estimated as the customers were not previously individually billed for sewer service) to $45 per month (State Park Village), and all customer rates were set at $99.88 per month as a result of the consolidation.

[16] On April 7, 2021, the State of Missouri Public Service Commission issued an ORDER APPROVING STIPULATION AND AGREEMENT for the matter of Missouri American Water's 2020 application to implement a general rate increase for water and sewer services in its Missouri service areas. (Case No. WR-2020-0344.) The stipulation, filed on March 5, 2021, provides for an increase in Missouri American Water's revenue requirement of $30 million over revenues authorized in its last general rate case. The $30 million increase results in Missouri American Water's annual revenue requirement being increased to $348 million. The Commission's Order became effective May 7, 2021.

[17] An example of a possible change in customer rates is evident in the docket filing by Missouri American Water of its PROPOSAL OFFER TO CITY OF HALLSVILLE dated July 18, 2019. (File No. SA-2021-0017.) On July 20, 2020, Missouri American Water filed its application for a certificate of convenience and necessity (CCN) to essentially operate a wastewater system in and near Hallsville, Missouri. In its offer to Hallsville, Missouri American Water proposed placing the City of Hallsville system in its existing tariff that would result in a 3% reduction in the Hallsville customer rates.

[18] 12 utility service areas located in Missouri that were consolidated in a July 2020 rate case into a tariff known as Confluence Rivers. All 12 service areas that comprise the Confluence Rivers tariff were purchased between April 2019 and June 2019. In each case, consolidation and rate change occurred less than 16 months after the system's acquisition date. The 12 service areas (systems) include the Auburn Lake Service Area, the Calvey Brook Service Area, the City of Eugene Service Area, the Evergreen Lake Subdivision Service Area, the Whispering Pines Subdivision Service Area (formerly Gladlo), the Lake Virginia Service Area, the Majestic Lakes Service Area, the Mill Creek Service Area, the Roy-L Service Area, the Bon-Gor Lake Estates Subdivision Service Area (formerly Smithview H2O), the Villa Ridge Service Area, and Chalet City West Subdivision/Alpine Village Community Service Area (formerly The Willows Utility Company). The rate changes for the service areas that comprise the Confluence Rivers Service Area ranged from increases of approximately 127% (Roy-L) to 807% (The Willows Utility System). Examples of customer rate increases for systems in Confluence Rivers include the Evergreen Lake Subdivision Service Area (water system) in which rates were increased from $7.71 per month to $42.20 per month and The Willows Utility Company (water system) in which rates were $5.23 per month and increased to $42.20 per month as a result of the consolidation and rate case. On May 3, 2021, the Missouri Public Service Commission approved the acquisition of five additional systems by the Company (Branson Cedars Resort Utility Company, DeGuire Subdivision, Freeman Hills Subdivision, Prairie Heights Water Company, and Terre du Lac.

Income Capitalization Approach

(Continued)

(4) Changes to the rate base impacted by capital improvements

Qualifying capital investments can impact the rate base of a tariff that consequently could impact all of the customers within the tariff. For instance, a substantial capital investment program to replace, repair, or add infrastructure to a particular system's assets can, subject to regulatory approval, have a direct influence on all of the customers in the tariff, including those customers from different systems that are not the subject of the capital investment project. Consequently, customer rates for one service area in a tariff are subject to change over time based upon qualifying capital projects necessary for the maintenance and/or improvements to other service areas in the tariff.

Capital Improvement Projects (CIPs) often can add substantially to the total investment of an IOU in an acquired service area or utility system. In the case of the proposal by Missouri American Water to acquire the City of Hallsville wastewater system, the proposal offer included a $2 million cash purchase price payable at closing with an additional $3.3 million committed to a five-year CIP. In this case, the CIP represented 62% of the total anticipated investment.

Another important consideration relating to CIPs and their impact on potential revenue streams over an investment period is that very often the actual investments by the IOU can be considerably higher or lower than the anticipated or projected investments prior to acquisition. For instance, a CIP might require less than anticipated based solely on more efficient management and operations due to IOU ownership after acquisition; or, the CIP might include substantially more investment than projected based upon an acquired system operating at levels that exceed capacity -- which might require substantial upgrades and improvements not contemplated at the time the Asset Purchase Agreement was executed.

(5) Investment Value v. Market Value

Implicit in the definition of market value is the concept that the value conclusion pertains to "typical" purchasers under "typical" circumstances based upon "typical" market forces and influences. Investment value, by contrast, is an opinion of value developed based upon particular investment criteria, returns, or requirements that are unique and/or specific to an investor and not necessarily representative of the market in general. If the objective of the valuation assignment is to develop a market value opinion, discounted cash flow analysis and other yield capitalization models must, by definition, incorporate and be based upon *market* inputs: market income levels, market expense ratios, market returns for the investors, etc.

Income Capitalization Approach

(Continued)

Utilizing a system's projected income for a specific purchaser, based upon that purchaser's anticipated income resulting from that purchaser's tariff, and using that investor's projected increases and/or decreases in income and expenses, respectively, during the investment period, and based upon that investor's allowed rate of return for the investment period, may or may not be consistent with market levels for the same inputs (income, expenses, periodic rates of change, rate of return, etc.). If the investor's particular income and expense projections are not consistent with or based upon market levels, the resultant value opinion would be *investment* value.

(6) Sensitivity inherent in DCF analysis

Discounted cash flow analysis (DCF) is a method of yield capitalization in which anticipated/projected future cash flows, identified for a particular investment period, are discounted to a present value, often referred to as a net present value. The process requires a number of investment assumptions, all of which impact the level of periodic cash flows and the net present value of the investment as a whole.

Seemingly insignificant changes in one input can have a significant impact on the final calculation/opinion; and, changes in multiple assumptions can compound the effect of the change on the conclusions.

Conclusion of DCF analysis

DCF analysis is sensitive to subtle changes in the assumptions. Valuation experts need to exercise caution in selecting inputs (assumptions) as what seemingly are small/insignificant changes in the inputs can have a significant impact on the final conclusion. Credible assignment results for a market value opinion using DCF requires careful analysis of comparable market data to assist in determining appropriate assumptions.

Summary of Income Approach

The Income Capitalization Approach is not considered applicable in the subject property valuation assignment. It is not possible to project accurate and credible cash flows for the subject property system due to the number of variables that are unknown. Projecting future cash flows attributable to the subject property would not be realistic or credible, and could result in assignment results that are misleading.

Final Reconciliation

The purpose of this appraisal report was to arrive at an estimate of market value for the City of Adrian water and wastewater systems based upon conditions evident in the market as of June 20, 2025. We inspected the subject property, reviewed numerous reports and documents provided by the client and the City of Adrian, conducted independent research, and reviewed a report prepared by Flinn Engineering.

Our analysis of the subject property water system included the application of the cost approach and the sales comparison approach. As explained in the report, the income capitalization approach is not customarily relied on for the valuation of public water and wastewater systems acquired by investor-owned entities.

The sales comparison approach included an analysis of transactions primarily from Missouri and Illinois. As explained in this report, the Illinois market is more representative of a competitive market with balance the supply and demand forces. The market approach resulted in opinions of $2,680,000 for the subject property water system and $2,010,000 for the subject property wastewater system.

The cost approach included the analysis of the contributory value of the land rights associated with the subject property systems and the development of a depreciated cost estimate for the components based, in part, on our reliance on the Flinn Engineering report. The cost approach resulted in a conclusion of value for the subject property water and wastewater systems combined of $7,340,000. The value indicated by the cost approach did not include a deduction for a diminution in value (depreciation) resulting from functional obsolescence and from external factors (external obsolescence). While these factors are evident in the market and observed to be relevant to the subject property valuation, there is no empirical evidence to support a quantified adjustment (applied as a dollar value or percentage of cost). However, the final reconciliation takes into account the impact of those factors and recognizes those factors contribute to the variance in the values indicated by the cost approach and the sales comparison approach.

Based upon a review of the market data available for both applications, we have concluded that primary emphasis should be placed on the value opinions indicated by the sales comparison approach. The cost approach was relied on but concluded to not be as reliable as the sales comparison approach.

Therefore, our final value opinion for the subject property system is:

Market Value of the Sugar Adrian Water System Assets
$2,680,000

Market Value of the Adrian Wastewater System Assets
$2,010,000

Statement of Certification – Joseph E. Batis, MAI, AI-GRS

I certify that, to the best of my knowledge and belief:

- -- the statements of fact contained in this report are true and correct.
- -- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- -- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- -- I have not completed a real estate appraisal of the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- -- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- -- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- -- my compensation for completing this assignment is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- -- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Appraisal Practice* of the Appraisal Institute.
- -- I have made a personal inspection of the property that is the subject of this report.
- -- no one other than TJ Hawks provided significant real property professional assistance to the person signing this certification.

As of the date of this report, Joseph E. Batis has completed the requirements of the continuing education program of the Appraisal Institute.

Furthermore, I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

__________________________________ October 20, 2025

Joseph E. Batis, MAI, AI-GRS

Statement of Certification – TJ Hawks, MAI

I certify that, to the best of my knowledge and belief:

- -- the statements of fact contained in this report are true and correct.
- -- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- -- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- -- I have not completed a real estate appraisal of the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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- -- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*
- -- I have made a personal inspection of the property that is the subject of this report.
- -- no one other than Joseph Batis provided significant real property professional assistance to the person signing this certification.

________________________________ October 20, 2025

TJ Hawks, MAI

ADDENDA

Statement of Assumptions and Limiting Conditions

Qualifications of the Appraisers

Flinn Engineering Report

STATEMENT OF ASSUMPTION AND LIMITING CONDITIONS

The value herein estimated and/or other opinions presented are predicated on the following:

1. No responsibility is assumed for matters of a legal nature concerning the appraised property -- especially those affecting title. It is considered that the title is marketable for purposes of this report. The legal description as used herein is assumed to be correct.

2. The improvement is considered to be within the lot lines (unless otherwise stated); and, except as herein noted, is presumed to be in accordance with local zoning and building ordinances. Any plots, diagrams, and drawings found herein are to facilitate and aid the reader in picturing the subject property and are not meant to be used as references in matters of survey.

3. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structure which would render it more or less valuable than otherwise comparable properties. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such things.

4. Any description herein of the physical condition of improvements including, but not limited to, the heating, plumbing, and electrical systems, is based on visual inspection only, with no demonstration performed, and they are thus assumed to be in normal working condition. No liability is assumed for same, nor for the soundness of structural members for which no engineering tests were made.

5. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property herein described unless prior arrangements have been made.

6. The distribution of total valuation in this report between land and improvements applies only under the existing program of utilization under the conditions stated. This appraisal and the allocations of land and building values should not be used as a reference for any other purpose and are invalid if used so.

7. That this report is to be used in its entirety and only for the purpose for which it was rendered.

8. Information, estimates, and opinions furnished to us and considered in this report were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for guaranteed accuracy can be assumed by the appraiser.

9. The property is appraised as though under responsible ownership and competent management.

10. The report rendered herein is based upon the premise that the property is free and clear of all encumbrances, all mortgage indebtedness, special assessments, and liens--unless specifically set forth in the description of property rights appraised.

11. No part of this report is to be reproduced or published without the consent of its author.

12. The appraisal covers only the property described herein. Neither the figures therein, nor any analysis thereof, nor any unit values thereof derived, are to be construed as applicable to any other property, however similar it may be.

13. Neither all, nor any part, of the contents of this report, or copy thereof, shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author--particularly as to value conclusions, the identity of the appraiser or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon the appraiser, as stated in his qualifications attached hereto.

14. Any cash flow calculations included in this report are developed from but one of a few alternatives of a possible series and are presented in that context only. Specific tax counsel should be sought from a C.P.A., or attorney, for confirmation that this data is the best alternative. This is advised since a change in value allocation, method or rate of depreciation or financing will have consequences in the taxable income.

15. This appraisal has been made in accordance with the Code of Ethics of the Appraisal Institute.

16. This report has not taken into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances, and/or underground storage tanks (hazardous materials), or the cost of encapsulation or removal thereof. Should client have concern over the existence of such substances on the property, the appraiser considers it imperative for the client to retain the services of a qualified, independent engineer or contractor to determine the existence and extent of any hazardous materials, as well as the cost associated with any required or desirable treatment or removal thereof. The valuation stated herein would therefore be void, and would require further analysis to arrive at a market estimate of value.

E

F

OCTOBER 2025 POLICE REPORT

212 CALLS FOR SERVICE

9 INCIDENT REPORTS

10 CITATIONS GIVING

2 ARRESTS MADE

10/01/2025 DWI ARREST 8TH AND VIRGINIA

10/02/2025 ABANDONED MVA OLD 71 AND AA

10/04/2025 CHILD ABUSE REPORT CITY PARK

10/05/2025 PROPERTY DAMAGE 1ST AND CLARK

10/05/2025 PROPERTY DAMAGE 1ST AND VIRGINIA

10/11/2025 SMOKE ALARM 8TH AND VIRGINIA

10/18/2025 LEAVING THE SCENE OF ACCIDENT SCHOOL PARKING LOT

10/18/2025 PROPERTY DAMAGE DOLLAR STORE

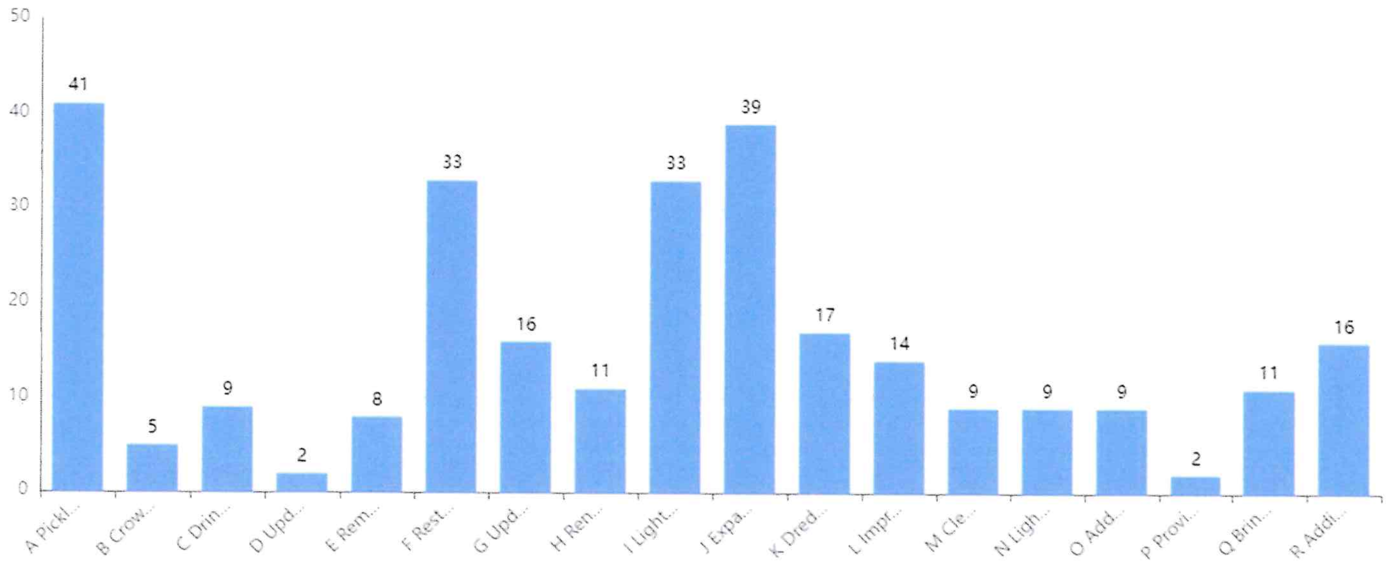
10/20/2025 OUT OF CONTROL JUVENILE 7TH AND LEXINGTON

HALOWEEN WENT OF WITHOUT A HITCH. NO PROBLEMS REPORTED.

G

Park Projects Survey

1. Which of the following projects do you think should be prioritized? [Multiple Choice]



Answer Choices	Responses	Responses Percentage
A Pickle Ball Courts	41	14.44%
B Crows Nest	5	1.76%
C Drinking Fountains	9	3.17%
D Updated Grills for the Shelter Houses	2	0.7%
E Removal of Old Bathrooms	8	2.82%
F Restoration of Old Bathrooms	33	11.62%
G Updating the Tennis Courts	16	5.63%

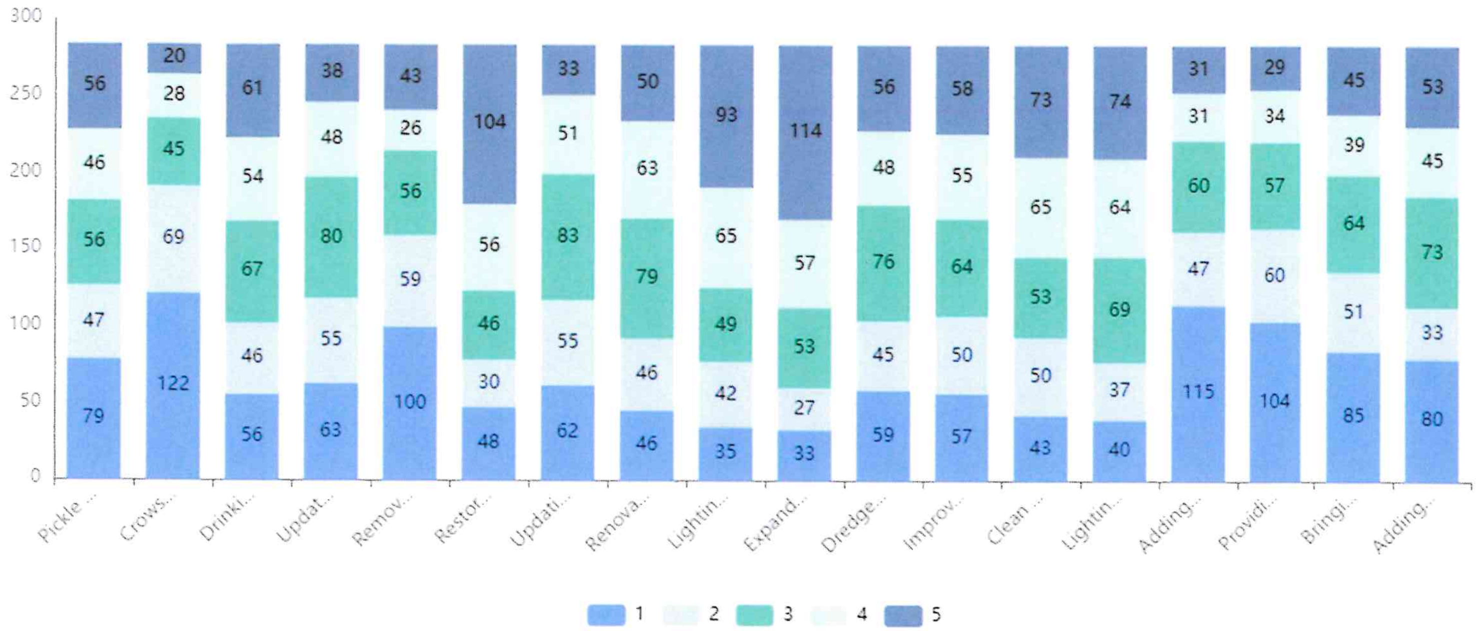
Answer Choices	Responses	Responses Percentage
H Renovate Shelter Houses	11	3.87%
I Lighting the Walking Trail	33	11.62%
J Expanding the Walking Trail	39	13.73%
K Dredge the Lake	17	5.99%
L Improving the Baseball Field Drainage	14	4.93%
M Clean Up the Edge of the Lake	9	3.17%
N Lighting the Playgrounds	9	3.17%
O Adding Disc Golf	9	3.17%
P Providing More Parking	2	0.7%
Q Bringing Neighborhood Parks into Town	11	3.87%
R Adding a Lake Bridge/Gazebo	16	5.63%
Valid Count Per Participant	**284**	

2. Please rate the importance of the following projects on a scale of 1 to 5, with 5 being the highest priority. [Matrix Radio Button]

The Average Score : 2.93

Overview

Detailed View

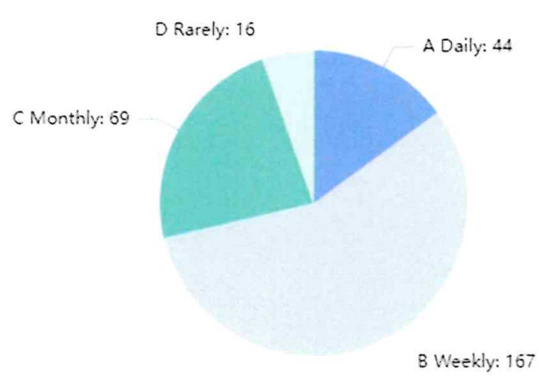


Question\Option	1	2	3	4	5	Average
Pickle Ball Courts	79(27.82%)	47(16.55%)	56(19.72%)	46(16.2%)	56(19.72%)	2.83
Crows Nest	122(42.96%)	69(24.3%)	45(15.85%)	28(9.86%)	20(7.04%)	2.14
Drinking Fountains	56(19.72%)	46(16.2%)	67(23.59%)	54(19.01%)	61(21.48%)	3.06
Updated Grills for the Shelter Houses	63(22.18%)	55(19.37%)	80(28.17%)	48(16.9%)	38(13.38%)	2.8
Removal of Old Bathrooms	100(35.21%)	59(20.77%)	56(19.72%)	26(9.15%)	43(15.14%)	2.48
Restoration of Old Bathrooms	48(16.9%)	30(10.56%)	46(16.2%)	56(19.72%)	104(36.62%)	3.49

Question\Option	1	2	3	4	5	Average
Updating the Tennis Courts	62(21.83%)	55(19.37%)	83(29.23%)	51(17.96%)	33(11.62%)	2.78
Renovate Shelter Houses	46(16.2%)	46(16.2%)	79(27.82%)	63(22.18%)	50(17.61%)	3.09
Lighting the Walking Trail	35(12.32%)	42(14.79%)	49(17.25%)	65(22.89%)	93(32.75%)	3.49
Expanding the Walking Trail	33(11.62%)	27(9.51%)	53(18.66%)	57(20.07%)	114(40.14%)	3.68
Dredge the Lake	59(20.77%)	45(15.85%)	76(26.76%)	48(16.9%)	56(19.72%)	2.99
Improving the Baseball Field Drainage	57(20.07%)	50(17.61%)	64(22.54%)	55(19.37%)	58(20.42%)	3.02
Clean Up the Edge of the Lake	43(15.14%)	50(17.61%)	53(18.66%)	65(22.89%)	73(25.7%)	3.26
Lighting the Playgrounds	40(14.08%)	37(13.03%)	69(24.3%)	64(22.54%)	74(26.06%)	3.33
Adding Disc Golf	115(40.49%)	47(16.55%)	60(21.13%)	31(10.92%)	31(10.92%)	2.35

Question\Option	1	2	3	4	5	Average
Providing More Parking	104(36.62%)	60(21.13%)	57(20.07%)	34(11.97%)	29(10.21%)	2.38
Bringing Neighborhood Parks into Town	85(29.93%)	51(17.96%)	64(22.54%)	39(13.73%)	45(15.85%)	2.68
Adding a Lake Bridge/Gazebo	80(28.17%)	33(11.62%)	73(25.7%)	45(15.85%)	53(18.66%)	2.85
Subtotal	1227(24%)	849(16.61%)	1130(22.1%)	875(17.12%)	1031(20.17%)	2.93

3. How frequently do you visit the park? [Checkboxes]



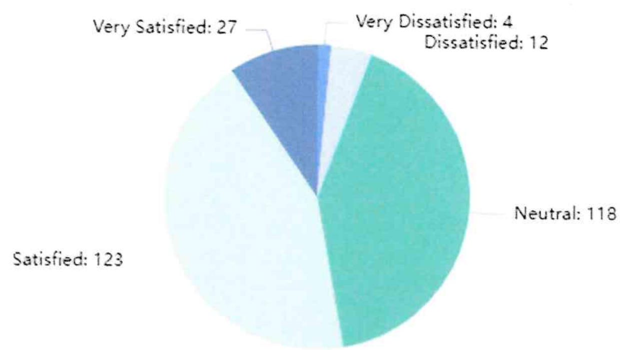
Answer Choices	Responses	Responses Percentage
A Daily	44	15.49%
B Weekly	167	58.8%
C Monthly	69	24.3%
D Rarely	16	5.63%
Valid Count Per Participant	**284**	

4. How do you typically travel to the park? [Multiple Choice]

Answer Choices	Responses	Responses Percentage
A Walking	10	3.52%
B Biking	2	0.7%
C Driving	272	95.77%

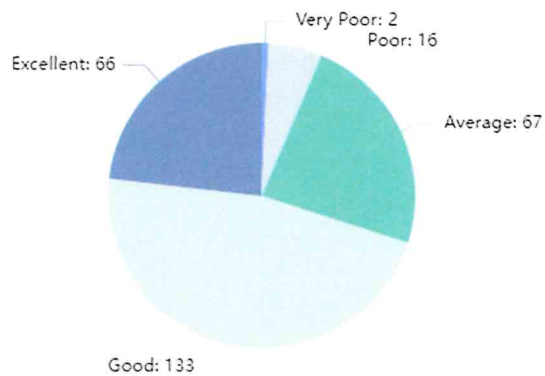
Answer Choices	Responses	Responses Percentage
Valid Count Per Participant	**284**	

5. Please rate your overall satisfaction with the current facilities in the park. [Multiple Choice]



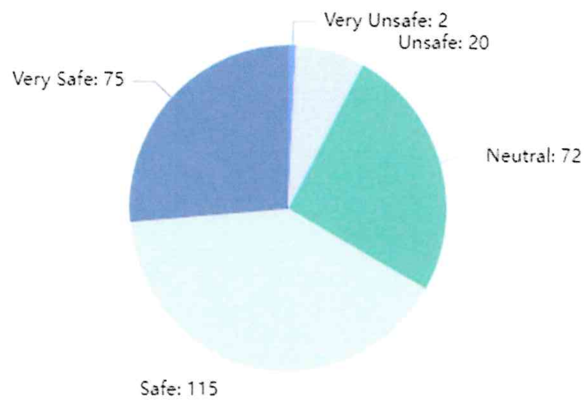
Answer Choices	Responses	Responses Percentage
Very Dissatisfied	4	1.41%
Dissatisfied	12	4.23%
Neutral	118	41.55%
Satisfied	123	43.31%
Very Satisfied	27	9.51%
Valid Count Per Participant	**284**	

6. How would you rate the cleanliness of the park? [Multiple Choice]



Answer Choices	Responses	Responses Percentage
Very Poor	2	0.7%
Poor	16	5.63%
Average	67	23.59%
Good	133	46.83%
Excellent	66	23.24%
Valid Count Per Participant	**284**	

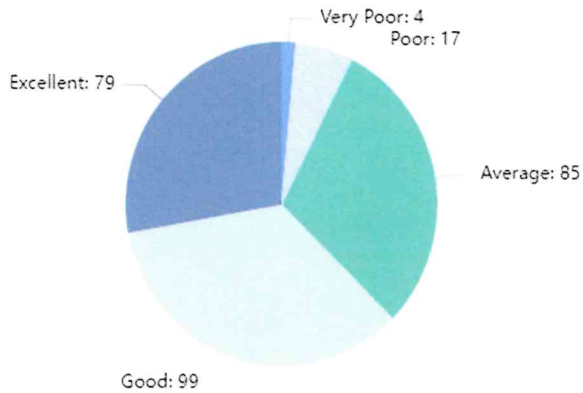
7. Please rate the safety of the park facilities. [Multiple Choice]



Answer Choices	Responses	Responses Percentage
Very Unsafe	2	0.7%
Unsafe	20	7.04%
Neutral	72	25.35%
Safe	115	40.49%
Very Safe	75	26.41%
Valid Count Per Participant	**284**	

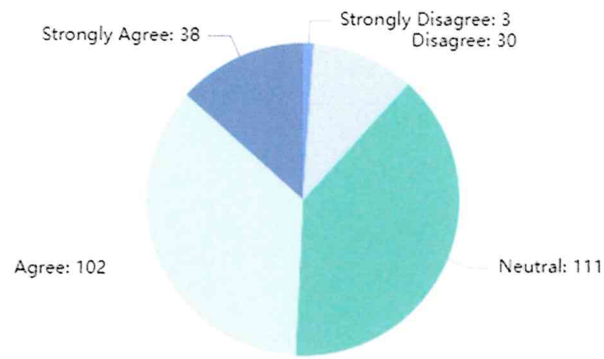
8. How would you rate the availability of parking at the park?

[Multiple Choice]



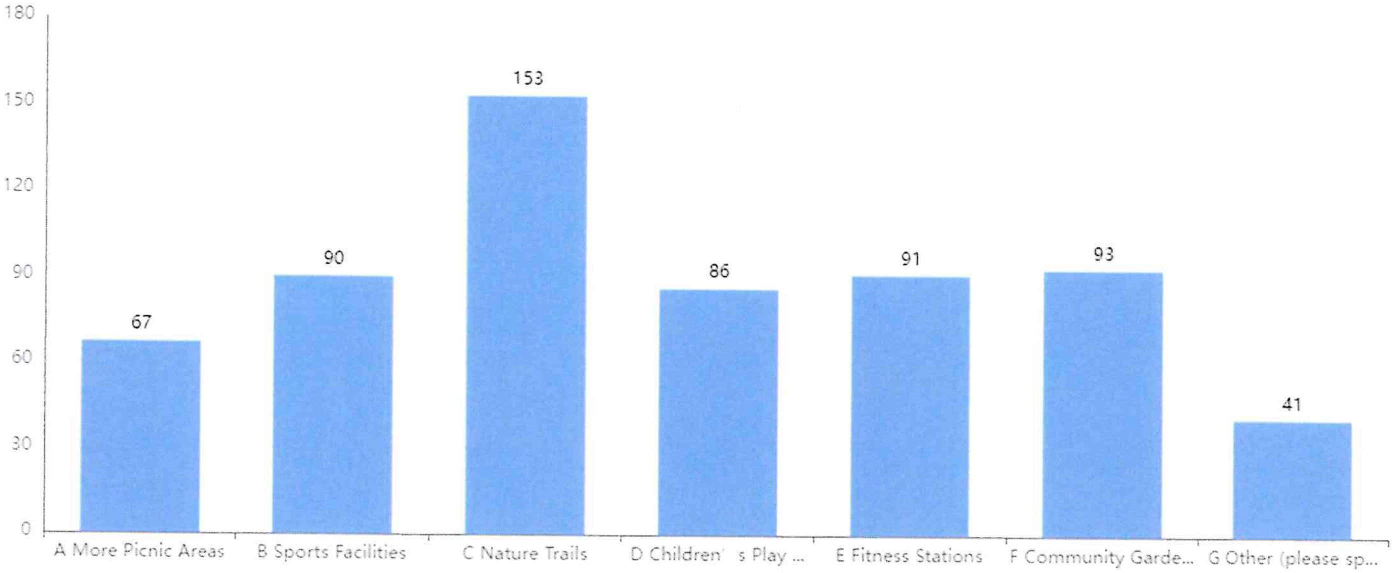
Answer Choices	Responses	Responses Percentage
Very Poor	4	1.41%
Poor	17	5.99%
Average	85	29.93%
Good	99	34.86%
Excellent	79	27.82%
Valid Count Per Participant	**284**	

9. Please indicate your level of agreement with the following statement: "The park meets the recreational needs of the community." [Multiple Choice]



Answer Choices	Responses	Responses Percentage
Strongly Disagree	3	1.06%
Disagree	30	10.56%
Neutral	111	39.08%
Agree	102	35.92%
Strongly Agree	38	13.38%
Valid Count Per Participant	**284**	

10. What additional amenities would you like to see in the park? (Select all that apply) [Checkboxes]



Answer Choices	Responses	Responses Percentage
A More Picnic Areas	67	23.59%
B Sports Facilities	90	31.69%
C Nature Trails	153	53.87%
D Children's Play Areas	86	30.28%
E Fitness Stations	91	32.04%
F Community Gardens	93	32.75%
G Other (please specify)	41	14.44%
Valid Count Per Participant	**284**	

11. Please provide any additional comments or suggestions regarding the park improvement projects. [Single Textbox]

Download detailed data for text question information.

No.	Answering Content
1	Na
2	Na
3	Upgrade baseball and softball infields
4	Better lighting
5	None
6	n/a
7	None
8	Maybe look at the kids play ground equipment. Some of them are wore out.
9	None
10	An updated tennis court would be nice.
11	Nice park
12	An amphitheater would be my dream addition to the park
13	Dogs on leash. There are too many dogs off leash that are not trained and reactive to people and other dogs
14	We like to walk at the park and would love more places to walk
15	None
16	Continue on !
17	Love all of the recent improvements. Love that the city is asking for the community's Input for more !
18	Love the disc golf idea, it brings yet another reason to go to the city lake
19	.
20	Lights on trail
21	open to drive through in midniught hours
22	N/A
23	Bathroomsss
24	Continue to improve ! Love this space !
25	Its a very nice park keep up the hard work.
26	None
27	N/a
28	Fountain
29	Cleaner bathrooms/ shade for play grounds/ e-bikes to rent
30	The park is in as good of shape as I've ever seen it. You guys are doing a good job.
31	N/a
32	None
33	Thank you for continuing to improve our park, it is a great resource for our community
34	I would like for the little league football parents to park in the parking lot instead of in the grass around the ball fields they are leaving ruts. The cross country kids run in this area and I don't want to see anyone twisting an ankle.

35 The small rocks are not safe for kids 1-3ish. I think there needs to be tire mulch or something. It gets stuck in the little play ground a when the little kids are crawling on it just skins their knees.

36 Water areas for dogs

37 Pickle balls courts would be awesome

38 N/A

39 Water bottle fill stations would be amazing for all

40 .

41 N/A

42 Fix fence at tennis ball court. Possible gated dog area

43 Na

44 Restroom are terrible and sketchy. I don't go to the park as much because I'm not comfortable with my toddler going in there.

45 Old bathrooms are horrible..

46 N/a

47 Great Park, just need some updates to facilities

48 Na

49 More seats

50 Na

51 Upgrading the ball feilds would make the park a much more attractive area.

52 Spend that money elsewhere

53 Thank you for continuing to serve the community by providing and maintaining outdoor spaces for a multitude of activities.

54 None

55 Keep chipping away, improving year by year, looks great !

56 Pet waste bag dispensers and trash cans

57 Pickleball courts would be amazing !

58 Park is very nice and always looks nice. Thanks to all who do these jobs !

59 Sometimes the lady that mows the park doesn't have much regard for people walking and grass has gotten into eyes. The older man always slows down and waits for people to go by, he is kind about it. That's my only thing ! Lol

60 N/a

61 I think you covered it

62 N/A

63 lights for driving range top priority

64 N/a

65 Would love the gazebo and restored restrooms at the park

66 Na

67 N/a

68 Place cameras

69 I would like to see some netting over the ball fields to keep people a bit more safe from foul balls.

70 Lighting at the driving range in the future
71 None
72 None
73 The new bathrooms are amazing but need cleaned routinely. Great addition !
74 Would like to be able to walk a complete loop around the lake.
75 i love our park and so does my family
76 Would love pickleball courts and a nature trail.
77 N/a
78 More access around the entire lake
79 Would definitely love to see a community garden.
80 Lighting on golf range
81 Would lile to see a community garden
82 Don't see the point in dredging the lake. We could use a community pool as well.
83 Huge upgrades to the ball fields would be great. Even turfing the fields like other rural communities have done would be great. Maybe partner with the schools?
84 The park is great. It does need some handicapped accessible bathrooms and better parking. When there is an event of any magnitude parking is a nightmare.
85 Accessibility to park by nothing other than a car is difficult. So no reason to go than events. Definitely not riding a bike on that road.
86 Splash pad???
87 I was just talking about the tennis courts the ithwr day at our family reunion we had at the park. We have our reunion there every year. It would be nice to have a more active area for kids or adulta if we wanted to play a family game of twnnis or pickleball. As far as the community garden i feel that would be better suted for the small park in town by city hall as a lot of people takes walks around twon and some kids dont have access to get to the big park at the lake. I feel that smaller park would really benefit familes if aomething nice was done to it and it would make that area of town look nice also. I do love the idea of extending the path to hopefully around the entire lake and that would make it safer and better for the 5ks that are put on through Lily's House, i do those every year and would like a better area to do the 5k. I there is sufficient parking available already. As for lighting the playground i feel that does not need to be done as the park closes at 11 for a reason.
88 No speed bumps
89 The drainage of the baseball fields needs the most attention, too many games aren't played because of standing water on the field, one solution that is expensive but may be worth it would be turf.
90 Removal of dead and diseased trees
91 A good quality in-town park would greatly help kids who don't have a ride to the main park.
92 None
93 Maintenance of the purple martin house and maybe an additional house elsewhere in the park. Adrian is the Purple Martin Capital of Missouri after all. Keep that in mind for any nature trails.
94 None
95 n/a

96 The walking trail and playground are EXTREMELY important to the community. Every day there are numerous members of the community utilizing these areas. I think both could use some updating/expanding. Overall, it is clear how much the community cares about the park and we appreciate the importance leadership places on helping to make it a great place ! We are extremely appreciative and think you all are doing a great job !

97 Pickleball

98 N/a

99 NA

100 Playgrounds need updated. More things for kids to do.

101 Better lighting is needed

102 N/A

103 Where is the addition of a golf course?

104 There needs to be a walking path or sidewalk from town to the park so people without vehicles or children can safely get too and from the park

105 Stock the lake with more fish, build a stage/pavilion for bands,

106 There are "memorial" trees that appear to be dead.

107 None

108 Added walking trails to accommodate runners who would otherwise have to run the roadways.

109 Driving Range lights

110 N/A

111 More restrooms spread throughout the park

112 N/A

113 The older playground needs drainage work bad

114 Nets between the ball fields are needed for safety

115 None

116 Baseball & softball fields need MANY improvements

117 Like the idea of more lighting for the trail

118 Kids water feature. Splash pad !

119 more bathrooms

120 Community garden would be wonderful

121 A new play area closer to soccer fields or softball fields, maybe for smaller kids 2-3 yos, please please light up the trail !

122 Some more playgrounds !

123 18 hole disc golf

124 Nets on the sand courts need to be raised to appropriate height.

125 Updates for the kiddos would be great

126 None

127 None

128 Na

129 We have a fairly nice park and the amenities are not really outdated. But the lake is very very shallow in the cove and could benefit the entire community from dredging.

130 Senior walking trail with benchs
131 None
132 Handicap accessible areas
133 -
134 Make the current dock longer
135 Wildlife habitats at the end of the walking trail by the shelter
136 Listed above
137 No suggestions
138 Bigger bathroom for multiple kids with one parent
139 Not at this time
140 No other comments
141 Na
142 Better advertising for up coming events
143 .
144 I think a hedge maze would be fun for both children and adults
145 Park looks good

I think because the lake is tied to everyone's water, dredging the lake should be priority
number 1. It's not fun or glamorous but a huge need. Then can come the fun stuff. When
renovating the tennis courts, could you just paint pickle ball lines on it as well? Just an
146 idea. I don't know the pickle ball rules enough to know the small differences.

147 Splash pad would provide a simpler choice of water fun fir the younger kids

A community garden would be beneficial for everyone and may teach younger people a
148 new skill or give them a new hobby.

Would love pickleball and adding more walk trails ! I know so many people that walk it
149 and would benefit for more ! !

150 Need more things for adults/teens to do to be active.
151 The new water fountain water has a gross taste
152 Please fix the tennis courts fences, nets, and the asphalt.

The playset where all the kids practice seems unsafe and outdated. I would love to see
153 safer ways for kids to travel across the park without fear of cars.

154 We have such a beautiful park
155 No other suggestions
156 N/A

Cooperate more with wmatma. Open the old golf course for shore fishing access WTF?
157 STOCK UPPER LAKE and develop access. Bring back waterfowl hunting.

158 Please fix tennis courts. Re-asphalt, new nets, and new fence if funds are there.
159 Na

We drive to butler and harrisonville to play pickleball. We will donate to building courts in
160 our own town.

161 None
162 Shelter houses at south end of park

A splash pad would be a fantastic addition to the park and provide tons of entertainment
163 for families withott it having to go out of town for some summer fun.

164 Play areas in town would be awesome

165 Crows nest would be great

I definitely think adding more things for children, especially older kids would be very
beneficial for the community. Maybe a skate park, more regular swings, fitness
equipment, rock walls, mini golf, a "hangout" area with hammocks, comfortable
seating,etc., a splash pad, etc. I think the disc golf is a great idea too. It could be really
cool to have some rentable or membership type things too. Examples: kayaks, canoes,
fishing gear, bikes, skateboards, etc. These items could be in a key fob style locked area
166 for rental or for a reasonable fee a month you could have unlimited access to these items.

167 N/A

168 Thanks for asking the community

169 N/A

170 N

Chip and seal at the park has been the best improvement. Lots of positive comments on
tjat improvement. Addition of the golf driving range was a great idea. Something adults
171 can do to stay active.

Bathrooms need to be a priority. Current ball field bathrooms are sort of an
embarrassment to our facility. Would love to see a bathroom closer to the walking trail.
Are the bathrooms at the LL FB field considered part of the park? I really like them and
172 think something like those throughout the park would be useful.

The lights at the playground and on the walking trail and make it much safer and more
usable year-round. I just think a splash pad would be great for all levels of children and a
173 place to cool off since we do not have a local pool.

Maybe a Air conditioned spot in between the beginning and end of the trail for people with
174 babies or elderly

175 Skate park

176 N/A

177 NA

178 There could be more information or resources to pick up dog poo and put it in trash cans.

I've been hearing a large amount of people interested in a skate park. Like the one in
179 butler.

180 WE NEED A SKATEPARK

181 None

182 more bathrooms !

183 Would like to see you improve the baseball and softball fields.

184 Better for the kids and elderly

185 N/A

186 The bathrooms are pretty bad.

There needs to be bathrooms closer to the play ground area so you can comfortably leave
children playing while you run to the bathroom really quick. And also so the kids don't
187 have to cross the road to go to the bathroom.

188 None

189 Shade over playground area by the ballfields

190 Na

191 Expand that walking trail

192 Can we post signs and provide baggy dispensers for the lazy people who let their dogs crap all along the walking trail.

193 Maybe touch up the shelters a little bit

194 Park provides all things needed any updates things will be a plus

195 Asphalt vs gravel

196 None

197 A splash pad for the kids would be amazing !

198 Splash would be great for a lot of families

199 None

200 The city park has come a long way with improvements, excited to see what's next.

201 Swimming area of some kind

202 Lights would b good new lighting

203 Not sure, we mostly use the walking trail

204 N/A

205 New bathrooms

206 Making it easier for us to fish the lake would be great.

207 I look forward to seeing more additions

208 N/A

209 I've lived here for 28 years. It's always seemed the tennis courts have looked ratty. They don't need to be completed reconstructed, just some smart rehabilitation and updating. Remove the basketball hoops and improve the other basketball court to discourage uses other than tennis on the courts. Also, dredging of the lake is weird to have on this survey. Lake dredging is not necessarily a public opinion type of question, but more so the City needs to have an environmental analysis performed to see if the dredging is needed. If needed to meet environmental and discharge regulations, then dredging is a must, not a want.

210 Tennis courts desperately need updated

211 NA

212 Fishing docks acess all around lake

213 Walking path all the way around the lake

214 I think the park is in great shape. I do think that the little pebble rocks pose a challenge for the younger kiddos that go there. If there was a way to replace that with anything else I think it would be helpful. I also think that there should be some sort of fencing at the edge of the lake especially the side by the playground. My son is 2 and I worry when he wants to go on the trail. I am never too far, but still things happen so fast.

215 We have a nice park. Some upgrades would be good to see though.

216 The swings are terribly outddated and torn apart mostly

217 We have a great park. The basketball court could use some sprucing up.

218 😀

219 None

220 No comment- just excitement.
221 N/A
222 None

223 I have thought before that it would be neat to put a reasonably sized steamboat replica in the water next to the parking lot near beginning of walking trails and tennis courts. It could tie-in with frontier village and potentially enhance tourism / town-identity. "Come see the only steamboat-sized replica in the state of Missouri"

224 The park has improved so much in the past few years. Great job committee.

225 Keep the restroom clean and stocked up on supplies (toilet paper, hand soap and paper towels).

226 Arena needs work- hard pan needs broken up

227 Add Disc golf and shelter could use a touch up

228 It would be really nice to have a walkable park within city limits with more playground equipment

229 The edge of the lake is completely over grown and presents a danger to small children and animals

230 The grill needs to be updated, rusting though.

231 more modern playground areas

232 Put a pool
233 Add pool
234 Pass
235 H
236 B
237 None

238 Something needs done with courts, maybe a splashpad there

239 Walking trail completely around the lake..
240 N/a
241 NA
242 N/A

243 Beautiful park ! !

244 Bring back the mud truck races tractors pulls

245 you're doing a great job.

246 Restock the lake
247 .

248 Think long term maintenance and upkeep rather than making another structure that will need maintenance at some point in the future

249 Repair tennis area but for basketball not tennis

250 Make it family friendly

251 community garden s and well lit nature trails would be amazing.
252 No
253 N/A

254 The park has come along way since its beginning. Perhaps some more shade at the little kids ball fields also.

255 Paving gravel roads

256 Lighting at night and early morning would be really nice.
257 nothing

258 Possibly more activity for adults

259 A community garden would be great for the seniors in the area

260 Our park is getting better and better all the time

261 I would love to see a bike trail connecting the west side of the highway (Adrian proper) with the great facilities of the park. After I would also love to see existing walking trails expanded to include separate lanes for bikes. Anything to make the beautiful town of adrian more biking and pedestrian friendly would greatly improve the well being of the community.

262 Side walk to park safe access for kids to park

263 Easier acess to parking
264 None

265 Maybe a garden
266 None

267 Bathrooms are very important. Walking path all the way around the lake.

268 We are blessed to have this amazing park ! In my opinion, we need things for kids/youth to do in town. We also need sidewalks from our senior housing apartments to the has stations/DH/Yoss for seniors who walk & use electric chairs to get around
269 Dog park
270 None

271 I think Adrian has a very park.
272 Na

273 More bleacher seating at Arena. More Arena lighting. Electricity and lighting at flagpole at Arena.

274 Love the community focus
275 N/A

276 The shelter houses need a finished ceiling so the concrete and especially tables aren't covered in bird poop.

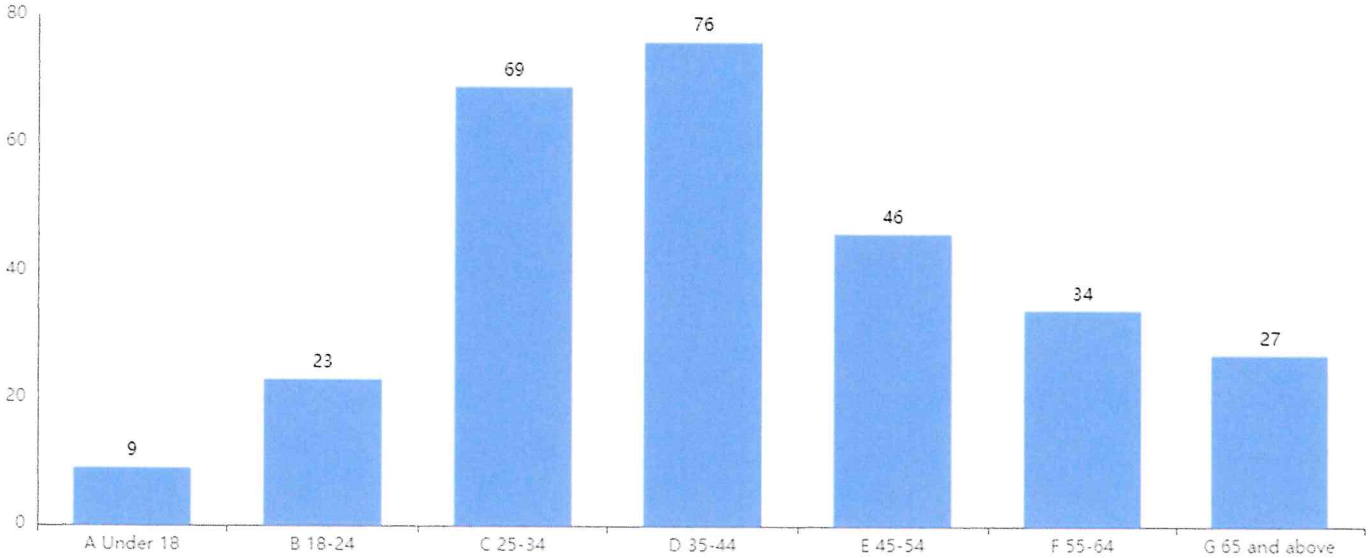
277 I love to see this !
278 N/a

279 Any improvements are improvements !
280 N/A

281 Thank to all who make the effort to improve and maintain the park !
282 Yes
283 Na

284 Doing great

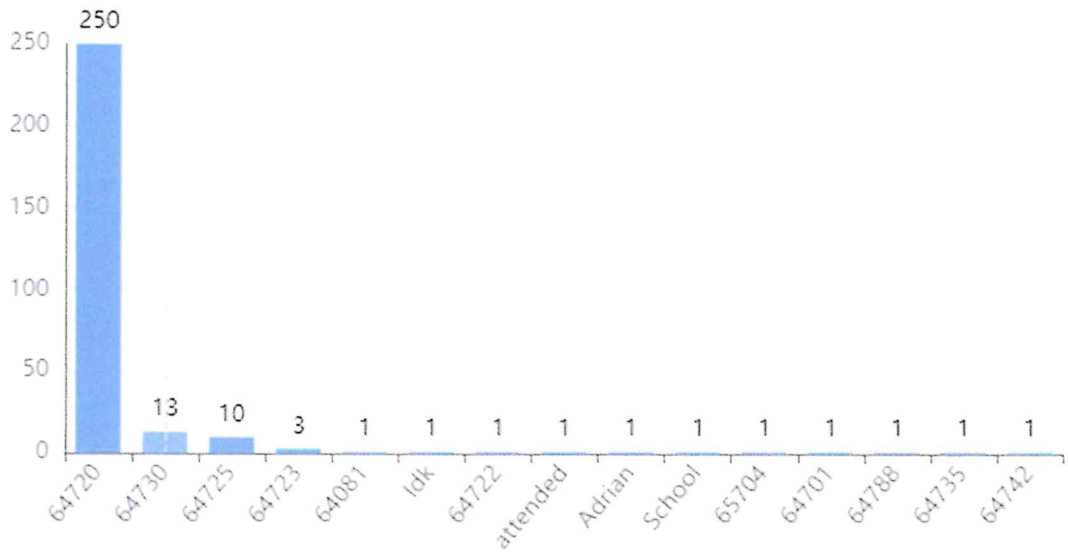
12. What is your age group? [Multiple Choice]



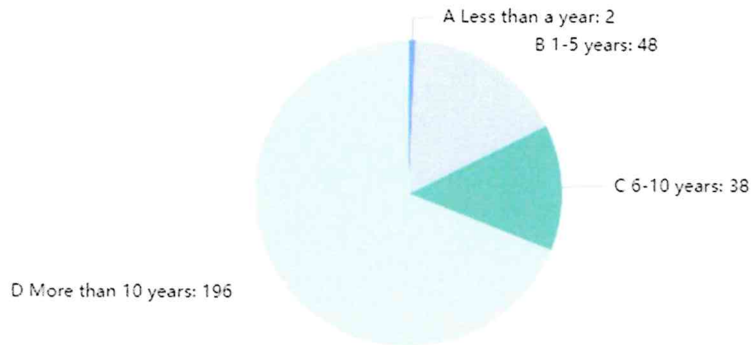
Answer Choices	Responses	Responses Percentage
A Under 18	9	3.17%
B 18-24	23	8.1%
C 25-34	69	24.3%
D 35-44	76	26.76%
E 45-54	46	16.2%
F 55-64	34	11.97%
G 65 and above	27	9.51%
Valid Count Per Participant	**284**	

13. What is your zip code? [Single Textbox]

Download detailed data for text question information.

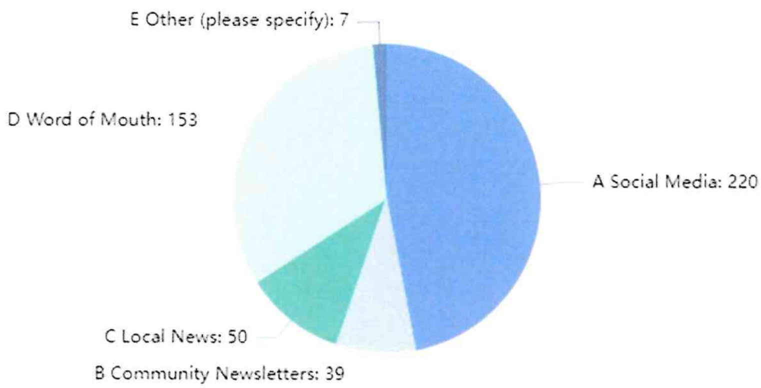

250
13
10
3
1
1
1
1
1
1
1
1
1
1
1
250
200
150
100
50
0
64720
64730
64725
64723
64081
Idk
64722
attended
Adrian
School
65704
64701
64788
64735
64742

14. How long have you lived in the area? [Multiple Choice]



Answer Choices	Responses	Responses Percentage
A Less than a year	2	0.7%
B 1-5 years	48	16.9%
C 6-10 years	38	13.38%
D More than 10 years	196	69.01%
Valid Count Per Participant	**284**	

15. How do you usually find out about events and updates in the park? [Checkboxes]



Answer Choices	Responses	Responses Percentage
A Social Media	220	77.46%
B Community Newsletters	39	13.73%
C Local News	50	17.61%
D Word of Mouth	153	53.87%
E Other (please specify)	7	2.46%
Valid Count Per Participant	**284**	

Sum Of Average Scores: **52.71**

H

CITY OF ADRIAN

City of Adrian, Mo.
Strong Roots, Growing Branches

16 East 5th Street, PO Box 246, Adrian, MO 64720-0246
Phone: 816-297-2659 Fax: 816-297-2888

Public Works Report

Street Department

- **Infrastructure Base Repair:** Continued the haul of large rock aggregate for road base stabilization, focusing efforts on Park Street and the access road leading to the Water Production Facility.

- **Equipment Maintenance:** Completed major repairs and overhaul of the Etnyre oil distributor to ensure readiness for upcoming street sealing projects.

- **Drainage Scheduling:** Scheduled concrete work to repair a damaged drop inlet located at the intersection of 8th Street and US 71 Highway.

- **Citizen Engagement:** Held a meeting with Jenny Huey regarding their ongoing residential/local drainage issues to determine next steps for mitigation.

- **Grounds Maintenance:** Performed mowing of the Outer Road and Railroad (RR) right-of-way areas.

- **Routine Service:** Executed the department's standard weekly trash collection routes.

Park Department

- **Playground Equipment Transport:** Traveled to Admire, KS to dismantle and transport acquired playground equipment back to Adrian for future installation in the city park.

- **Golf Range Improvements:** Completed site work at the golf range by performing dirt work preparation and setting concrete forms for a new accessible ramp.

- **Signage Preparation:** Fabricated signpost brackets in preparation for the installation of new park signs.

Water Department

- **New Service Installations:** Installed two new water services for Brent Hastie at 540 and 542 Lexington Street.

- **Service Leak Repair:** Repaired a water service line leak at 515 Plainview Street.

- **Routine Operations:** Completed scheduled line locates and monthly meter readings.

Water Plant Department

- **River Pump Operations:** Personnel ran and checked the river pumps to ensure proper functioning and raw water intake.

Sewer Department

- **Pump Maintenance:** Conducted the bi-weekly check and maintenance of all sewer pumps.

- **Wastewater Treatment:** Performed necessary chemical treatment on the city lagoons.

- **Utility Operations:** Completed scheduled line locates for excavation safety.

Mark Griffith

Public Works Director

11/07/2025

I

City of Adrian, Mo.
Strong Roots. Growing Branches

CITY OF ADRIAN

16 East 5th Street, PO Box 246, Adrian, MO 64720-0246
Phone: 816-297-2659 Fax: 816-297-2888

November 7th 2025 Water Production Report

WATER PLANT TOTALS FOR THE MONTH OF OCTOBER 2025

- Average Daily Run Time: 16.2 Hours
- Average Daily Productions : 328,000 gallons
- Total Production for the Month: 9,840,000 gallons

Notes:

Work this period continued the facility's **computer upgrade project**. Additionally, maintenance was performed on the treatment system where **D&F Services** replaced the **Skid B meter**.

Tom Williams
Water Plant Superintendent

Consent Agenda

A

CITY OF ADRIAN

City of Adrian, Mo.
Strong Roots, Growing Branches

16 East 5th 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**

REGULAR MEETING OF THE BOARD OF ALDERMEN
Monday October 14th, 2025
7:00 p.m.

Forum: Regular Meeting, Monday October 14th, 2025 in the City Hall of Adrian, Missouri.
Officiate: Mayor Matt Cunningham presided.
Presents: North Alderman Jeremy Bridges, South Alderman Matt Sears, South Alderman Jeff Vick.
Absent: North Alderman David Hummel.
In Attendance: City Administrator Ryan Wescoat, City Clerk Amanda Rowland, City Attorney Sydney Wilson
Visitors: Denis Menich with the Tribune and Time, Doug Mager with Mid America Live, Fire Chief Gary Dizney

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Call to Order: Mayor Cunningham called the meeting to order at 7:02 pm.

Roll Call: Mayor Cunningham called the roll.

Alderman Vick – Present Alderman Hummel – Absent
Alderman Bridges – 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 Bridges moved to approve the agenda. Alderman Sears seconded. Motion carried 3-0.

Personal Appearances: Code 1 Wellness was unable to attend the meeting. Regarding the upcoming Sight and Safety Night, City Administrator Ryan Wescoat requested authorization to temporarily shut down Main Street from 5:00 p.m. to 7:00 p.m. for the event. Mr. Wescoat confirmed he would be responsible for notifying the Highway Patrol about the closure. The Aldermen unanimously agreed to this request and authorized the City Administrator to manage all remaining details for the event.

Department Reports:

A. **City Administrator:** City Administrator **Ryan Wescoat** submitted his report in writing and further communicated that all projects within the city are **progressing as planned**. Specifically, the **driving range** is a key project moving forward, with efforts focused on preparing the **soil for seeding** and **modifying the Connex box** to facilitate power installation and expedite operational readiness.

B. **City Attorney:** City Attorney Sydney Wilson had nothing to report.

C. **Code Enforcement:** Report submitted

D. **Emergency Management:** Nothing to report.

E. **Fire Department:** Chief Dizney reported that the department's status is satisfactory and operating under a status quo. The department is currently preparing and looking forward to setting up Main Street for the upcoming Sight and Safety Night event.

F. **Police Department:** Police Chief Dillon submitted a written report.

G. **Park Committee:** The City Administrator shared an update on the Parks Department, noting they are finalizing year-end operations. A survey regarding park needs was successfully distributed to citizens via Facebook and the Newsy Neighbor newsletter (which accompanies water bills), receiving 260 responses so far. The primary focus identified in these responses is the expansion of the walking trail.

H. **Public Works**: Written report submitted.

I. **Water Production:** No report submitted.

Consent Agenda: Alderman Bridges motioned to approve the consent agenda. Alderman Sears seconded. Motion carried 3-0.

Unfinished Business:

A. **Bill 25-21 Ordinance 1213**

Alderman Bridges motioned to approve BILL 25-21 ORDINANCE 1213 AN ORDINANCE TO AMEND ORDINANCE 1147 CHANGING THE PERSONNEL POLICY OF THE CITY OF ADRIAN, MISSOURI TO ALLOW HOLIDAY AND FUNERAL LEAVE FOR PERMANENT, PART-TIME EMPLOYEES. Alderman Sears seconded. Motion carried 3-0.

Alderman Bridges motioned to adopt by title only Bill 25-21 Ordinance 1213. Alderman Vick seconded. Mayor Cunningham called for a Roll Call Vote: Alderman Vick – Yes, Alderman Hummel – absent, Alderman Bridges – Yes, Alderman Sears – Yes. Motion passed.

New Business:

A. **School District Architect Presentation**

The School District Superintendent Don Lyle, accompanied by the project architect, addressed the Board regarding a current concern for the planned construction of the new gymnasium. The issue stems from the existing utility lines, specifically the main sewer line, which currently runs directly through the proposed building site. The School District formally requested potential financial assistance from the City to facilitate the relocation of the main sewer line. Following a discussion of budget options, the Administrator confirmed that this cost had not been accounted for in the current city budget. Public Works Director Mark Griffith advised that the City crew is not equipped to install an entire new sewer system, indicating the City would need to contract the project out to a third party. A discussion ensued about allocating a small potential amount of financial help to run a new pipe in the current location. It was noted that since the existing line would require replacement in the upcoming years, this would eventually constitute a necessary cost for the city. To move forward, the Board requested that the School District present an estimated cost for the full sewer relocation project.

B. **<u>FISCAL AUDIT FOR 2023-2024</u>**
The fiscal audit for the 2023-2024 period has been rescheduled and will now take place at next month's meeting.

C. Planning and Zoning Permit Fee Recommendations
City Administrator Ryan Wescoat introduced a proposed ordinance to adjust the permit fee structure, updating the amounts to reflect current costs more accurately. The Commission, however, requested a more expanded permit and inspection process. Currently, the City primarily verifies property setbacks. The Commission seeks to implement a more comprehensive system requiring additional inspections throughout construction to ensure all buildings adhere to relevant code standards. Alderman Bridges motioned to adopt BILL NO. 25-22 ORDINANCE 1214 AN ORDINANCE APPROVING THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION TO AMEND THE ADRIAN BUILDING CODE AND FEE SCHEDULE. Alderman Sears seconded the motion. Motion carried 3-0.
Alderman Bridges motioned to adopt by title only BILL NO. 25-22 ORDINANCE 1214. Alderman Sears seconded the motion. Mayor Cunningham called for a roll call vote: Alderman Vick- Yes, Alderman Hummel- Absent, Alderman Bridges- Yes, Alderman Sears- Yes. Motioned passed.

D. Appreciation for Committee Members
Mayor Cunningham proposed providing a gift of appreciation for the city's dedicated volunteer committee members to express the City's gratitude for their service throughout the year. City Administrator Ryan Wescoat advised the Board that Missouri State Statute prohibits providing committee members with any form of monetary compensation or gift of monetary value. As an alternative form of recognition, staff proposed hosting a luncheon or dinner for the volunteer members. Alderman Bridges motioned to appreciate the committee members per administrator Wescoat's suggestion. Alderman Sears seconded the motion. Motion carried 3-0.

Public Comments: None

Mayor/ Alderman Communications: Alderman Sears requested an update on the First Street Sidewalk Project. City Administrator Ryan Wescoat reported that the project is moving forward but noted that compliance with various procedures is required due to the project being funded by a grant. Currently, the necessary surveys are being completed for the project, which will also involve some tree removal in the construction area.

EXECUTIVE SESSION (CLOSED MEETING)
Alderman Bridges motioned to go into executive session for Litigation matters as authorized by 610.021 (1) RSMO and Real Estate acquisition matters as authorized by 610.021 (2) RSMO, Alderman Vick seconded. Mayor Cunningham called for a roll call vote. Alderman Vick- Yes, Alderman Hummel- Absent, Alderman Bridges-Yes, Alderman Sears- Yes. Motion was carried out with a 3-0 vote, and the board went into executive session at 8:07pm.
No votes were taken.
Alderman Vick motioned to close executive session. Alderman Bridges seconded. Motioned carried 3-0. Executive session closed at 8:55pm.

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

Mayor Cunningham adjourned the regular session meeting at 8:04 pm.

Final Approval: ______________________________________

Matt Cunningham
Mayor

____

Amanda Rowland
City Clerk

Date: ________________________

B

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Vendor: 15	**Adrian Auto Care**					
92525	9/25/2025	10/2/2025	oil change service truck	52318	No	$92.50
			Subtotal for Vendor 15 & Adrian Auto Care :			**$92.50**
Vendor: 17	**Adrian Community Library Property Tax Ac**					
Adrian Library-9	9/30/2025	10/9/2025	September Month Tax Collection	52360	No	$222.84
			Subtotal for Vendor 17 & Adrian Community Library Property Tax Ac :			**$222.84**
Vendor: 1070	**Amanda Rowland Reimb.**					
1566913	9/18/2025	10/2/2025	HRA-medical bills	52319	No	$98.62
			Subtotal for Vendor 1070 & Amanda Rowland Reimb. :			**$98.62**
Vendor: 38	**Bartholomew Oil Co Inc**					
60912	10/3/2025	10/16/2025	Diesel for water plant, fuel winterizer	52362	No	$862.04
			Subtotal for Vendor 38 & Bartholomew Oil Co Inc :			**$862.04**
Vendor: 6	**BlueCross BlueShield Of Kansas City**					
34190000	10/16/2025	10/16/2025	Monthly adj.	WIRE	Yes	($0.04)
PR-102020251203	10/20/2025	10/16/2025	Automatic Invoice From Payroll, Vendor 6	WIRE	Yes	$6,731.36
PR-103202514243	10/3/2025	10/16/2025	Automatic Invoice From Payroll, Vendor 6	WIRE	Yes	$6,731.36
			Subtotal for Vendor 6 & BlueCross BlueShield Of Kansas City :			**$13,462.68**
Vendor: 48	**Brenntag Mid-South Inc**					
BMS38067	10/13/2025	10/23/2025	chlorine gas 150# cyl	52370	No	$1,135.30
			Subtotal for Vendor 48 & Brenntag Mid-South Inc :			**$1,135.30**
Vendor: 236	**Capital One**					
123363	8/28/2025	10/2/2025	ink cartrages	52320	No	$101.84

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
			Subtotal for Vendor 236 & Capital One :			**$101.84**
Vendor: 410	**Casey's Business MasterCard**					
100877	9/11/2025	10/9/2025	Whataburger-water class	WIRE	Yes	$37.20
102210	9/12/2025	10/9/2025	Whataburger-harrisonville water class	WIRE	Yes	$39.34
156461	9/24/2025	10/9/2025	The Garage Burger-water class in Harrisonville	WIRE	Yes	$55.22
157069	9/18/2025	10/9/2025	The Garage Burger-water class harrisonville	WIRE	Yes	$32.27
219620	9/5/2025	10/9/2025	Phillips 66-utility pickup trip to Admire	WIRE	Yes	$77.00
340645	8/29/2025	10/9/2025	Mo Dept Of Natural Res-water class in Harrisonville	WIRE	Yes	$918.25
367173	9/16/2025	10/9/2025	Mo Dept Of Natural Res-DSI test application x 3	WIRE	Yes	$153.25
48149	9/15/2025	10/9/2025	Coffee Culture-st charles MML conf	WIRE	Yes	$12.83
534016	9/2/2025	10/9/2025	Mazzio's Pizza-lunch at training at water class	WIRE	Yes	$44.61
567732	9/5/2025	10/9/2025	Culvers- lunch at water class in Harrisonville	WIRE	Yes	$38.73
582935	9/24/2025	10/9/2025	Culvers-water class in harrisonville	WIRE	Yes	$26.72
99318	9/24/2025	10/9/2025	Whataburger-water class in Harrisonville	WIRE	Yes	$36.86
99340	8/29/2025	10/9/2025	Apple.com-streaming	WIRE	Yes	$19.99
Caseys Fleet-6	9/27/2025	10/9/2025	Sept Monthly Card Payment	WIRE	Yes	$1,897.46
			Subtotal for Vendor 410 & Casey's Business MasterCard :			**$3,389.73**
Vendor: 63	**Core & Main**					
X028695	9/16/2025	10/2/2025	water meter program fee	52321	No	$3,995.00
X592244	9/5/2025	10/2/2025	water line supplies for driving range	52321	No	$1,335.24
X592283	9/5/2025	10/2/2025	plastic culvert fittings	52321	No	$434.31
X613992	9/5/2025	10/2/2025	restock plumbing supplies	52321	No	$1,910.90
X691712	9/12/2025	10/2/2025	water line supplies for golf driving range	52321	No	$345.18
			Subtotal for Vendor 63 & Core & Main :			**$8,020.63**
Vendor: 983	**Countywide Disposal**					

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
Countywide-13	10/1/2025	10/23/2025	September Trash Service Fee (628)	52371	No	$12,277.40
			Subtotal for Vendor 983 & Countywide Disposal :			**$12,277.40**
Vendor: 67	**Custom Creations by Harvest Hill**					
1014253	10/14/2025	10/16/2025	uniform shirts	52363	No	$660.30
1029255	10/29/2025	10/30/2025	uniform shirts	52376	No	$176.16
			Subtotal for Vendor 67 & Custom Creations by Harvest Hill :			**$836.46**
Vendor: 484	**Cyclone Fabrication**					
1449	12/30/2024	10/9/2025	1 container & gator	52361	No	$720.00
			Subtotal for Vendor 484 & Cyclone Fabrication :			**$720.00**
Vendor: 74	**Dollar General-Regions 410526**					
1001395346	9/8/2025	10/16/2025	water & toiletries	52364	No	$53.67
1001397084	9/17/2025	10/16/2025	flash drives	52364	No	$40.50
			Subtotal for Vendor 74 & Dollar General-Regions 410526 :			**$94.17**
Vendor: 78	**Ethan's Auto Repair Inc**					
90018	10/1/2025	10/2/2025	2022 ram utility new tires	52322	No	$1,196.00
90019	10/6/2025	10/9/2025	2020 dodge Durango water pump	52340	No	$548.60
90137	10/10/2025	10/30/2025	steel spare wheel ram utility	52377	No	$125.00
			Subtotal for Vendor 78 & Ethan's Auto Repair Inc :			**$1,869.60**
Vendor: 127	**Evergy**					
Evergy Bills-29	9/30/2025	10/9/2025	September Electric Bills for City Accounts	52341	No	$5,239.84
			Subtotal for Vendor 127 & Evergy :			**$5,239.84**
Vendor: 81	**Family Center**					
0001-6215229	9/11/2025	10/2/2025	spray chemicals used around main st	52323	No	$99.98
0001-6218831	9/17/2025	10/2/2025	air & water hose, nozzle	52323	No	$57.97

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
0001-6218832	9/17/2025	10/2/2025	log chain	52323	No	$74.95
0012-2232468	9/25/2025	10/2/2025	ice maker supplies for city hall	52323	No	$227.26
			Subtotal for Vendor 81 & Family Center :			**$460.16**
Vendor: 1108	**FirsTech Inc.**					
FirsTech-10	9/30/2025	10/16/2025	September monthly payment for online bill paying	52365	No	$401.90
			Subtotal for Vendor 1108 & FirsTech Inc. :			**$401.90**
Vendor: 94	**George F Bruto III**					
Bruto Park Mowing-8	10/1/2025	10/2/2025	Mowing from Sept-Oct 2025	52324	No	$2,300.33
			Subtotal for Vendor 94 & George F Bruto III :			**$2,300.33**
Vendor: 112	**Heritage Tractor Inc**					
13005427	9/24/2025	10/9/2025	air filters 310SJ/410J	52342	No	$58.08
13014846	9/30/2025	10/9/2025	2 air filters 310SJ/410J	52342	No	$99.33
13014855	9/30/2025	10/9/2025	return air filter 310sj/410J	52342	No	($19.80)
13015594	9/30/2025	10/9/2025	air filter 310sj/410j	52342	No	$33.66
13017083	9/30/2025	10/9/2025	6120 VD Tractor 100 hr maint	52342	No	$794.14
13020683	10/2/2025	10/30/2025	lawnmower service, high lift blades	52378	No	$461.15
			Subtotal for Vendor 112 & Heritage Tractor Inc :			**$1,426.56**
Vendor: 1003	**Internal Revenue Service**					
PR-102020251205	10/20/2025	10/16/2025	Automatic Invoice From Payroll, Vendor 1003	WIRE	Yes	$9,088.23
PR-103202514244	10/3/2025	10/2/2025	Automatic Invoice From Payroll, Vendor 1003	WIRE	Yes	$9,581.96
			Subtotal for Vendor 1003 & Internal Revenue Service :			**$18,670.19**
Vendor: 908	**IT4KC Inc.**					
IT4KC-17	9/30/2025	10/2/2025	#7738 Monthly Billing and Billable Services for August	52325	No	$2,079.62
IT4KC-18	9/30/2025	10/2/2025	#7769 Monthly Billing and Billable Services for August	52325	No	$1,235.00

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
IT4KC-19	9/30/2025	10/2/2025	#7770 Annual Recurring pro rated billing (microsoft) for August	52325	No	$54.85
IT4KC-20	7/31/2025	10/9/2025	#7591 July Monthly Billing and Billable Services for (month)	52343	No	$1,226.60
IT4KC-21	7/31/2025	10/9/2025	#7624 July Monthly Billing and Billable Services for (month)	52343	No	$1,389.99
			Subtotal for Vendor 908 & IT4KC Inc. :			**$5,986.06**
Vendor: 122	**JCI Inc**					
8286218	9/30/2025	10/2/2025	river pump service call	52326	No	$2,435.00
			Subtotal for Vendor 122 & JCI Inc :			**$2,435.00**
Vendor: 367	**Jeff Vick**					
Car wash fleet Cards-15	10/6/2025	10/9/2025	September Monthly Fleet Card Charges	52344	No	$123.00
			Subtotal for Vendor 367 & Jeff Vick :			**$123.00**
Vendor: 1153	**Kaden Shannon**					
Kaden Shannon-3	9/29/2025	10/2/2025	Mowed Gun Club Grounds 3 times	52327	No	$375.00
			Subtotal for Vendor 1153 & Kaden Shannon :			**$375.00**
Vendor: 1195	**Katelyn Cox**					
Katelyn Cox-1	10/2/2025	10/2/2025	Cleaning City Hall hourly	52328	No	$55.00
Katelyn Cox-2	10/8/2025	10/9/2025	Cleaning City Hall hourly 2.8 hrs	52345	No	$56.00
Katelyn Cox-3	10/14/2025	10/16/2025	Cleaning City Hall hourly 2 hrs	52366	No	$40.00
Katelyn Cox-4	10/24/2025	10/24/2025	#4 Cleaning City Hall hourly	52375	No	$40.00
Katelyn Cox-5	10/28/2025	10/30/2025	Cleaning City Hall hourly	52379	No	$50.00
			Subtotal for Vendor 1195 & Katelyn Cox :			**$241.00**
Vendor: 1089	**KB Pipe Fence & Fabrication**					
INV0137	10/22/2025	10/23/2025	Materials draw for fence at golf range	52372	No	$5,000.00

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
			Subtotal for Vendor 1089 & KB Pipe Fence & Fabrication :			**$5,000.00**
Vendor: 835	**KC Wireless Inc**					
63260	10/16/2025	10/30/2025	portable radio package upgrade from analog to digital	52380	No	$3,386.90
			Subtotal for Vendor 835 & KC Wireless Inc :			**$3,386.90**
Vendor: 129	**Kustom Signs**					
2189	9/8/2025	10/9/2025	decal removal fees	52346	No	$75.00
2218	9/23/2025	10/2/2025	2x2 volleyball court sign	52329	No	$90.00
			Subtotal for Vendor 129 & Kustom Signs :			**$165.00**
Vendor: 130	**Lauber Municipal Law LLC**					
Lauber Municipal Law-7	9/30/2025	10/9/2025	City Attorney Fees through 09/30/2025	52347	No	$1,741.50
			Subtotal for Vendor 130 & Lauber Municipal Law LLC :			**$1,741.50**
Vendor: 133	**Liberty Utility Missouri**					
Liberty-7	9/23/2025	10/2/2025	Monthly Gas Charges for City Hall, Fire Station	52330	No	$94.84
Liberty-8	10/23/2025	10/30/2025	Monthly Gas Charges for City Hall, Fire Station	52381	No	$94.18
			Subtotal for Vendor 133 & Liberty Utility Missouri :			**$189.02**
Vendor: 1074	**Lineage Accelerate**					
LIN45963731	9/12/2025	10/9/2025	contract base charge for 10/3125-10/30/26 folder/inserter machine for water bills	52348	No	$1,116.00
			Subtotal for Vendor 1074 & Lineage Accelerate :			**$1,116.00**
Vendor: 135	**Logan Contractors Supply Inc**					
G49752	10/24/2025	10/30/2025	concrete screed and supplies to be used in the park	52382	No	$4,025.40
G49760	10/24/2025	10/30/2025	Flagging tape	52382	No	$60.48
			Subtotal for Vendor 135 & Logan Contractors Supply Inc :			**$4,085.88**
Vendor: 136	**Mark Griffith Reimb**					

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
103025	10/30/2025	10/30/2025	HRA-medical bills	52383	No	$376.55
			Subtotal for Vendor 136 & Mark Griffith Reimb :			**$376.55**
Vendor: 1025	**Merchant Services**					
Merchant Services-24	9/30/2025	10/9/2025	Monthly Card charge fees for Desktop & Over Phone 09/25	WIRE	Yes	$295.33
			Subtotal for Vendor 1025 & Merchant Services :			**$295.33**
Vendor: 432	**MetLife**					
Metlife adj October	10/23/2025	10/23/2025	October adj. for Danny	WIRE	Yes	$28.05
PR-102020251204	10/20/2025	10/23/2025	Automatic Invoice From Payroll, Vendor 432	WIRE	Yes	$475.91
			Subtotal for Vendor 432 & MetLife :			**$503.96**
Vendor: 1127	**Mid South Radar**					
092525	9/25/2025	10/9/2025	stalker dual dc1918	52349	No	$45.00
			Subtotal for Vendor 1127 & Mid South Radar :			**$45.00**
Vendor: 1198	**Mid-American Research Chemical**					
0861403-IN	10/9/2025	10/30/2025	pro-guard plus	52384	No	$173.70
			Subtotal for Vendor 1198 & Mid-American Research Chemical :			**$173.70**
Vendor: 371	**Midwest Lumber**					
2508-225395	8/29/2025	10/9/2025	1/2"x20' rebar for golf range	52350	No	$1,519.50
2510-236275	10/10/2025	10/30/2025	recycle fence, padlocks	52385	No	$1,158.88
			Subtotal for Vendor 371 & Midwest Lumber :			**$2,678.38**
Vendor: 125	**Miller Auto Supply**					
090258	9/2/2025	10/2/2025	connector	52331	No	$11.88
328727	9/5/2025	10/2/2025	socket to disassemble & reassemble playground equipment	52331	No	$27.98

Invoice		Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
329021		9/11/2025	10/2/2025	ih dump truck air brake valves	52331	No	$27.43
329089		9/12/2025	10/2/2025	42 gal trashbags	52331	No	$41.98
329373		9/18/2025	10/2/2025	2021 charger wiper blades	52331	No	$52.98
329606		9/23/2025	10/2/2025	milwaukee weed eater replacement string head used at water plant	52331	No	$32.02
329641		9/23/2025	10/2/2025	shop tool screw ex to work on etnyre	52331	No	$20.93
329734		9/25/2025	10/2/2025	shop tool to work on etnyre	52331	No	$30.58
329800		9/26/2025	10/2/2025	offset scissors for truck	52331	No	$18.61
329817		9/26/2025	10/2/2025	large metal plate, milwaukee tool packout, shop supplies	52331	No	$77.17
				Subtotal for Vendor 125 & Miller Auto Supply :			**$341.56**
Vendor:	**149**	**Missouri Department of Natural Resources**					
123125-7348		10/9/2025	10/9/2025	Renew Certificate #7348 Tom Williams	52351	No	$45.00
				Subtotal for Vendor 149 & Missouri Department of Natural Resources :			**$45.00**
Vendor:	**154**	**Missouri Department Of Revenue - STax**					
3rd qtr Sales tax 25		10/1/2025	10/2/2025	Sales tax payment for 3rd qtr 2025	WIRE	Yes	$2,785.09
				Subtotal for Vendor 154 & Missouri Department Of Revenue - STax :			**$2,785.09**
Vendor:	**2**	**Missouri Department of Revenue - WH**					
Mo WH Adj oct		10/16/2025	10/16/2025	October monthly adj.	WIRE	Yes	$0.50
PR-102020251201		10/20/2025	10/16/2025	Automatic Invoice From Payroll, Vendor 2	WIRE	Yes	$1,158.00
PR-103202514241		10/3/2025	10/16/2025	Automatic Invoice From Payroll, Vendor 2	WIRE	Yes	$1,185.00
				Subtotal for Vendor 2 & Missouri Department of Revenue - WH :			**$2,343.50**
Vendor:	**73**	**Missouri Dept. of Natural Resources**					
100825		10/8/2025	10/9/2025	Loan Payment DPDELDR3 for Energy Loan Program	52352	No	$7,989.00
				Subtotal for Vendor 73 & Missouri Dept. of Natural Resources :			**$7,989.00**
Vendor:	**1063**	**Missouri LAGERS**					

Invoice		Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
lagers adj oct 25		10/30/2025	10/30/2025	Oct Adj.	WIRE	Yes	($0.02)
PR-102020251206		10/20/2025	10/30/2025	Automatic Invoice From Payroll, Vendor 1063	WIRE	Yes	$4,308.96
PR-103202514245		10/3/2025	10/30/2025	Automatic Invoice From Payroll, Vendor 1063	WIRE	Yes	$4,355.04
				Subtotal for Vendor 1063 & Missouri LAGERS :			**$8,663.98**
Vendor:	**156**	**Missouri Municipal League**					
15933		9/22/2025	10/9/2025	southwest regional meeting-Aurora	52353	No	$20.00
				Subtotal for Vendor 156 & Missouri Municipal League :			**$20.00**
Vendor:	**157**	**Missouri One Call System Inc**					
5090806		9/30/2025	10/9/2025	july-sept locates	52354	No	$87.75
				Subtotal for Vendor 157 & Missouri One Call System Inc :			**$87.75**
Vendor:	**162**	**Missouri State Agency Surplus Property**					
85393A		7/28/2025	10/23/2025	containers & packing supplies, hand tools	52373	No	$280.00
				Subtotal for Vendor 162 & Missouri State Agency Surplus Property :			**$280.00**
Vendor:	**718**	**Olsson**					
554482		10/14/2025	10/30/2025	WTP SCADA software upgrades 1/2 payment	52386	No	$4,000.00
				Subtotal for Vendor 718 & Olsson :			**$4,000.00**
Vendor:	**1175**	**On The Go Johns, LLC**					
9248		9/30/2025	10/9/2025	standard portable units for rodeo at park	52355	No	$720.00
				Subtotal for Vendor 1175 & On The Go Johns, LLC :			**$720.00**
Vendor:	**173**	**Osage Valley Electric Cooperative Assn**					
Osage-22		9/30/2025	10/9/2025	Pump station-river & Heritage tractor	52356	No	$2,121.14
				Subtotal for Vendor 173 & Osage Valley Electric Cooperative Assn :			**$2,121.14**
Vendor:	**1192**	**Pet Waste Eliminator**					

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
43459511	9/25/2025	10/9/2025	2 combo station bundle-green w/bags	52357	No	$1,894.99
			Subtotal for Vendor 1192 & Pet Waste Eliminator :			**$1,894.99**
Vendor: 1078	**Principal**					
10232025 adj	10/17/2025	10/23/2025	October adj 2025	WIRE	Yes	$7.90
PR-102020251207	10/20/2025	10/23/2025	Automatic Invoice From Payroll, Vendor 1078	WIRE	Yes	$811.95
PR-103202514246	10/3/2025	10/23/2025	Automatic Invoice From Payroll, Vendor 1078	WIRE	Yes	$708.77
			Subtotal for Vendor 1078 & Principal :			**$1,528.62**
Vendor: 256	**PWSD #5**					
PWSD#5-17	10/6/2025	10/16/2025	Park Board Water Bill	52367	No	$47.00
			Subtotal for Vendor 256 & PWSD #5 :			**$47.00**
Vendor: 191	**Rhodes Exterminating**					
Rhodes Exterminating-2	9/29/2025	10/2/2025	Monthly Pest Control for City Hall, Public works, & Water Plant	52332	No	$120.00
Rhodes Exterminating-3	10/23/2025	10/23/2025	Monthly Pest Control for City Hall, Public works, & Water Plant	52374	No	$120.00
			Subtotal for Vendor 191 & Rhodes Exterminating :			**$240.00**
Vendor: 1197	**Road Builders**					
S75774	10/16/2025	10/30/2025	service call for bomag 9 tire roller	52387	No	$1,883.40
			Subtotal for Vendor 1197 & Road Builders :			**$1,883.40**
Vendor: 1196	**Schaeffer's Mfg. Company**					
RNC1093	9/29/2025	10/2/2025	grease & degreaser	52333	No	$638.76
			Subtotal for Vendor 1196 & Schaeffer's Mfg. Company :			**$638.76**
Vendor: 86	**Sparklight**					
Sparklight-8	9/26/2025	10/2/2025	City Hall & Fire Dept internet & phone	52334	No	$454.11

Invoice		Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
				Subtotal for Vendor 86 & Sparklight :			**$454.11**
Vendor:	**1029**	**Sumner One**					
Sumner One-22		9/30/2025	10/2/2025	Kyocera Monthly Lease	52335	No	$291.76
				Subtotal for Vendor 1029 & Sumner One :			**$291.76**
Vendor:	**213**	**Sutherland Lumber Co.**					
0025415		9/3/2025	10/9/2025	poison peanuts/mole bait	52358	No	$88.39
0025823		9/25/2025	10/9/2025	bulk fasteners for volleyball court	52358	No	$6.94
				Subtotal for Vendor 213 & Sutherland Lumber Co. :			**$95.33**
Vendor:	**1130**	**T & W Steel Co. Inc**					
652471		9/23/2025	10/2/2025	angle, tube steel purchased for projects & inventory	52336	No	$319.36
				Subtotal for Vendor 1130 & T & W Steel Co. Inc :			**$319.36**
Vendor:	**89**	**The G W Van Keppel Co**					
PSO423467-1		10/23/2025	10/30/2025	Etnyre repairs	52388	No	$236.78
				Subtotal for Vendor 89 & The G W Van Keppel Co :			**$236.78**
Vendor:	**218**	**Tom Williams Reimb**					
102925		10/29/2025	10/30/2025	reimbursement for filter purchased for city hall	52389	No	$17.41
				Subtotal for Vendor 218 & Tom Williams Reimb :			**$17.41**
Vendor:	**223**	**UMB Bank & Trust NA**					
UMB Oct 25		10/20/2025	10/30/2025	October 2025 P&I Payment 2007	WIRE	Yes	$4,641.66
				Subtotal for Vendor 223 & UMB Bank & Trust NA :			**$4,641.66**
Vendor:	**224**	**Unifirst Corporation**					
UniFirst Corp-39		9/8/2025	10/2/2025	#3281319510 Monthly Uniform Cleaning Bills	52337	No	$116.69
UniFirst Corp-40		9/15/2025	10/2/2025	#3281321477 Monthly Uniform Cleaning Bills	52337	No	$116.69

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
UniFirst Corp-41	9/22/2025	10/2/2025	#3281323629 Monthly Uniform Cleaning Bills	52337	No	$116.69
UniFirst Corp-42	9/29/2025	10/2/2025	#3281325976 Monthly Uniform Cleaning Bills	52337	No	$116.69
UniFirst Corp-43	9/1/2025	10/2/2025	#3281317207 Monthly Uniform Cleaning Bills	52337	No	$116.69
			Subtotal for Vendor 224 & Unifirst Corporation :			**$583.45**
Vendor: 229	**USA Blue Book Inc**					
INV00834809	9/22/2025	10/9/2025	kimtech science kimwipes 2 ply 11.8, sulfuric acid, hach DPD 1	52359	No	$405.51
INV00844866	10/2/2025	10/16/2025	bromcresol green, hach hardness 3 solution, heavy duty beaker	52368	No	$312.28
			Subtotal for Vendor 229 & USA Blue Book Inc :			**$717.79**
Vendor: 933	**Visa**					
0004533	9/3/2025	10/9/2025	Sams Club-b day employee gift cards	WIRE	Yes	$83.94
0155417	9/5/2025	10/9/2025	Spangles-playground expansion project-meal during pickup	WIRE	Yes	$84.46
1067745	9/15/2025	10/9/2025	Holiday Inn Express-St charles MML training	WIRE	Yes	$388.85
1067752	9/15/2025	10/9/2025	Holiday Inn Express- MML training in st charles	WIRE	Yes	$388.85
240688	9/4/2025	10/9/2025	Aunt Dees-fuel to get playground equipment in Osage city	WIRE	Yes	$69.00
3096731	9/19/2025	10/9/2025	SynLok-turf claw adhesive - 2x 5 gallon	WIRE	Yes	$728.37
3100302	9/19/2025	10/9/2025	Grays Café- employee lunch	WIRE	Yes	$144.34
3374968	9/26/2025	10/9/2025	Walmart-container for placement of ice scoops	WIRE	Yes	$3.23
4995013	9/4/2025	10/9/2025	Midwest Marine Boat-crestliner boat motor repair	WIRE	Yes	$714.37
502314	9/13/2025	10/9/2025	Lion's Choice-MML training in st charles	WIRE	Yes	$26.53
606780	9/4/2025	10/9/2025	Napa-bit set for playground equipment pickup	WIRE	Yes	$15.32
628328	9/14/2025	10/9/2025	Sugarfire-MML training in st charles meals	WIRE	Yes	$13.60
6342652	9/15/2025	10/9/2025	Whataburger-meals at mml in st charles training	WIRE	Yes	$12.93
719703	9/14/2025	10/9/2025	Walmart-MML training in st Charles-meal	WIRE	Yes	$33.72

Invoice	Invoice Date	Paid Date	Invoice Description	Check	Wire	Invoice Amt
7447788	9/6/2025	10/9/2025	Phillips 66-fuel expense for playground equipment pickup	WIRE	Yes	$52.00
793551	9/24/2025	10/9/2025	Amazon-supplies	WIRE	Yes	$181.90
8000071	9/5/2025	10/9/2025	Deans Trophies-plaque for employee recognition	WIRE	Yes	$63.00
8178780	9/18/2025	10/9/2025	USPS-certified letter	WIRE	Yes	$18.88
8363741	9/23/2025	10/9/2025	Lowes-material to replant tree in lobby of city hall	WIRE	Yes	$46.72
8838025	9/4/2025	10/9/2025	Harbor Freight-tools	WIRE	Yes	$343.44
894664	9/2/2025	10/9/2025	Lowes-bottled water	WIRE	Yes	$25.37
9383180	9/4/2025	10/9/2025	Arby's-playground expansion pickup- meals	WIRE	Yes	$31.88
9629891	9/5/2025	10/9/2025	Harbor Freight-tools	WIRE	Yes	$251.75
9833754	9/10/2025	10/9/2025	Sam's Club-cookie tray for 911 tribute	WIRE	Yes	$43.96
Conexon Connect-8	9/7/2025	10/9/2025	Conexon-Internet and phone service for water plant and public works	WIRE	Yes	$451.32
Ring Central-24	9/23/2025	10/9/2025	September Monthly Phone Bill Charges	WIRE	Yes	$295.80
The Fitness Hub-2	9/1/2025	10/9/2025	September Monthly Employee membership fees	WIRE	Yes	$320.00
Verizon Business-3	8/23/2025	10/9/2025	September Monthly Bill for wireless	WIRE	Yes	$785.19
			Subtotal for Vendor 933 & Visa :			**$5,618.72**
Vendor: 5	**Voya Institutional Trust Company**					
PR-102020251202	10/20/2025	10/16/2025	Automatic Invoice From Payroll, Vendor 5	52369	No	$40.00
PR-103202514242	10/3/2025	10/2/2025	Automatic Invoice From Payroll, Vendor 5	52338	No	$40.00
			Subtotal for Vendor 5 & Voya Institutional Trust Company :			**$80.00**
Vendor: 249	**Yoss Thriftway Inc**					
0214	9/20/2025	10/2/2025	restroom supplies	52339	No	$13.55
			Subtotal for Vendor 249 & Yoss Thriftway Inc :			**$13.55**
			Report Grand Total :			**$149,299.78**

Publication of Salaries

Year to Date as of 10/31/2025

City of Adrian

Job Description	Gross Salary
Assistant City Clerk	$3,872.00
City Administrator	$10,416.68
City Clerk	$4,836.25
Fire Chief	$310.00
Mayor	$150.00
North Alderman	$100.00
North Alderman	$100.00
Park Maintenance	$265.74
Patrol Officer	$3,380.00
Police Chief	$5,373.34
Police Officer	$3,279.56
Police Officer	$5,616.00
Police Officer	$4,524.70
Police Officer	$4,573.80
Police Officer	$2,458.65
Public Works Director	$6,046.78
Public Works Operator	$4,352.75
Public Works Operator	$3,438.00
Public Works Supervisor	$4,420.00
South Ward Alderman	$100.00
South Ward Alderman	$100.00
Treasurer	$200.00
Water Plant Operator	$4,331.80
Water Plant Operator	$2,212.86
Water Plant Operator	$586.80
Water Plant Operator	$1,389.47
Water Plant Operator	$1,966.79
Water Plant Superintendant	$4,582.80

Total Employees: 28

Total Salaries: $82,984.77

Total Benefits: $28,605.56

Benefit Percent of Salaries: 34.47

Unfinished Business

A

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overland Part, KS ee210 • 813.317.8380
MKEC Project No. 2502010324
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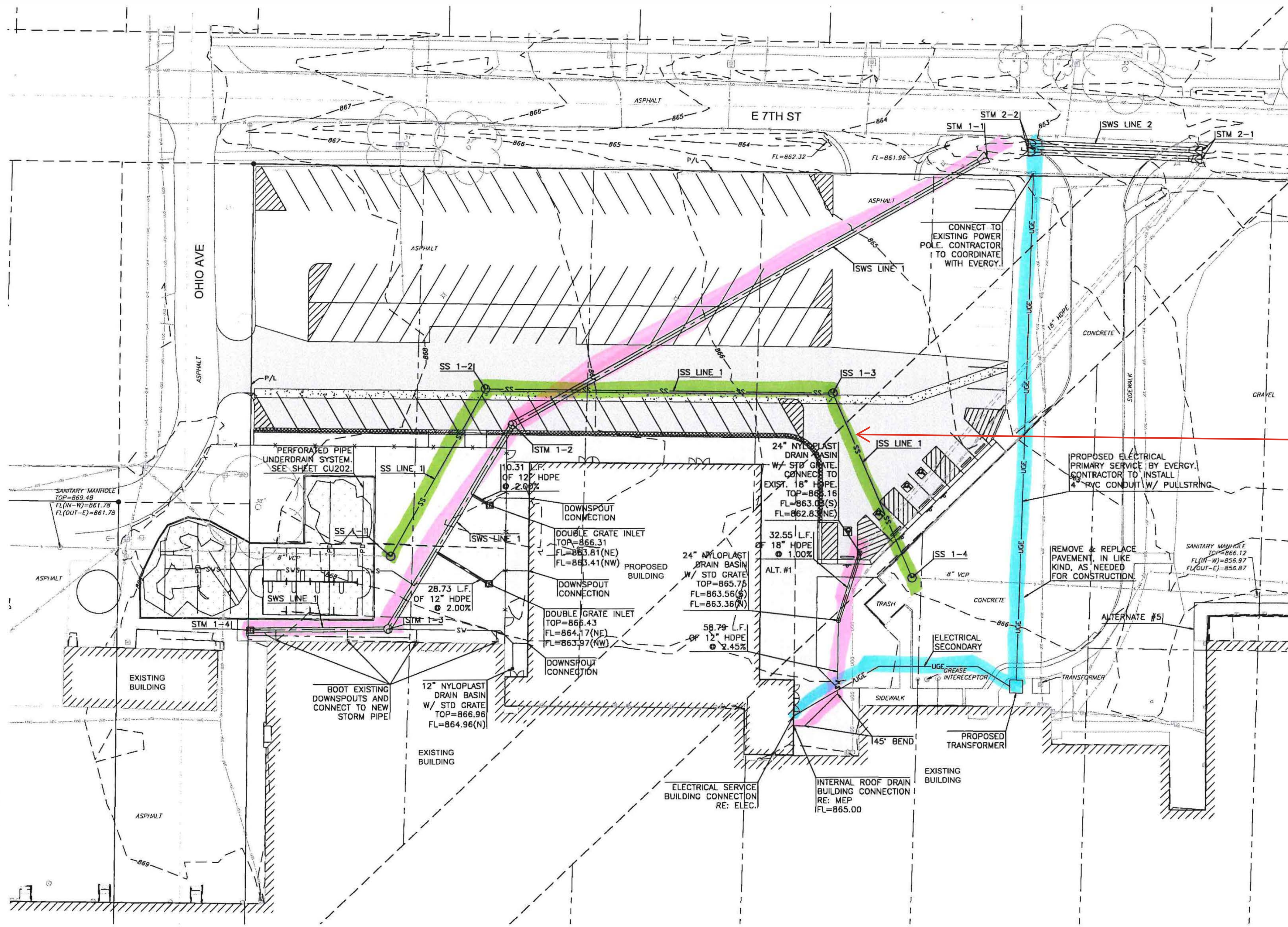

$47,264

UTILITY NOTES:

1. SEE SHEET CU501 FOR UTILITY DETAILS.
2. CONTRACTOR TO VERIFY THE LOCATION AND SIZE OF EXISTING WATER MAN PRIOR TO CONSTRUCTION. COORDINATE WIH THE CITY PRIOR TO EXCAVATION AND TAP FOR TAP REQUIREMENTS AND INSPECTIONS.
3. WATER LINES SHALL HAVE A MINIMUM OF 2' OF COVER TO TOP OF PIPE, WATER LINES SMALLER THAN - SHALL BE PVC-ASTL1 02241, IPS CLASS 160 (SDR 26). WATER UN(S 4" AND LARGER SH.ILL BE C9OO, OR1e PVC. FITTINCS SHALL BE MECHANICAL JOINT, DUCTILE IRON, AWWA CI 10. BOLTS SH ,LI COMPLY WITH AWWA C111.
4. INSTALL VERTICAL BENDS AS NECESSARY ON PROPOSED WATER MAINS AT UTILITY CROSSINGS TO MAINTAIN A MINIMUM OF TWO ren OF VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND OTHER UTILITIES.
5. HDPE STORM PIPE SHALL BE CORRUGATED DUAL WALL HDPE WITH SMOOTH INTERIOR AND SOIL-TIGHT JOINTS. RCP STORM PIPE SHALL BE CLASS III, WALL B WITH CASKETED JOINTS CONFORMING TO ASTM C76. 0-RINC CASKETS SHALL CONFORM TO ASTM CJ6 I AND ASTM C44J.
6. SANITARY SEWER PIPE SHALL BE ASTM OIOJ•, SDR 26 P.c PIPE WITH BELI ENDS AND CASKETED JOINTS. CASKETS SHALL COMPLY WITH ASTM F477.
7. ROOF DRAINS/DOWNSPOUTS SHALL BE CON>IECT[Q TO STORM TRUNK UN(WITH PRE-MANUFACTURED WYE MATCHING PJP(MATERIAL AND JOINT TYPE, N LIEU OF WYE, AN INSERTA-TEE CONNECTION CAN BE USED WITH HDPE PIPE.
8. SEE SHEET CU20I FOR STORM SEWER CONNECTION PLAN.
9. SEE SHEET CU202 FOR PLAYGROUND STORM SEWER PLAN.
10. SEE SHEET cu,01 FOR SANITARY SEWER PLAN & PROFILE.
11. SEE SHEETS cu,02 - CU40J FOR STORM WATER SEWER PLAN & PROFILES.

SCALE: 1"=20'

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1828 Walnut Street Suite 322
Kansas City, MO 64108
1.816.442.7700

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100% Construction Documents QAQC

REVISIONS:

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CU101

UTILITY PLAN

New Business

A

MIKE KEITH INSURANCE, INC.

THE TEAM OF PROFESSIONALS

2026/27 Insurance Proposals for:

CITY OF ADRIAN, MO

Corporate Office in Clinton
North Side Square

PRESENTED BY:

MIKE KEITH INSURANCE, INC.
103 West Franklin Street
Clinton, Missouri 64735
660-885-5581 Phone
1-800-748-7985 Toll Free
660-885-8278 Fax

Information contained in this proposal is descriptive only. This proposal contains highlights or typical features available in our policies. These features are subject to change based upon underwriting and may or may not be available or apply to your policy. The precise coverage afforded is subject to the terms and conditions of the policies issued.

City of Adrian			
Line of Coverage	**2025/26 MOPERM**	**2026/27 MOPERM**	**2026/27 Star**
Auto:	***$18,624***	***$20,755***	***$28,106***
Number of Vehicles	28	28	28
Auto Liability Limit	$2,000,000	$2,000,000	$2,000,000
Hired & Non-Owned Liability	Included	Included	Included
Medical Payments	$5,000	$5,000	$5,000
Uninsured/Underinsured Motorist	$50,000 UM Only	$50,000 UM Only	$50,000 / $50,000
Deductible: Comp / Collision	$500 / $500	$500 / $500	$500 / $500
Auto Liability Deductible	$1,000	$1,000	$0
Hired & Non-Owned Liability Deductible	$1,000	$1,000	$0
Crime:	***$1,321***	***$1,321***	***$100***
Fidelity	$100,000	$100,000	$100,000
Forgery & Alteration	$50,000	$50,000	$50,000
On Premises	$50,000	$50,000	$50,000
In Transit	$50,000	$50,000	$50,000
Computer Fraud	$50,000	$50,000	$50,000
Claim Expense	$5,000	$5,000	N/A
Deductible	$1,000	$1,000	$1,000
General Liability :	***$5,669***	***$5,692***	***$16,003***
Coverage Form	Occurrence	Occurrence	Occurrence
Annual Aggregate	Unlimited	Unlimited	$4,000,000
Products-Completed Operations Aggregate			$4,000,000
Each Occurrence Limit	$2,000,000	$2,000,000	$2,000,000
Personal and Advertising Injury			$2,000,000
Damage to Premises Rented to You	Excluded	Excluded	$100,000
Medical Expense Limit - Any One Person	Excluded	Excluded	$5,000
Deductible	$1,000	$1,000	$0
Employee Benefits Liability:	***$295***	***$344***	***$249***
Coverage Form	Occurrence	Occurrence	Occurrence
Annual Aggregate	Unlimited	Unlimited	$4,000,000
Each Occurrence Limit	$2,000,000	$2,000,000	$2,000,000
Deductible	$1,000	$1,000	$1,000
Employment Practices Liability :	***$7,708***	***$7,671***	***$5,546***
Coverage Form	Occurrence	Occurrence	Claims-Made
Retroactive Date	N/A	N/A	1/1/2026
Aggregate Limit	Unlimited	Unlimited	$4,000,000
Each Claim Limit	$2,000,000	$2,000,000	$2,000,000
Deductible	$5,000	$5,000	$5,000
Public Officials Errors & Omissions	***$2,135***	***$2,195***	***Included in EPL***
Coverage Form	Occurrence	Occurrence	Claims-Made
Retroactive Date	N/A	N/A	1/1/2026
Aggregate Limit	Unlimited	Unlimited	$4,000,000
Each Claim Limit	$2,000,000	$2,000,000	$2,000,000
Deductible	$1,000	$1,000	$1,000
Law Enforcement Liability:	***$15,547***	***$18,010***	***$7,284***
Rated For	5 FT / 0 PT / 1 Reserve	5 FT / 0 PT / 1 School	5 FT / 0 PT / 1 School
Coverage Form	Occurrence	Occurrence	Occurrence
Aggregate Limit	Unlimited	Unlimited	$4,000,000
Each Occurrence Limit	$2,000,000	$2,000,000	$2,000,000
Deductible	$1,000	$1,000	$2,500
Property:	***$39,577***	***$49,324***	***$35,720***
Scheduled or Blanket Coverage	Scheduled	Scheduled	Blanket
Total Insured Value - Building & Contents	$10,967,946	$11,601,451	$11,639,453
Cause Of Loss	Special	Special	Special
Coverage Form	Replacement Cost	Replacement Cost	Replacement Cost
Property Deductible	$1,000	$1,000	$1,000
Electronic Data Processing Limit	$0	$0	$250,000 Prop. Enhan.
Business Income	$100,000 per Schedule	$100,000 per Schedule	$250,000 Prop. Enhan.
Equipment Breakdown Deductible	$2,500 per Schedule	$2,500 per Schedule	$1,000
Inland Marine:	***$2,876***	***$3,419***	***$4,967***
Equipment Schedule Limit	$1,154,934	$1,154,934	$1,154,934
Equipment Deductible	$1,000	$1,000	$1,000
Optional Terrorism:	**N/A**	**N/A**	**$259**
Participation Fee:	**N/A**	**N/A**	**$350**
TOTAL PREMIUM:	***$93,752***	***$108,731***	***$98,584***

* Missouri Soverign Immunity Endorsement Applies - Section 537.610, RSMo.
$3,448,710 for all claims arising out of a single accident or occurrence.
$517,306 for any one person in a single accident or occurrence.
(2025 dollar amounts, 2026 numbers not available at time of proposal.)

MOPERM

MISSOURI PUBLIC ENTITY RISK MANAGEMENT FUND

SCHEDULE OF COVERED AUTOMOBILES

CITY OF ADRIAN

Memorandum Number: 1288

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

Policy Effective Date: January 1, 2026

Auto #	Contrib.	A C D	Department	Year/Make/Model	VIN	License #/Asset #	Stated Value	Comp Ded.	Coll Ded.	Liability Ded.	Unins. Motorist	Med Pay
							C=Coverage /NC=No Coverage					
16	$635.00		ADMINISTRATION	2012 CHEVROLET IMPALA	2G1WB5E37C1115958			$500	$500	$1,000	C	C
9	$1,089.00		ADMINISTRATION	2015 CHEVROLET TAHOE	1GNLC2EC4FR562577			$500	$500	$1,000	C	C
24	$704.00		ANIMAL CONTROL	2011 FORD E-250	1FTNE2EWXBDA15956			$500	$500	$1,000	C	C
10	$1,524.00		FIRE DEPARTMENT	2008 PIERCE PUMPER	1HTMKAZR48H664692			$500	$500	$1,000	C	C
11	$1,388.00		FIRE DEPARTMENT	2001 INTERNATIONAL PIERCE PUMPER	1HTSDADR31H264105			$500	$500	$1,000	C	C
8	$834.00		LAW ENFORCEMENT	2015 DODGE CHARGER	2C3CDXAGXFH791233			$500	$500	$1,000	C	C
13	$960.00		LAW ENFORCEMENT	2021 DODGE CHARGER	2C3CDXKG9MH669040			$500	$500	$1,000	C	C
12	$1,322.00		LAW ENFORCEMENT	2021 CHEVROLET TAHOE	1GNSKLED5MR483588			$500	$500	$1,000	C	C

By: [signature]   Date: **10-31-2025**

CITY OF ADRIAN

Memorandum Number: 1288

Auto #	Contrib.	A C D	Department	Year/Make/Model	VIN	License #/Asset #	Stated Value	Comp Ded.	Coll Ded.	Liability Ded.	Unins. Motorist	Med Pay
							C=Coverage /NC=No Coverage					
25	$1,322.00		LAW ENFORCEMENT	2020 DODGE DURANGO W/EQUIPMENT	1C4SDJFT5LC381609			$500	$500	$1,000	C	C
26	$1,322.00		LAW ENFORCEMENT	2020 DODGE DURANGO W/EQUIPMENT	1C4SDJFT2LC368347			$500	$500	$1,000	C	C
27	$1,322.00		LAW ENFORCEMENT	2021 CHEVROLET TAHOE	1GNSCLEDXMR398596			$500	$500	$1,000	C	C
28	$1,322.00		LAW ENFORCEMENT	2021 CHEVROLET TAHOE	1GNSCLED9MR4553071			$500	$500	$1,000	C	C
17	$1,195.00		PUBLIC WORKS	2022 DODGE RAM 3500 FLATBED	3C7WR3GJ8NG303081			$500	$500	$1,000	C	C
18	$1,195.00		PUBLIC WORKS	2022 DODGE RAM 3500 SERVICE BED	3C7WR3GJ8NG303080			$500	$500	$1,000	C	C
1	$55.00		RECYCLING	2011 C & C WIRE MESH TRAILER	51SCS0916BA100390			$500	$500	$1,000	NC	NC
2	$55.00		RECYCLING	2011 C & C WIRE MESH TRAILER	51SCS091XBA100389			$500	$500	$1,000	NC	NC
3	$55.00		RECYCLING	2011 CARRY-ON CARGO TRAILER	4YMCL1010BT014157			$500	$500	$1,000	NC	NC
4	$55.00		RECYCLING	2011 CARRY-ON CARGO TRAILER	4YMCL1019BT014156			$500	$500	$1,000	NC	NC
5	$55.00		RECYCLING	2011 CARRY-ON CARGO TRAILER	4YMCL1017BT014155			$500	$500	$1,000	NC	NC
6	$55.00		RECYCLING	2011 C & C WIRE MESH TRAILER	51SCS091XBA100392			$500	$500	$1,000	NC	NC

By: [signature] Date: **10-31-2025**

CITY OF ADRIAN

Memorandum Number: 1288

Auto #	Contrib.	A C D	Department	Year/Make/Model	VIN	License #/Asset #	Stated Value	Comp Ded.	Coll Ded.	Liability Ded.	Unins. Motorist	Med Pay
							C=Coverage /NC=No Coverage					
7	$55.00		RECYCLING	2011 C & C WIRE MESH TRAILER	51SCS0918BA100391			$500	$500	$1,000	NC	NC
15	$613.00		SEWER DEPT	1998 FORD DUMP TRUCK	1FDPF80CXWVA29440			$500	$500	$1,000	C	C
20	$55.00		SEWER DEPT	2010 C & C FLATBED TRAILER	51SFS1624AA100094			$500	$500	$1,000	NC	NC
22	$875.00		STREET DEPARTMENT	2007 INTERNATIONAL DUMP TRUCK	1HSHXAHR37J465990			$500	$500	$1,000	C	C
23	$568.00		STREET DEPARTMENT	1988 FORD OIL DISTRIBUTOR	1FDXF82K8JVA48727			$500	$500	$1,000	C	C
21	$55.00		STREET DEPARTMENT	2009 C & C FLATBED TRAILER	51SFS20299A000003			$500	$500	$1,000	NC	NC
19	$1,195.00		WATER DEPARTMENT	2022 RAM 1500 CLASSIC TRADESMAN	1C6RR7FT2NS230388			$500	$500	$1,000	C	C
14	$875.00		WATER DEPARTMENT	1984 GMC BRIGADERE DUMP TRUCK	1GTM9C1C5EV516785			$500	$500	$1,000	C	C

A-ADDITION; C-CHANGE; D-DELETION

Issued by the Missouri Public Entity Risk Management Fund (MOPERM), P.O. Box 7110 Jefferson City Missouri 65102

By: [signature] Date: **10-31-2025**

MOPERM

Member Name: CITY OF ADRIAN
Coverage Period: January 1, 2026 to January 1, 2027
Agency Name: MIKE KEITH INSURANCE INC

Policy Number: PLP-1288-202601
Policy Effective Date: January 1, 2026

2026 Schedule of Total Property Insured Values

Location	Physical Address	Description	SqFt	Building Value	Contents Value	EDP Value	Business Income Amount	Total Insured Value	Property Deductible	EBD Deductible	Contribution per Location
LOCATION 01	MCCULLOH ST	01 SEWER PUMP STATION	320	$81,181	$0	$0	$0	$81,181	$1,000	$2,500	$343.00
LOCATION 02	416 N VIRGINIA ST	01 WATER TOWER		$232,312	$0	$0	$25,000	$257,312	$1,000	$2,500	$1,088.00
LOCATION 03	CITY PARK	01 SHELTER HOUSE / SOLAR	192	$24,904	$0	$0	$0	$24,904	$1,000	$2,500	$100.00
LOCATION 03	CITY PARK	02 SHELTER HOUSE	640	$13,306	$0	$0	$0	$13,306	$1,000	$2,500	$54.00
LOCATION 03	CITY PARK	03 SHETER HOUSE	320	$13,306	$0	$0	$0	$13,306	$1,000	$2,500	$54.00
LOCATION 03	CITY PARK	04 CONCESSION STAND	308	$31,618	$0	$0	$0	$31,618	$1,000	$2,500	$149.00
LOCATION 03	CITY PARK	05 WATER PLANT BUILDING & FACILITY	1092	$7,818,659	$258,100	$0	$50,000	$8,126,759	$1,000	$2,500	$34,380.00
LOCATION 03	CITY PARK	06 PUMP HOUSE & EQUIPMENT	384	$63,114	$129,700	$0	$0	$192,814	$1,000	$2,500	$815.00
LOCATION 03	CITY PARK	07 STORAGE BUILDING	384	$55,789	$0	$0	$0	$55,789	$1,000	$2,500	$270.00
LOCATION 03	CITY PARK	08 SHELTER HOUSE	3200	$33,083	$0	$0	$0	$33,083	$1,000	$2,500	$133.00
LOCATION 03	CITY PARK	09 SHELTER HOUSE	1152	$24,904	$0	$0	$0	$24,904	$1,000	$2,500	$100.00
LOCATION 03	CITY PARK	10 STORAGE BUILDING	192	$13,306	$11,900	$0	$0	$25,206	$1,000	$2,500	$118.00
LOCATION 03	CITY PARK	11 STORAGE BUILDING		$44,558	$0	$0	$0	$44,558	$1,000	$2,500	$210.00
LOCATION 03	CITY PARK	12 RESTROOM		$29,787	$0	$0	$0	$29,787	$1,000	$2,500	$121.00
LOCATION 03	CITY PARK	13 LIGHTS / POLES @ BASEBALL FIELD		$48,953	$0	$0	$0	$48,953	$1,000	NC	$183.00
LOCATION 03	CITY PARK	14 CONCESSION STAND	360	$29,787	$0	$0	$0	$29,787	$1,000	$2,500	$140.00

By: [signature]

Date: **10-31-2025**

Ed. 7-24

Member Name: CITY OF ADRIAN
Coverage Period: January 1, 2026 to January 1, 2027
Policy Number: PLP-1288-202601
Policy Effective Date: January 1, 2026

Agency Name: MIKE KEITH INSURANCE INC

Location	Physical Address	Description	SqFt	Building Value	Contents Value	EDP Value	Business Income Amount	Total Insured Value	Property Deductible	EBD Deductible	Contribution per Location
LOCATION 03	CITY PARK	15 CORRAL FENCING & LIGHTS @ RODEO		$35,891	$0	$0	$0	$35,891	$1,000	NC	$134.00
LOCATION 03	CITY PARK	16 SHELTER HOUSE - VFW	220	$9,034	$0	$0	$0	$9,034	$1,000	$2,500	$36.00
LOCATION 03	CITY PARK	17 SHELTER HOUSE	320	$13,062	$0	$0	$0	$13,062	$1,000	$2,500	$52.00
LOCATION 03	CITY PARK	18 FREESTANDING SOLAR PANELS		$213,879	$0	$0	$0	$213,879	$1,000	$2,500	$905.00
LOCATION 03	CITY PARK	19 BALLFIELD FENCE		$20,000	$0	$0	$0	$20,000	$1,000	NC	$75.00
LOCATION 03	CITY PARK	20 PLAYGROUND EQUIPMENT		$100,000	$0	$0	$0	$100,000	$1,000	NC	$374.00
LOCATION 03	CITY PARK	21 PORTABLE RESTROOMS		$32,000	$0	$0	$0	$32,000	$1,000	$2,500	$130.00
LOCATION 03	CITY PARK	22 BLEACHERS		$25,000	$0	$0	$0	$25,000	$1,000	NC	$93.00
LOCATION 04	LOVEY HEIGHTS	01 WATER TOWER		$364,033	$0	$0	$25,000	$389,033	$1,000	$2,500	$1,645.00
LOCATION 05	NORTH OF CITY	01 SEWER PUMP STATION & PUMP HOUSE	320	$57,498	$0	$0	$0	$57,498	$1,000	$2,500	$243.00
LOCATION 06	5TH & VIRGINIA	01 CITY GARAGE/FIRE STATION	3784	$255,629	$0	$0	$0	$255,629	$1,000	$2,500	$1,060.00
LOCATION 07	16 EAST 5TH ST	01 CITY HALL		$515,165	$66,900	$0	$0	$582,065	$1,000	$2,500	$2,416.00
LOCATION 08	3RD & MISSOURI	01 LIFT STATION		$71,415	$0	$0	$0	$71,415	$1,000	$2,500	$302.00
LOCATION 09	ARTHUR & KENTUCKY	01 SEWER PUMP STATION & PUMP HOUSE	168	$40,530	$0	$0	$0	$40,530	$1,000	$2,500	$171.00
LOCATION 10	OPTIMIST 6TH & VIRGINIA	01 SHELTER HOUSE	180	$19,899	$0	$0	$0	$19,899	$1,000	$2,500	$81.00
LOCATION 11	SE OF ARCHIE	01 RIVER PUMP STATION & PUMP HOUSE	168	$66,288	$0	$0	$0	$66,288	$1,000	$2,500	$281.00
LOCATION 12	CEMETERY ROAD	01 LIFT STATION		$43,215	$0	$0	$0	$43,215	$1,000	$2,500	$182.00
LOCATION 13	HWY 18 (NEAR CITY PARK)	01 PUBLIC WORKS BLDGS - OPEN ENDED STORAGE FOR SAND & GRAVEL	1472	$51,883	$0	$0	$0	$51,883	$1,000	$2,500	$225.00

By: [signature] Date: **10-31-2025**

Member Name: CITY OF ADRIAN
Coverage Period: January 1, 2026 to January 1, 2027

Policy Number: PLP-1288-202601
Policy Effective Date: January 1, 2026

Agency Name: MIKE KEITH INSURANCE INC

Location	Physical Address	Description	SqFt	Building Value	Contents Value	EDP Value	Business Income Amount	Total Insured Value	Property Deductible	EBD Deductible	Contribution per Location
LOCATION 13	HWY 18 (NEAR CITY PARK)	02 PUBLIC WORKS BLDG - EQUIPMENT STORAGE FACILITY	1820	$102,789	$0	$0	$0	$102,789	$1,000	$2,500	$484.00
LOCATION 13	HWY 18 (NEAR CITY PARK)	03 PUBLIC WORKS BLDG - OFFICE / STORAGE GARAGE / SOLAR PANELS	3990	$241,590	$50,000	$0	$0	$291,590	$1,000	$2,500	$1,179.00
LOCATION 13	HWY 18 (NEAR CITY PARK)	04 PUBLIC WORKS FENCING		$20,000	$0	$0	$0	$20,000	$1,000	NC	$75.00
LOCATION 14	NORTH LAGOON	01 LIFT STATION		$132,576	$0	$0	$0	$132,576	$1,000	$2,500	$560.00
LOCATION 15	300B MCCULLOH	01 ANIMAL CONTROL KENNEL	288	$58,410	$1,500	$0	$0	$59,910	$1,000	$2,500	$232.00
LOCATION 15	300B MCCULLOH	02 ANIMAL CONTROL FENCE		$15,000	$0	$0	$0	$15,000	$1,000	NC	$56.00
LOCATION 15	300B MCCULLOH	03 ANIMAL CONTROL OIL TANKS		$20,000	$0	$0	$0	$20,000	$1,000	NC	$75.00
	Totals			$11,083,351	$518,100	$0	$100,000	$11,701,451			$49,324.00

Minimum Premium Adjustments $0.00

By: [signature] Date: **10-31-2025** Ed. 7-24

MOPERM

Equipment Schedule

Entity Name: **CITY OF ADRIAN**

Agency Name: MIKE KEITH INSURANCE INC

Effective Date: January 1, 2026

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

Item #	Description	ID#/ Serial	Department	Amount of Insurance	Deductible	Contribution per Item
1	LINCOLN POWER PLANT PORTABLE WELDER	A1078480	UNDESIGNATED	$1,000	$1,000	$3.00
2	OBRIEN SEC SEWER ROTOR W/ EQUIP & TOOLS	A1438	UNDESIGNATED	$6,000	$1,000	$19.00
3	1987 JOHN DEERE 1250 40HP TRACTOR		UNDESIGNATED	$12,000	$1,000	$39.00
4	DOPLER RADAR GUN	50803	UNDESIGNATED	$2,000	$1,000	$6.00
5	FEDERAL SIREN ON POLE		UNDESIGNATED	$2,500	$1,000	$8.00
6	3IN TRASH PUMP		UNDESIGNATED	$600	$1,000	$2.00
7	POWER WASHER		UNDESIGNATED	$1,200	$1,000	$4.00
8	MOTOROLA RADIO	483HNC0653	UNDESIGNATED	$2,500	$1,000	$8.00
9	MOTOROLA MAIN BASE	CC3135JA277	UNDESIGNATED	$2,250	$1,000	$7.00
10	MOTOROLA PAGING SYSTEM W/ REMOTE	E08NC1601AM	UNDESIGNATED	$1,400	$1,000	$5.00
11	JOHNSON PPL6000 BASE POWER SUPPLY RADIO	C7504063306	UNDESIGNATED	$700	$1,000	$2.00
12	JOHNSON DB4072A REPEATER	1000B073A40601	UNDESIGNATED	$4,000	$1,000	$13.00
13	JOHNSON 2 WAY BASE RADIO	606G13A14656	UNDESIGNATED	$900	$1,000	$3.00
14	MOTOROLA HT1000		UNDESIGNATED	$1,169	$1,000	$4.00
15	MOTOROLA HT1000		UNDESIGNATED	$1,169	$1,000	$4.00
16	MOTOROLA HT1000		UNDESIGNATED	$1,169	$1,000	$4.00
17	MOTOROLA HT1000		UNDESIGNATED	$1,169	$1,000	$4.00
18	MOTOROLA HT1000		UNDESIGNATED	$1,169	$1,000	$4.00
19	UNIFIRE DS-4PP POWER BLOWER VENTILATION FAN		UNDESIGNATED	$1,225	$1,000	$4.00
20	COLEMAN PMO5240 POWER MATE GENERATOR	7801569	UNDESIGNATED	$540	$1,000	$2.00
21	1998 VERMEER BRUSH CHIPPER	1VRD1015XW1003130	UNDESIGNATED	$17,560	$1,000	$57.00

By: [signature] Date: **10-31-2025** Ed. 7-24

CITY OF ADRIAN

Agency Name: MIKE KEITH INSURANCE INC

Item #	Description	ID#/ Serial	Department	Amount of Insurance	Deductible	Contribution per Item
22	MOTOROLA 50 WATT GENERATOR		UNDESIGNATED	$2,048	$1,000	$7.00
23	DB224 BASE ANTENNA & 125FT OF FM HELIAX		UNDESIGNATED	$1,276	$1,000	$4.00
24	(4) MOTOROLA HT1000 PORTABLES W/ RAPID CHARGERS		UNDESIGNATED	$3,504	$1,000	$11.00
25	2006 BRUSH HOG 2615L ROTARY MOWER	1233455	UNDESIGNATED	$9,925	$1,000	$32.00
26	2006 Q55 QUICKIE LOADER	7198062	UNDESIGNATED	$7,950	$1,000	$26.00
27	2007 JOHN DEERE 310SJ BACKHOE	T0310SJ145408	UNDESIGNATED	$73,015	$1,000	$237.00
28	MISC PORTABLE FIRE EQUIPMENT		UNDESIGNATED	$10,000	$1,000	$32.00
29	2009 CRESTLINER BOAT W/ MOTOR	CRC34806L809	UNDESIGNATED	$6,079	$1,000	$20.00
30	2001 CATERPILLAR CB-334D ROLLER	1CZ00441	UNDESIGNATED	$22,000	$1,000	$71.00
31	2001 LEEBOY 8500 ASPHALT PAVER	2411HD	UNDESIGNATED	$19,000	$1,000	$62.00
32	2011 JOHN DEERE 410J BACKHOE		UNDESIGNATED	$89,844	$1,000	$291.00
33	(15) SCBA'S W/ EQUIPMENT @ $4,282 EA		UNDESIGNATED	$64,230	$1,000	$208.00
34	(33) AIR CYLINDERS @ $729 EA		UNDESIGNATED	$24,057	$1,000	$78.00
35	SCOTT AIR COMPRESSOR	AC0101111110	UNDESIGNATED	$11,800	$1,000	$38.00
36	SCOTT FILL STATION	AF11102220001	UNDESIGNATED	$6,400	$1,000	$21.00
37	SCOTT STORAGE TANK	AR3204B4302	UNDESIGNATED	$4,450	$1,000	$14.00
38	(2) CHARGING WANDS @ $608 EA		UNDESIGNATED	$1,216	$1,000	$4.00
39	(2) RIT AIR BAGS @ $117 EA		UNDESIGNATED	$234	$1,000	$1.00
40	545 SEWER JETTER TRAILER	1S9KU212XED381999	UNDESIGNATED	$54,500	$1,000	$177.00
41	VERISIGHT PRO 330 PRO PUSH CAMERA		UNDESIGNATED	$11,500	$1,000	$37.00
42	2015 JOHN DEERE 770G ROAD GRADER	1DW770GXLFF668009	UNDESIGNATED	$199,062	$1,000	$645.00
43	PRECISON MFG TREE SHEAR	7223	UNDESIGNATED	$10,000	$1,000	$32.00
44	2IN TRASH PUMP		UNDESIGNATED	$500	$1,000	$2.00
45	2015 JOHN DEERE 326E SKID STEER		UNDESIGNATED	$32,000	$1,000	$104.00
46	2019 SKID STEER BROOM		UNDESIGNATED	$6,150	$1,000	$20.00
47	2019 ENOROSSI SICKLE MOWER		UNDESIGNATED	$4,000	$1,000	$13.00
48	HOTSY STEAM CLEANER		UNDESIGNATED	$5,000	$1,000	$16.00
49	ALLIS CHALMERS GENERATOR & TRAILER		UNDESIGNATED	$10,000	$1,000	$32.00
50	2024 JOHN DEERE FLEX WING ROTARY CUTTER		ADMINISTRATION	$37,101	$1,000	$120.00
51	2024 JOHN DEERE 5075M TRACTOR	1PY5075MVRB001124	ADMINISTRATION	$93,986	$1,000	$305.00
52	2024 JOHN DEERE 6120M TRACTOR	1L06120MTRG432593	ADMINISTRATION	$171,887	$1,000	$557.00
53	EQUIPMENT LEASED < 90 DAYS		UNDESIGNATED	$100,000	$1,000	$0.00

By: Date: **10-31-2025**

CITY OF ADRIAN

Agency Name: MIKE KEITH INSURANCE INC

Totals				$1,154,934		$3,419.00

By: Keith Pawlowski

Date: **10-31-2025**

support@cowbellcyber.ai cowbell.insure

CYBER INSURANCE QUOTE PROPOSAL
PRIME 100

CYBER INSURANCE MADE EASY

Cowbell gives you peace of mind with standalone cyber coverage tailored to your unique needs. Our Prime 100 cyber insurance policies are designed to cover today's and tomorrow's threats, backed by top reinsurers, and packaged with robust risk engineering services.

CLOSED-LOOP RISK MANAGEMENT

Our unique approach enables you to continuously improve your risk profile and stay ahead of threats.

ASSESS

Cowbell Factors®, our risk ratings, compare your business' risk profile to your industry peers.

RESPOND

Cowbell's cyber experts are on-call 24×7 to help you recover quickly from cyber incidents.

INSURE

The quote below is custom-designed to suit your cyber risk profile and your needs.

IMPROVE

Our risk engineers help proactively mitigate risk and improve your security standing with continuous risk monitoring and advice.

CONTINUOUSLY IMPROVE YOUR RISK PROFILE

Take advantage of the resources available with your policy:

- Use our Incident Response Plan template to get prepared
- Identify security partners on Cowbell Rx to strengthen your security
- Deploy a cyber awareness training program to all your employees - 20 seats are included with our training partner, Wizer

COWBELL RESILIENCY SERVICES

Strengthening cyber resilience while securing tailored cyber insurance is key to avoiding catastrophic losses. Cowbell Resiliency Services offers policyholders additional tools and expertise to detect vulnerabilities, fortify infrastructure, boost cybersecurity awareness, and counter evolving threats.

MDR SOC-as-a-Service, powered by SpearTip, delivers 24/7/365 U.S.-based security operations support with real-time threat detection and AI-driven counterintelligence.

Cybersecurity Training-as-a-Service (CTaaS), powered by Wizer, educates employees through microlearning, phishing simulations, and interactive tools to reduce human error.

Penetration Testing-as-a-Service (PTaaS), powered by GMI, provides comprehensive network assessments to identify and mitigate vulnerabilities.

Cowbell IdentityAI℠, also powered by SpearTip, offers identity monitoring across cloud platforms and a complimentary 30-day trial for policyholders.

Is your organization cyber resilient?

Consult with your agent or broker regarding these and the many additional services included with a Cowbell policy.

Visit cowbell.ai for more information.

CYBER INSURANCE QUOTE - PRIME 100

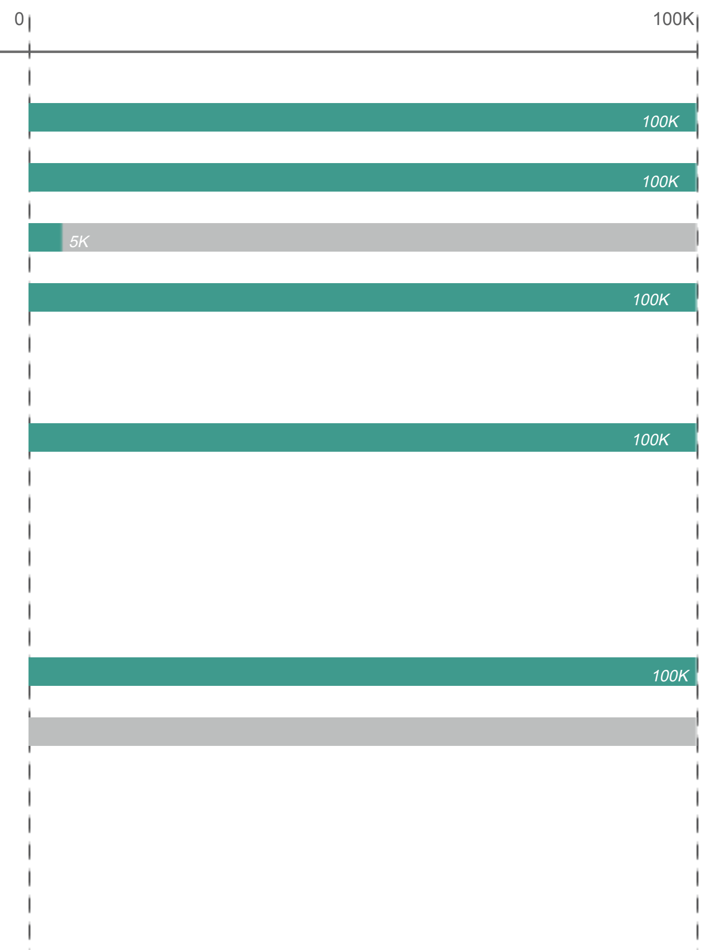
Name of Insured	**City of Adrian**	Agency Name	**Mike Keith Insurance, Inc.**
Revenue	**$1,054,118.00**	Insured State	**MO**
# of Employees	**20**	Quote Number	**QCB-100-G4OUQI5H**
Year Established	**1880**	Expires On	**2026-01-23 (12:01 AM)** Insured Local Time
Issuing Carrier	**Spinnaker Insurance Company NAIC #24376, AM Best "A-" (Excellent) Rated.**		

Thank you for trusting Cowbell for your cyber coverage. Below is the detail of your quoted cyber policy based on the truthfulness and accuracy of the information provided to Cowbell in response to the questions on the insurance application entered into our underwriting system. After quote expiration date, underwriters generally reserve the right to revise the offered quotes. All quotes are subject to signed Cowbell application and confirmation of loss history.

PROPOSED POLICY DETAILS

Aggregate Limit	**$100,000**	Policy Period	**01/01/2026 to 01/01/2027**
Deductible	**$25,000**	Estimated Annual Premium	**$437.00**
Waiting Period	**6 Hrs**	Broker Fees	**$25.00**
Retroactive Period	**Full Prior Acts**	Total Amount	**$462.00**

COVERAGES



First Party Coverages

- Security Breach Expense
- Restoration of Electronic Data
- Public Relations Expense
- Extortion Threats and Ransom Payments
  - Sublimit: **$100K**
  - Extortion Threats Sublimit: **Included in the Sublimit**
- Business Income, Contingent Business Income & Extra Expense
  - Sublimit: **$100K**
  - ☐ E-Commerce Enhancement
  - ☐ E-Commerce Enhancement & System Failure
- ☑ Computer & Funds Transfer Fraud
- ☐ Social Engineering
  - Limit:
  - Deductible
- ☐ Reverse Social Engineering
  - Limit:
  - Deductible

CYBER INSURANCE QUOTE - PRIME 100

Third Party Coverages

- PCI Fines & Penalties
- Regulator Defense & Penalties
- Security Breach Liability
- Website Media Content Liability

Endorsements

- Hardware Replacement Costs
- Telecommunications Fraud
- Post Breach Remediation Coverage
- Service Fraud and Cryptojacking
- Dedicated Breach Costs
- Additional Insured:

TRIA

- Certified Acts Of Terrorism

LEGEND

Mandatory Selected Available Not Available

DESCRIPTION OF COVERAGES - PRIME 100

(Please note this quote contains only a general description of coverage provided. For a detailed description of the terms, you must refer to the insurance contract itself and the endorsements listed herein).

■ Security Breach Expense

Coverage for losses and expenses directly associated with recovery activities in the aftermath of a cyber incident. This can include investigation and forensic services, notification to customers, call center services, overtime salaries, post-event monitoring services such as credit monitoring for impacted customers and more.

■ Restoration Of Electronic Data

Coverage for the costs to replace or restore electronic data or computer programs in the aftermath of an incident. This can also include the cost of data entry, reprogramming and computer consultation services to restore lost assets.

■ Public Relations Expense

Coverage for the fees and costs to restore reputation in response to negative publicity following a cyber incident or a security breach. This includes, for example, the fees associated with the hiring of a public relations firm that handles external communications related to the breach.

■ Extortion Threats and Ransom Payments

Coverage for expenses related to the investigation, negotiation, and possible payment of an extortion threat and ransom. This can include fees and costs associated with ransom negotiators, the payment of ransom, interest costs paid to a financial institution for a loan to pay the ransom, and/or reward payments for information leading to an arrest.

■ Business Income, Contingent Business Income & Extra Expense

Coverage for the losses and costs associated with the inability to conduct business due to a cyber incident or an extortion threat. Business income includes net income that would have been earned or incurred. Note that the business interruptions due to system failure or voluntary shutdown are not covered.

☑ Computer and Fund Transfer Fraud

Coverages for the losses due to a fraudulent computer operation that causes money (or other property) to be transferred from an insured's account. This also covers losses incurred by a fraudulent instruction directing a financial institution to debit money from the insured's transfer account.

☐ Social Engineering

Coverages for a loss resulting from a social engineering incident where the insured is intentionally misled to transfer to a person, place or account directly from good faith reliance upon an instruction transmitted via email by an imposter. A document verification procedure requirement needs to have been completed in order to be provided coverage.

■ PCI Fines and Penalties

Coverage for loss and defense expenses as a result of a claim in the form of an action by a Card Company for non-compliance with the Payment Card Industry (PCI) Data Security Standards (DSS), including coverage of related fines or penalties (to the extent such fines or penalties are insured by law).

■ Regulator Defense and Penalties

Coverage for loss and defense expenses as a result of an investigation, demand of Regulatory Proceeding, brought by or on behalf of an administrative or regulatory agency, or any federal state, local or foreign government entity in an official capacity.

☑ Website Media Content Liability

Coverage for loss and defense expenses from intellectual property infringement, other than patent infringement, related to media content on the company website or its social media accounts only.

DESCRIPTION OF COVERAGES - PRIME 100

(Please note this quote contains only a general description of coverage provided. For a detailed description of the terms, you must refer to the insurance contract itself and the endorsements listed herein).

Security Breach Liability

Coverage for third party liability directly due to a cyber incident and that the insured becomes legally obligated to pay. This includes defense expenses, compensatory damages, and settlement amounts, and fines or penalties assessed against the insured by a regulatory agency or government entity, or for non-compliance with the Payment Card Industry Data Security Standards.

Telecommunications Fraud

Coverage for the cost of unauthorized calls or unauthorized use of the insured's telephone system's bandwidth, including but not limited to phone bills.

Hardware Replacement Costs

Coverage for the cost to replace computers or any associated devices or equipment operated by the insured that are unable to function as intended due to corruption or destruction of software or firmware, resulting from a cyber incident.

Post Breach Remediation Coverage

Coverage for labor costs incurred to resolve vulnerabilities or weaknesses in the insured's computer system that are identified by an independent security firm after a cyber incident. Identified upgrades or improvements must reduce the probability or potential damage of a future incident to qualify.

E-Commerce Enhancement

Endorsement that broadens Business Income and Contingent Business Income coverage to businesses that engage in e-commerce.

E-Commerce Enhancement & System Failure

Endorsement that broadens Business Income and Contingent Business Income coverage to businesses that engage in e-commerce and adds a System Failure event trigger.

Service Fraud and Cryptojacking

Coverage for an expanded set of telecommunications fraud including cloud consumption and cryptojacking.

Dedicated Breach Costs

Breach Cost Expense coverage provided as a dedicated separate limit.

Reverse Social Engineering

Coverage for the fraudulent transfer of funds, including invoice manipulation, or other similar deceptive intentional acts by someone outside Your Organization to Your Client or Vendor.

LEGEND

Mandatory | Selected | Available | Not Available cowbell®

Cowbell Factors™

We included below your Cowbell Factors rating which gives you visibility into your security posture, how you compare to peers, and where to improve your security. Cowbell's platform assesses your threats and risk exposure using Cowbell Factors and automatically tailors the coverage offered to your specific business needs. Scores range from 0 to 100, 100 being the highest and representing the lowest level of risk.

AGGREGATE COWBELL FACTORS

57 **COMPANY AGGREGATE**

City of Adrian

Average of all the various Cowbell Factors for this company. This score ranges from 0 to 100, 100 being the highest. A company with a score of 85 represents less risk than one with a score of 64. This ACF is a good metric to benchmark a company against peers, but it is not used for underwriting.

57 **INDUSTRY AGGREGATE (921110)**

Public Administration, Executive Offi

Measures an industry overall cyber risk factor. This is calculated from the pool of organizations in the Cowbell database for the specific industry. This score ranges from 0 to 100, 100 being the best. An industry with a score of 80 represents less risk than one with a score of 56.

INDIVIDUAL COWBELL FACTORS

57 **NETWORK SECURITY**

Measures the strength of the organization's network infrastructure and whether security best practices are deployed such as use of encryption, secure protocols, patching frequency, and use of threat mitigation tools. This factor also checks for vulnerabilities, malware, misconfigurations and other weaknesses.

56 **FUNDS TRANSFER**

This factor tracks risk markers related to hacking of email and phishing that commonly leads to nefarious activities such as funds transfer.

57 **CLOUD SECURITY**

Measures the strength of an organization's cloud security based on its security practices and footprint on commonly used public clouds and cloud storage (i.e. AWS, Azure, GCP, Box). This factor incorporates configuration for security best practices such as the use of multi-factor authentication.

54 **CYBER EXTORTION**

Measure of an organization's potential exposure to extortion related attacks such as ransomware. This factor shares some data sources with network security and endpoint security presence of malware on the network, patching cadence, use of encryption and more.

57 **ENDPOINT SECURITY**

Measure of endpoints preparedness (servers, mobile devices, IoT endpoints) towards cyberattacks. This factor incorporates the number of endpoints as well as the level of security hygiene applied to them - patching cadence and presence of vulnerabilities or malware.

55 **COMPLIANCE**

Measures an organization's level of compliance to security standards such as CIS (Center of Internet Security) benchmarks, NIST CSF (Cyber Security Framework), CSC-20 (Critical Security Controls), HIPAA, PCI, EU GDPR and CCPA (future).

57 **DARK INTELLIGENCE**

Measure of an organization's exposure to the darknet, taking into account the type and volume of data exposed and its value for criminal activity (examples: stolen credentials, PII).

B

C

ORDINANCE OF THE ADRIAN BOARD OF ALDERMEN

BILL NO. 25-24 **ORDINANCE NO.** 1216

AN ORDINANCE APPROVING THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION TO AMEND THE ADRIAN BUILDING CODE FEE SCHEDULE.

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 building code fee schedule be amended to promote proper municipal planning; and,

WHEREAS, the Board of Aldermen 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 the building permit fee schedule be amended as follow:

A. Sixty cents ($0.60) for each square foot of total space including attached garages and finished/unfinished basements.

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, passed, and approved this 10^{th} day of November 2025, 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

BILL NO. 25-25

Ordinance No. 1217

AN ORDINANCE CALLING FOR AN ELECTION IN THE CITY OF ADRIAN MISSOURI, ON APRIL 8, 2025.

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

Section 1. Pursuant to section 79.030, RSMo, and election is hereby called for the 7th day of April 2026, for the purpose of electing,

A. Mayor, two-year term
B. Alderman (North Ward), two-year term.
C. Alderman (South Ward), two-year term

Section 2. In accordance with Section 115.127.5, RSMo, any person duly qualified, who desires to seek election at said election shall file with the City Clerk of Adrian, Missouri, at any time after 8:00 a.m. on December 9, 2025, and before 5:00 p.m. on December 30, 2025, excluding weekends and holidays.

Section 3. Said election shall be conducted by the Bates County Clerk in accordance with state law. The election will be held at the Adrian Optimist Building.

Section 4. In accordance with section 115.124.2, RSMo, the City Clerk shall clearly designate where candidates shall form a line to effectuate candidate declaration filings and determine the order of such filings.

Section 5. The City Clerk, pursuant to Section 115.127.5 RSMo, shall notify the general public of the opening filing date, the offices to be filed, the proper place for filing, and the closing filing dates of the election, by publishing notice of the same in at least one newspaper of general circulation in the City on or before November 20 2025.

Section 6. The City Clerk is hereby authorized to take any and all additional actions necessary to carry out the purpose and intent of this Ordinance.

PASSED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF ADRIAN, MISSOURI THIS 10th DAY OF NOVEMBER 2025.

Matt Cunningham
Mayor

Amanda Rowland
City Clerk