

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

Call to Order and Pledge of Allegiance:

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

Approval of Minutes:

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

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

Bills:

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

Financial reports:

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

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

Old or unfinished business-

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

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

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

New business-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Citizen input:

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

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

Department and group reports/updates:

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

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

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

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

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

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

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

Mayor's notes:

Mayor BeVelle thanked everyone again and had nothing to add.

Adjournment of regular open session:

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

{Seal}

Greg BeVelle, Mayor

Attest:

John Farrell, City Clerk