CITY COUNCIL WORK SESSION

MARCH 26, 2026 @ 9:30 AM
MONETT CITY ANNEX

AGENDA

I. **Call to Order**

II. **Pledge of Allegiance**

III. **Approval of the Agenda**

IV. **Regular Business**

A. Approval of Ordinance No. 9125: An Ordinance Approving the Historic Downtown Monett Redevelopment Plan

B. Discussion: Broadway and Central Ave Update

C. Discussion: Chappel Drive Overpass Update

D. Discussion: Ethics Commission Ordinance

E. Discussion: Fire Station #3 Land Agreement and Plan Review

F. Discussion: Airport Updates: AWOS System and Hangar Status

G. Discussion: EZ Dock at the South Park Pond

H. Discussion: Re-zone of 617 and 619 Main St.

I. Discussion: Draft Resolution Regarding Inspection Fees

J. Discussion: FY 2025–2026 Audit Review – Michael Keenan, Auditor

V. **Closed Session Notice: Council will convene into closed session pursuant to Section 610.021, RSMo., Subsections (1), (2), and (3) to discuss legal matters, real estate, and personnel matters.**

VI. **Adjournment**

James R. Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Mayor & Commissioners

From: City Administrator

Date: January 8, 2026

Re: Formation of the Chapter 353 Redevelopment Corporation

GENERAL INFORMATION

The City Council has approved the use of Chapter 353, RSMo. economic development incentives to aid in the redevelopment and revitalization of historic downtown Monett. The Council has conducted work sessions related to the use and formation of Chapter 353. The City held two information sessions for the public. One was conducted on Wednesday, September 3 and the second on Thursday, September 4. The sessions were held on different days and at different times to allow for greater participation. A third and fourth session were held on Thursday, October 23 at noon and 6:00pm. Notice was sent in English and Spanish to all property owners within the proposed district. The final district boundaries were established by the Redevelopment Plan Committee. The Redevelopment Plan has been completed. The Redevelopment Committee members were Mayor Randy Burke, Jim Randall (attorney), Thad Hood (contractor), Ada Noriega (Arvest Bank), Matt Batson (Briar House), and Steve Blankenship (Barry County Presiding Commissioner). The City Attorney – Lindsey Kolish led the discussion and compiled the guidelines.

The Monett Main Street Board of Directors has voted to support the use of Chapter 353. In addition, the Monett Chamber of Commerce as acted in like manner to support the initiative.

The use of Chapter 353 is to allow development by property owners with the assurance of property tax abatement. The guidelines for the projects and abatements are defined by the Redevelopment Plan.

The next step of the process is the approval by ordinance of the Redevelopment Corporation. The members of the corporation will review all project applications within the designated redevelopment district.

PROPOSAL

Establish the Chapter 353 Redevelopment Corporation to begin the process of enacting the incentive to support the revitalization of downtown Monett.

RECOMMENDATION

Approval of Ordinance to create the Chapter 353 Redevelopment Corporation for the revitalization district for Monett, Missouri.

ATTACHMENTS

- Ordinance 9125

BILL NO. 9125 **ORDINANCE NO. 9125**

AN ORDINANCE APPROVING THE HISTORIC DOWNTOWN MONETT REDEVELOPMENT PLAN

WHEREAS, the City submitted the Historic Downtown Monett Redevelopment Plan ("Redevelopment Plan") pursuant to Chapter 353, RSMo. to the office of the City Clerk on ___________________;

WHEREAS, the City Clerk notified all relevant taxing jurisdictions of the public hearing regarding the Redevelopment Plan by written notice, including the tax impact statement, via regular mail on or before _________________, 2026; and

WHEREAS, the City Clerk published notice of the public hearing regarding the Redevelopment Plan in the _________________________, on ____________________; and

WHEREAS, the City Clerk posted, in accordance with 67.2725 RSMo., notice of the public hearing regarding the Redevelopment Plan on or before February _____, 2026; and

WHEREAS, the City Council held a public hearing on the Redevelopment Plan on February _____, 2026; and

WHEREAS, at the public hearing, all political subdivisions levying an ad valorem tax and interested persons were given an opportunity to be heard at the public hearing; and

WHEREAS, it is desirable and in the public interest that the City staff and proposed Urban Redevelopment Corporation undertake and administer implementation of the Redevelopment Plan; and

WHEREAS, the City Council now desires to approve the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Council hereby approves the Historic Downtown Monett Redevelopment Plan, a copy of which is attached hereto as **<u>Exhibit A</u>** and incorporated herein by reference.

SECTION 2. That the City Council hereby authorizes City staff to create the Urban Redevelopment Corporation and grant it all power necessary to carry out the Historic Downtown Monett Redevelopment Plan.

SECTION 3. That the City Council hereby finds that approval of the Redevelopment Plan is necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

SECTION 4. That the City Council hereby finds that the Redevelopment Area is a blighted area, as described in the Blight Study attached to the Redevelopment Plan and as defined by Chapter 353, RSMo.

SECTION 5. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

SECTION 6. That this Ordinance shall be in full force and effect from and after the date of its passage approval.

SECTION 7. That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

Approved by the City Council of the City of Monett, Missouri on this ________ day of ______________________, 2026.

____
Randy Burke, Mayor

Attest:

____
Kelley McMillan, City Clerk

EXHIBIT A
HISTORIC DOWNTOWN MONETT REDEVELOPMENT PLAN
(See attached)

Historic Downtown Monett

Redevelopment Plan

Monett, Missouri

MONETT
PRIDE AND PROGRESS

Application for Approval

For the

Historic Downtown Monett Redevelopment Plan

Prepared & Submitted
on Behalf of the City of Monett by:

LAUBER MUNICIPAL LAW
Serving those who serve the public

January 28, 2026

Table of Contents

Exhibits

Application Description

This Application is prepared pursuant to Chapter 353, RSMo. and Monett City Code for approval of the Historic Downtown Monett Redevelopment Plan ("Plan"), which supports the City of Monett's goal to redevelop and revitalize the historic downtown area of Monett.

This request is to designate the Redevelopment Area as a blighted area and to incentivize redevelopment in accordance with Chapter 353, RSMo. The Redevelopment Area is located in and around historic downtown Monett and is legally described and depicted in **Exhibit A**. The area consists of a mix of industrial and commercial structures that were built following the development of the St. Louis-San Francisco Railway in 1870 but also includes a small number of residential structures. Most of the lots included in the Redevelopment Area were established by the original plat of Monett in 1887. 21 of the structures are included in the Downtown Monett Historic District, which is listed on the National Register of Historic Places and is shown in **Exhibit B**. Due to age, neglect, and the cost of improvements, many of the structures included in the Redevelopment Area are in need of maintenance and repair. The Plan will provide tax abatement incentives to residential and commercial property owners for rehabilitation, new construction, and reconstruction as stipulated by the proposed Historic Downtown Monett Redevelopment Corporation's Guidelines.

Chapter 353, RSMo. Background

Chapter 353 is an economic development tool that cities can use to incentivize the removal of blight through improvements to real property by using tax abatements for a specified period. First, an urban redevelopment corporation is formed in accordance with Chapter 353, RSMo. Then the City Council approves by ordinance a plan for blight remediation after proper notice and a public hearing. A 353 redevelopment plan creates property tax abatement for participants who make the required investment in property to eliminate blight. Tax abatement can be employed in up to two phases for up to 25 years. During phase 1, the abatement can last up to 10 years and applies to improvements and any incremental increase in the value of the land. Improvements include any structure on the property, whether it existed before the existence of the plan or not. During phase 2, which is not required to be utilized, the abatement can last up to an additional 15 years after the expiration of phase 1 and can be set at 50% to 100% of the assessed valuation of both the land and improvements. The redevelopment plan provides a basic description of requirements a participant must complete to qualify for the tax abatement.

The 353 Urban Redevelopment Corporation

Pursuant to Chapter 353, RSMo., the Historic Downtown Monett Urban Redevelopment Corporation would be established as an urban redevelopment corporation to ensure and promote revitalization throughout the Redevelopment Area. The Urban Redevelopment Corporation will be responsible for implementing and administering the Plan delineated herein to assist property owners to obtain tax abatement after completing Redevelopment Projects. Following the approval of this Historic Downtown Monett Redevelopment Plan, the Urban Redevelopment Corporation's Board of Directors will be appointed and will finalize the corporate guidelines. The Board will consist of five (5) total members nominated by the Mayor and appointed by the City Council.

Definitions

As used in this application and the Plan, the following terms shall mean:

Act: The Missouri Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri

Application: This Application for approval of this Redevelopment Plan for the Redevelopment Corporation

Blighted Area: an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use

Building & Zoning Department: The Building & Zoning Department of the City of Monett, Missouri

City: Monett, Missouri

City Code: The City Code of Monett, Missouri

City Council: The governing body of Monett, Missouri

Guidelines: The guidelines that will define the requirements of applicants receiving Tax Abatement which apply to individual property owners

Redevelopment Area: The area designated as the Redevelopment Area for the Plan, as legally described and depicted in **Exhibit A**, and that which has been found to be a blighted area under Chapter 353, RSMo.

Redevelopment Plan: This Historic Downtown Monett Redevelopment Plan, prepared in accordance with the Act

Tax Abatement: The abatement of taxes on real property to the extent provided in Section 353.110, RSMo. of the Act

Tax Abatement Program: The Program providing for Tax Abatement to the owners of property within the Redevelopment Area after property owners make substantial improvements in accordance with this Plan and the Guidelines

Tax Abatement Impact Analysis: The Tax Abatement Impact Analysis attached as **Exhibit C**.

Urban Redevelopment Corporation: The Historic Downtown Monett Redevelopment Corporation, a Missouri urban redevelopment corporation acting under the rules of the Act, its successors and assigns

Redevelopment and Revitalization

The Redevelopment Area for the Redevelopment Plan includes all residential, industrial, and commercial properties located in the area legally described and depicted in **Exhibit A**. This Area is comprised of 198 parcels.

This Redevelopment Plan will help facilitate reinvestment and economic stabilization of the Redevelopment Area. The Redevelopment Plan promotes reinvestment in structures currently existing within the Redevelopment Area, as well as targeted infill of vacant lots to improve the overall quality of structures within the Redevelopment Area. The Redevelopment Plan promotes reinvestment in the historic downtown Monett area to encourage the development of the area as a vibrant, attractive area for shops, services, and restaurants and a place for residents and visitors to enjoy a walkable, accessible arts and cultural district. Neighborhood revitalization is essential to bolstering a viable local economy, expanding the tax base, increasing property valuations, and supporting long range planning objectives that boost the economy.

Goals

The Redevelopment Plan's objective is to frame revitalization through residential, industrial, and commercial reinvestment, redevelopment, infill development, blight remediation, and targeted commercial development. There is no intent to utilize eminent domain to implement the Redevelopment Plan.

The goals of the Redevelopment Plan are:

- To encourage the revitalization and redevelopment of the Redevelopment Area;
- To encourage the development of infill lots within the Redevelopment Area;
- To encourage all redevelopment under this Redevelopment Plan to reflect the historical nature and character of the Redevelopment Area;
- To encourage the development of mixed-use historical properties, with residential units on the top floors and commercial, retail, or arts and cultural spaces on the street-level floors;
- To encourage the development of residential and commercial units that blend in with the surrounding historical and mixed-use nature and character of the Redevelopment Area; commercial and small-scale residential projects are favored over large-scale multi-family residential projects, which are discouraged;
- To encourage the continued development of an arts and cultural area within the Redevelopment Area, where residents and visitors can enjoy farmers' markets, art fairs, live music, and related events and festivals;
- To accomplish revitalization in a manner that enhances the style, scale, and character of the existing neighborhood, so as to not detract from the original, historic character of the Redevelopment Area;
- To increase residential and commercial real estate values;
- To create opportunities for community engagement that allows residents, property owners, business owners, and visitors to enjoy a vibrant, engaging arts and cultural area.

The overall goal is to promote private reinvestment in historic downtown Monett in a manner that addresses blight, improves property values, revitalizes vacant or underutilized buildings, encourages rehabilitation of historic properties, and creates a vibrant, active downtown that is supported by retail and commercial activities. It is reflected in the Redevelopment Plan's approach to achieving revitalization through blight remediation, reinvestment in the historic building stock, and targeted development of retail and commercial opportunities for the public.

Revitalization Demands

The Redevelopment Plan will help shift worsening conditions that have led to blight in the Redevelopment Area. The Redevelopment Plan will aid in providing ownership opportunities and neighborhood stabilization. Encouraging reinvestment in residential and commercial structures and offering this tax abatement incentive will ensure residential and commercial revitalization at a key time for the area. Some redevelopment of blighted structures has occurred, but City leaders believe that incentives will help encourage more property owners to remediate blight. The implementation of this Redevelopment Plan has the potential to increase property values and create construction and other jobs to support development and population growth in the Redevelopment Area, in addition to increasing economic activity throughout the Redevelopment Area. Additionally, the Redevelopment Plan will assist property owners with the financial ability to afford improvements, as the tax abatement offered will aid in offsetting improvement costs and reducing property taxes that would have otherwise been assessed against the property.

The location of the Redevelopment Area also offers great connectivity to government offices, potential shopping, services, restaurants, historical attractions, and parks. City leaders hope that the Redevelopment Area will become a destination for residents and visitors to enjoy a walkable, vibrant arts and cultural district. The location of Downtown Park, which includes a pavilion space, aids in the goals of the Redevelopment Plan, as it currently hosts farmers' markets and related events. City leaders believe that the development of the Redevelopment Area will allow current events to expand and will encourage a variety of new arts and cultural festivities.

Property owners within the Redevelopment Area face challenges related to the rehabilitation of older properties. Century-old buildings present challenges for redevelopers seeking to utilize these spaces for modern needs and regulatory requirements, creating a barrier of entry for many who would otherwise seek to bring these historical spaces back to life. Redevelopment incentives will ease the financial burden on property owners so they can make modernization upgrades and accessibility improvements for property owners of all types.

Lack of investment and pride in ownership tends to destabilize neighborhoods and commercial areas. This destabilization comes from an overall lack of reinvestment by owners and in turn falling property values. Reinvestment in the housing stock and commercial building stock would add to the area's stability, strengthen the tax base, and increase property values.

Properties within the Redevelopment Area have deteriorated from lack of reinvestment, showing signs of aging, outmoded design, and disrepair. This is true for both private property and public infrastructure. Aging existing structures and declining socioeconomics affect the area negatively, by underutilization of property, decreased assessed valuation of property, and the public's avoidance of blighted properties and the blighted area generally. Modernization of both residential and commercial properties and infrastructure improvements play an integral part of the revitalization.

Existing Land Use Patterns and Zoning

The parcels included in the Redevelopment Area are primarily zoned as local business or industrial. Though the City does not utilize an historical overlay or zoning designation, City leaders and the public place high value in retaining the historical character of the Redevelopment Area. Approximately 68% of the parcels within the Redevelopment Area are commercial, while approximately 27% parcels are industrial. Approximately 5% of the properties are single-family homes established by legal nonconforming uses or are otherwise permitted by the City.

Guidelines

The Redevelopment Plan and program Guidelines, which will be created by the Redevelopment Corporation Board of Directors, coordinate community partnerships with private owners, concerned citizens, not-for-profits, and the public sector to revitalize the Redevelopment Area. The Redevelopment Plan's focus is commercial and mixed-use historical rehabilitation. Except as provided herein, parcels located within the Redevelopment Area are eligible for tax abatement so long as the parcel is taxable. Projects involving demolition of structures shall be eligible to participate only if the new construction structure visually blends in with the historical character of the Redevelopment Area. Projects involving new construction on vacant lots shall be eligible to participate only if the new construction structure visually blends in with the historical character of the Redevelopment Area.

Abatement will apply to residential properties differently than commercial properties. Properties shall be classified as residential or commercial based on their tax classifications established by Barry County at the time of application for participation in the program. A tiered abatement system allows individual property owners options to fit the needs of their property and finances. Applications for commercial abatement in Tier 3 and 4 shall be suspended each year when the total market value of properties approved for participation in the program in Tier 3 and 4 that year achieves an annual total aggregate cap of $8,000,000 for commercial properties. Applications for abatement shall be available for ten (10) tax years from the approval of this Plan, subject to all other limitations of this Plan.

Commercial Properties

Commercial properties are properties that are classified as industrial or commercial by the Barry County Assessor. Commercial properties are offered tax abatement as follows:

Tier 1

Investment Requirement	$15,000 - $24,999
Incentive Offered	Tax abatement that is equal to the cost of improvements, or 100% tax abatement on the incremental increase on assessed value of

	improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years, whichever occurs first.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

Tier 2

Investment Requirement	$25,000 - $149,999
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

Tier 3

Investment Requirement	$150,000 - $749,999
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years; additionally, 100% tax abatement on the incremental increase on assessed valuation of the improvements and land for 5 years.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

Tier 4

Investment Requirement	$750,000 or more
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements

	and 100% tax abatement on the incremental increase on the assessed value of land for 10 years; additionally, 100% tax abatement on the incremental increase on assessed valuation of the improvements and land for 10 years.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

* Projects should allocate approximately 50% of the project costs to exterior improvements that are visible from the public right of way. However, this requirement may vary depending on the status of the project and the need to make exterior improvements to clear blight and meet City Code requirements.

Residential Properties

Residential properties are properties that are classified as residential by the Barry County Assessor. Residential properties are offered tax abatement as follows:

Investment Requirement	$10,000 or more
Incentive Offered	Tax abatement that is equal to the cost of improvements, or 100% tax abatement on the incremental increase on the assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years, whichever is first.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

* Projects should allocate approximately 50% of the project costs to exterior improvements that are visible from the public right of way. However, this requirement may vary depending on the status of the project and the need to make exterior improvements to clear blight and meet City Code requirements.

In accordance with the Act, the proposed Redevelopment Corporation will acquire the real property as a “pass-through” when property owners apply to the Redevelopment Corporation for the Tax Abatement program. While acting as a “pass-through” agency, the Redevelopment Corporation will assign Tax Abatement to participating residential and commercial parcel owners in accordance with the Guidelines. Proposed projects must meet these financial limitations as well as other project limitations outlined in the Guidelines. Individual parcel owners will be required to enter into an abatement agreement with the Redevelopment Corporation for the administration of the Tax Abatement Program.

Notice of Fundamental Requirements

The Tax Abatement Impact Analysis on affected taxing jurisdictions is attached **Exhibit C**.

Exhibit E is a copy of the written notice provided to each taxing political subdivision having boundaries for ad valorem real estate taxation purposes which include any part within the Redevelopment Area as required by Section 353.110.3(1), RSMo. The notice includes a copy of the Tax Abatement Impact Analysis, and it shall be provided to each taxing jurisdiction prior to the public hearing conducted by the City Council concerning the Redevelopment Plan.

At the conclusion of the Tax Abatement incentive period, the Urban Redevelopment Corporation will have achieved:

1. Increased investment in and external appearance of residential and commercial properties that lead to pride in ownership;
2. Increased redevelopment of structures with aesthetics that match the historical character and nature of the Redevelopment Area;
3. Increased utilization of commercial structures as mixed-use buildings with commercial spaces on the street-level floor and residential or other commercial spaces on the floors above street-level;
4. Increased investment in development that creates a walkable, vibrant arts and culture district.

Specific requirements of the redevelopment will be addressed in the Abatement Agreement; due to a variety of development patterns and platting configurations, proposals from property owners for each lot configuration will need to be addressed on an individual basis.

Certification of Blight

A blight study is attached as **Exhibit D** as contemplated in Section 353.060, RSMo.

Eminent Domain

This Redevelopment Plan does not contemplate the use of eminent domain.

Demolition

There are currently no plans for demolition of any structures within the Redevelopment Area. This does not preclude the proposed Redevelopment Corporation from implementing such measures, in the future. Property owners may demolish structures in accordance with this Redevelopment Plan and the Guidelines and all other applicable laws and requirements.

Properties for Public Agencies

The proposed Urban Redevelopment Corporation does not plan to sell, donate, exchange or lease any property to any public or governmental agency within the Redevelopment Area.

Street and Alley Changes

The proposed Urban Redevelopment Corporation does not include any recommended changes to the street or alley network within the Redevelopment Area. If the Urban Redevelopment Corporation determines that such changes need to occur, they will submit an amended plan for approval by the City Council.

Housing and Business Relocation

The proposed Redevelopment Plan does not anticipate any relocation or displacement of businesses or residences, and as such do not anticipate the need for any person to require relocation assistance.

Financing

The proposed Redevelopment Plan does not require financing for any specific redevelopment project. However, the proposed Redevelopment Plan is directed at private property owners, who will secure financing for their respective rehabilitation projects. The City has committed to assist with the administration of the Tax Abatement Program.

Management

The City, through the Building & Zoning Department and other City staff, will take responsibility for providing technical assistance and administrative support to the proposed Board of Directors of the Redevelopment Corporation.

Public Property

There are no plans to change the uses of City owned property within the Redevelopment Area.

Commitment to Non-Discrimination

The Redevelopment Plan and proposed Redevelopment Corporation acknowledges the existence of federal, state and local laws regarding fair employment practices applicable to this Redevelopment Plan and will be bound by and comply with all such laws.

Public Access

The Redevelopment Corporation will make all facilities in the redevelopment area, which it may own in the future, and the benefits of the Tax Abatement Program of this Redevelopment Plan available to the public regardless of race, religion, color, sex, national origin or handicap.

Performance Bond

If necessary and upon request by the City Council, the Redevelopment Corporation will provide a performance bond or other security in an amount sufficient to cover land acquisition, clearance, remediation, and site preparation in accordance with an amended Redevelopment Plan.

Certification of Notices

Required notices related to this Redevelopment Plan were mailed to the appropriate parties, as required by the Act.

Exhibit A
Redevelopment Area Legal Description and Boundaries
(See attached)

A TRACT OF LAND BEING PART OF THE ORIGINAL TOWNSITE OF MONETT, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN TOWN PLAT BOOK 1, PAGE 34 AND PART OF MONETT TOWN COMPANY'S THIRD ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN TOWN PLAT 1, PAGE 7, AND PART OF SALZER'S SUBDIVISION OF A PART OF OUT LOT 1 BETWEEN BROADWAY AND BOND STREET, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 4, PAGE 48, AND PART OF THE SUBDIVISION OF OUT LOT 1, SOUTH OF BROADWAY IN MONETT TOWN COMPANY'S TOWNSITE OF MONETT, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN CABINET #3, DRAWER #5, ALL IN THE CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10, OF SAID SALZER'S SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF BOND STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 71°46'32" EAST, 4126.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 13TH STREET; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID WEST RIGHT OF WAY OF 13TH STREET THE FOLLOWING 8 CALLS: SOUTH 00°34'42" WEST, 80.67 FEET; THENCE SOUTH 25°05'21" WEST, 87.46 FEET; THENCE SOUTH 18°13'30" EAST, 115.00 FEET; THENCE SOUTH 00°34'42" WEST, 47.54 FEET; THENCE SOUTH 39°05'22" WEST, 148.14 FEET; THENCE SOUTH 00°48'34" WEST, 264.46 FEET; THENCE NORTH 71°46'32" EAST, 91.13 FEET; THENCE SOUTH 00°34'42" WEST, 52.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF FRONT STREET, AS PLATTED; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 71°46'32" WEST, 867.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 12, PAGE 3663 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID WEST LINE SOUTH 18°13'30" EAST, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 20, PAGE 7177; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 20, PAGE 7177, SOUTH 71°46'32" WEST, 360.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 8TH STREET; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST RIGHT OF WAY NORTH 18°13'30" WEST, 100.00 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF FRONT STREET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG SAID NORTH RIGHT OF WAY SOUTH 71°46'32" WEST, 2160.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 6, ORIGINAL TOWNSITE OF MONETT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 2ND STREET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 72°07'39" WEST, 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 7, ORIGINAL TOWNSITE OF MONETT; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY, SOUTH 71°58'05" WEST, 672.10 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF AFORESAID SUBDIVISION OF PART OF OUT LOT 1, SOUTH OF BROADWAY, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF CENTRAL AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 00°39'41" EAST, 715.91 FEET TO THE POINT OF BEGINNING. CONTAINING 64.5 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

PROJECT NUMBER: 26-20-0068 DRAWING NUMBER: JOP-100-7902

OWN
Engineering beyond.™
811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062

CITY OF MONETT
PROPOSED PROPERTY DESCRIPTION
FOR 353 URBAN DEVELOPMENT
MONETT, BARRY COUNTY, MISSOURI

DRAWN BY:
TSR

DATE:
02/11/2026

LEGEND

DESCRIPTION BOUNDARY

PARCEL LINES

1"=200'

200' 0 100' 200'

OWN
Engineering beyond.™

811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com

FORMERLY ANDERSON ENGINEERING

A licensed Missouri Engineering Corporation COA# 00062

CITY OF MONETT

PROPOSED PROPERTY DESCRIPTION EXHIBIT FOR 353 URBAN DEVELOPMENT

MONETT, BARRY COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 26-20-0068

DRAWN BY: TSR

CHECK BY: RWW

ISSUED DATE: 2/11/2026

ISSUED BY: R. WALLACE

LICENSE NO: PLS No. #2019015191

SHEET TITLE

DRAWING NUMBER JOP-100-7902

SHEET NUMBER

1/1

G:\Shared drives\20 - Land Survey\2026\Projects\26-20-0068 Legal Description- 353 Urban Redevelopment\4 - Drawings\CAD\26-20-0068 Description Exhibit.dwg Exhibit
Feb 11, 2026 - 9:46am Plotted by: JO

EXHIBIT B

Zoning Map (see attached)

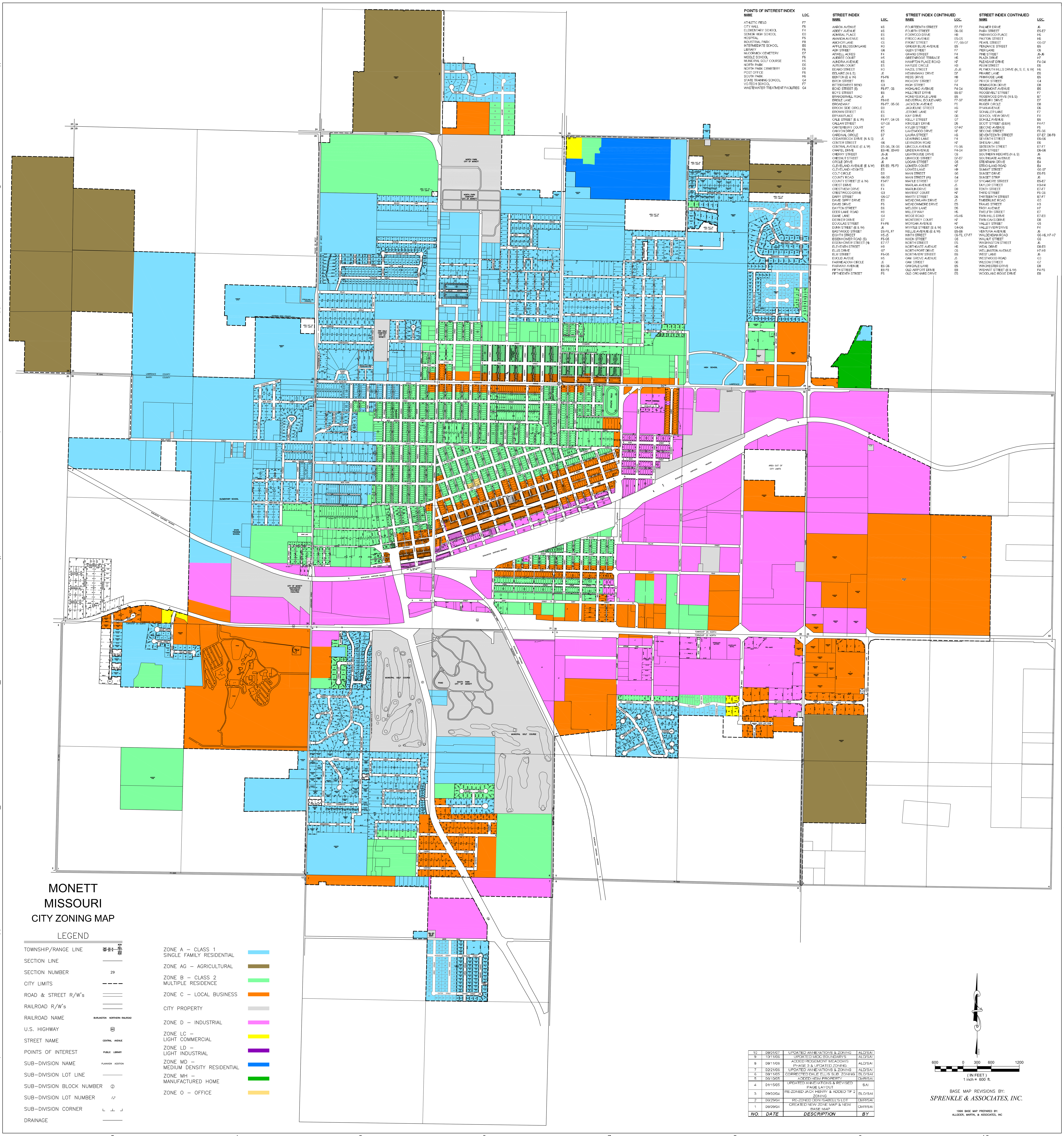

MONETT
MISSOURI
CITY ZONING MAP
POINTS OF INTEREST INDEX
NAME LOC.
ATHLETIC FIELD F7
CITY HALL F6
ELEMENTARY SCHOOL F4
SENIOR HIGH SCHOOL E8
HOSPITAL F5
INDUSTRIAL PARK F8
INTERMEDIATE SCHOOL E6
LIBRARY F6
McCORMICK CEMETERY D7
MIDDLE SCHOOL F6
MUNICIPAL GOLF COURSE H5
NORTH PARK D6
NORTH PARK CEMETERY D6
POST OFFICE F6
SOUTH PARK H6
STATE TRAINING SCHOOL G4
VO-TECH SCHOOL F7
WASTEWATER TREATMENT FACILITIES G4
STREET INDEX
NAME LOC.
AARON AVENUE K6
ABBEY AVENUE K6
ADMIRAL PLACE E6
AMANDA AVENUE K6
ANCHOR LANE C6
APPLE BLOSSOM LANE H3
ASH STREET G6
ATWELL ACRES F4
AUBREE COURT H5
AURORA AVENUE K6
AUTUMN COURT E5
BEARD STREET H3
BELAIRE (N & S) J5
BENTON (E & W) F5-F6
BIRCH STREET E6
BITTERSWEET BEND G3
BOND STREET (E) F6-F7, G6
BOYS STREET E6
BRANDERMILL ROAD J5
BRIDLE LANE F8-H8
BROADWAY F6-F7, G5-G6
BROOK SIDE CIRCLE D8
BROWN STREET E6
BRYAN PLACE E6
CALE STREET (E & W) F5-F7, G4-G5
CALLAN STREET G7-G8
CANTERBURY COURT H7
CANYON DRIVE E5
CARDINAL CIRCLE D7
CEDARBROOK DRIVE (N & S) J5
CENTER STREET G6
CENTRAL AVENUE (E & W) D5-G5, D6-G6
CHAPEL DRIVE E8-H8, E9-H9
CHERRY STREET J5-J6
CHESNUT STREET J5-J6
CIRCLE DRIVE J6
CLEVELAND AVENUE (E & W) E5-E9, F5-F9
CLEVELAND HEIGHTS E5
COLT CIRCLE D8
COUNTY ROAD G6-G8
COUNTY STREET (E & W) F3-F7
CREST DRIVE E6
CRESTVIEW DRIVE F4
CRESTWOOD DRIVE G3
DAIRY STREET G5-G7
DAVID SIPPY DRIVE E8
DAVIS DRIVE F5
DAYTON STREET D6
DEER LAKE ROAD H8
DIANE LANE G4
DIERKER DRIVE D7
DOUGLAS STREET F4-F6
DUNN STREET (E & W) J6
EASTWOOD STREET D6-F6, F7
EIGHTH STREET H5-J5
EISENHOWER ROAD (S) F5-G5
EISENHOWER STREET (N) E7-F7
ELEVENTH STREET H9
ELLIS DRIVE G7
ELM STREET F5-G5
EUCLID AVEUE H5
FAIRMEADOW CIRCLE J5
FAIRWAY AVENUE E6-G6
FIFTH STREET E8-F8
FIFTHEENTH STREET F5
STREET INDEX CONTINUED
NAME LOC.
FOURTEENTH STREET E7-F7
FOURTH STREET D6-G6
FOXWOOD DRIVE H8
FRISCO AVENUE E5-G5
FRONT STREET F7, G6-G7
GINGER BLUE AVENUE E5
GLEN STREET F7
GRAND STREET F4
GREENRIDGE TERRACE H5
HAMPTON PLACE ROAD H7
HAYLEE CIRCLE H3
HAZEL STREET J5-J6
HEMINGWAY DRIVE D7
HESS DRIVE H8
HICKORY STREET G7
HIGH STREET F4
HIGHLAND AVENUE F4-G4
HILLCREST DRIVE E6-E7
HONEYSUCKLE LANE E5
INDUSTRIAL BOULEVARD F7-G7
JACKSON AVENUE F5
JAQUELINE STREET K6
JEROME LANE H7
KAY DRIVE G6
KELLY STREET G7
KINGSLEY DRIVE D5
KYLER STREET G7-H7
LAKEWOOD DRIVE H7
LAURA STREET K6
LEARNING LANE F4
LEXINGTON ROAD H7
LINCOLN AVENUE F5-G5
LINDEN AVENUE F4-G4
LIGHTHOUSE DRIVE C6
LINWOOD STREET D7-E7
LOGAN STREET G5
LOMETA COURT H7
LOWES LANE H9
MAIN STREET G5
MAIN STREET (W) G4
MAPLE STREET G7
MARLAN AVENUE J5
MARLIN DRIVE D8
MARRIOT COURT H7
MARTY STREET D6
MEADOWLARK DRIVE J5
MEADOWMERE DRIVE E5
MELODY LANE D5
MILLER WAY H5
MOGE ROAD K5-K6
MONTEREY COURT H7
MORGAN AVENUE H7
MYRTLE STREET (E & W) G4-G5
NELLIE AVENUE (E & W) E5-E6
NINTH STREET C6-F6, C7-F7
NIXON STREET G5
NORTH STREET E5
NORTHGATE AVENUE H5
NORTH PORT DRIVE C6
NORTHVIEW STREET E6
OAK GROVE AVENUE J5
OAK STREET G6
OAKDALE LANE E5
OLD AIRPORT DRIVE E8
OLD ORCHARD DRIVE E5
STREET INDEX CONTINUED
NAME LOC.
PALMER DRIVE J6
PARK STREET E5-E7
PARKWOOD PLACE H5
PAYTON STREET K6
PEARL STREET G6-G7
PENZANCE STREET E5
PIER LANE C6
PINE STREET J5-J6
PLAZA DRIVE H7
PLEASANT DRIVE F4-G4
PLUM STREET E6
PLYMOUTH HILLS DRIVE (N, S, E, & W) H5
PRAIRIE LANE E5
PRIMROSE LANE E5
PRYOR STREET G4
REMINGTON DRIVE D8
RIDGEMONT AVENUE E5
ROOSEVELT STREET F7
ROSEWOOD DRIVE (N & S) E7
ROXBURY DRIVE D7
RUGER CIRCLE D8
RYAN AVENUE D6
SCHALLER LANE F7
SCHOOL VIEW DRIVE F4
SCHULZ AVENUE E5
SCOTT STREET (E&W) F4-F7
SECOND AVENUE F5
SECOND STREET F6-G6
SEVENTEENTH STREET D7-E7, D8-F8
SEVENTH STREET E6-G6
SHEILAH LANE E6
SIXTEENTH STREET E7-F7
SIXTH STREET D6-G6
SOUTHERN HEIGHTS (N & S) J5
SOUTHGATE AVENUE H5
STEARMAN DRIVE E4
STRICKLAND ROAD E4
SUMMIT STREET G6-G7
SUNSET DRIVE E5-F5
SUNSET STRIP J5
SYCAMORE STREET E5-E7
TAYLOR STREET H3-H4
TENTH STREET E7-F7
THIRD STREET F6-G6
THIRTEENTH STREET E7-F7
TIMBERLINE ROAD G3
TRAVIS STREET H3
TROY AVENUE H7
TWELFTH STREET E7
TWIN HILLS DRIVE E7-E8
TWIN OAKS DRIVE D8
VALLEY STREET G5
VALLEYVIEW DRIVE F4
VENTURA AVENUE J5
WALDENSIAN ROAD G6-K6, H7-K7
WALNUT STREET G6
WASHINGTON STREET J5
WEAL DRIVE D8-E8
WELLINGTON AVENUE H7-H9
WEST LANE J5
WESTWOOD ROAD G3
WILSON STREET G7
WINCHESTER DRIVE D8
WISHART STREET (E & W) F4-F6
WOODLAND RIDGE DRIVE E8
LEGEND
TOWNSHIP/RANGE LINE
SECTION LINE
SECTION NUMBER
CITY LIMITS
ROAD & STREET R/W's
RAILROAD R/W's
RAILROAD NAME
U.S. HIGHWAY
STREET NAME
POINTS OF INTEREST
SUB-DIVISION NAME
SUB-DIVISION LOT LINE
SUB-DIVISION BLOCK NUMBER
SUB-DIVISION LOT NUMBER
SUB-DIVISION CORNER
DRAINAGE
ZONE A – CLASS 1 SINGLE FAMILY RESIDENTIAL
ZONE AG – AGRICULTURAL
ZONE B – CLASS 2 MULTIPLE RESIDENCE
ZONE C – LOCAL BUSINESS
CITY PROPERTY
ZONE D – INDUSTRIAL
ZONE LC – LIGHT COMMERCIAL
ZONE LD – LIGHT INDUSTRIAL
ZONE MD – MEDIUM DENSITY RESIDENTIAL
ZONE MH – MANUFACTURED HOME
ZONE O – OFFICE
10 08/21/07 UPDATED ANNEXATIONS & ZONING ALD(SAI)
9 10/11/06 UPDATED MOC BOUNDARYS ALD(SAI)
8 09/11/06 ADDED RIDGEMONT MEADOWS PHASE 3 & UPDATED ZONING ALD(SAI)
7 02/21/06 UPDATED ANNEXATIONS & ZONING ALD(SAI)
6 09/16/05 CORRECTED DALE ELLIS SUB. ZONING BLD(SAI)
5 09/13/05 ADDED HBW PROPERTY CMR(SAI)
4 01/15/05 UPDATED ANNEXATIONS & REVISED PAGE LAYOUT SAI
3 09/30/04 RE-ZONED JACK HENRY & ADDED TIF 2 ZONING BLD(SAI)
2 09/29/04 RE-ZONED DON ISABELL'S LOT CMR(SAI)
1 09/29/04 CREATED NEW ZONE MAP & NEW BASE MAP CMR(SAI)
NO DATE DESCRIPTION BY
600 0 300 600 1200
(IN FEET)
1 inch = 600 ft.
BASE MAP REVISIONS BY:
SPRENKLE & ASSOCIATES, INC.
1995 BASE MAP PREPARED BY:
ALLGEIER, MARTIN, & ASSOCIATES, INC.

EXHIBIT B

Downtown Historic Monett District (see attached)

Downtown Monett Historic District

Resource Count:
51 Properties
53 Resources
35 Contributing buildings
15 Non-contributing buildings
3 Non-contributing sites

Shaded areas indicate non-contributing resources

North

CASEY ARCHITECTURE

Center City Plan - Monett, MO
Proposed Historic District - Boundaries

January 29, 2014

EXHIBIT C

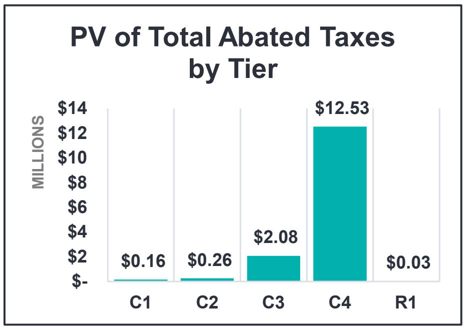
Tax Impact Analysis (see attached)

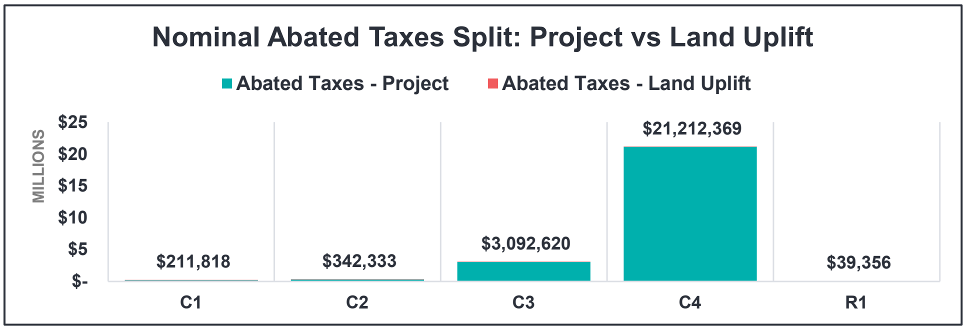
HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY

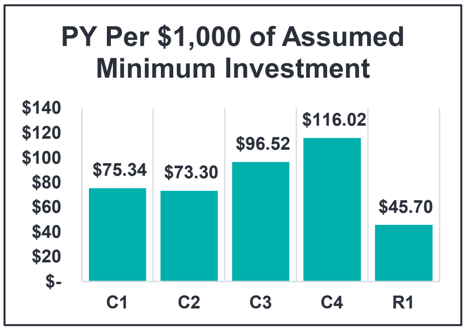
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

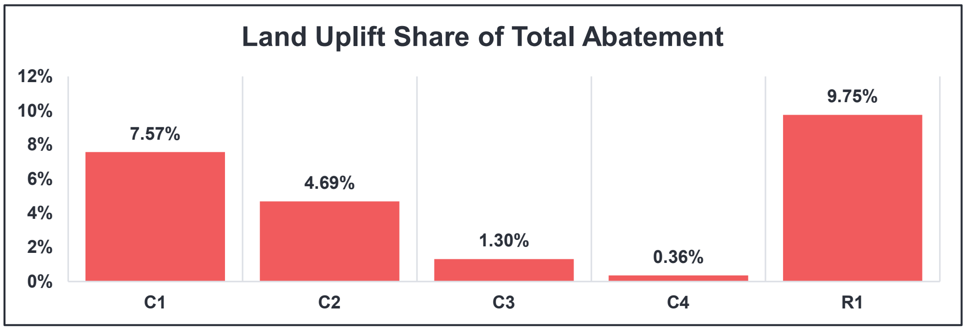
	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Minimum Investment	$ 15,000	$ 25,000	$ 150,000	$ 750,000	$ 10,000
Modeled Term	10 Years	10 Years	15 Years	20 Years	10 Years
Eligible Parcels	144 Parcels	144 Parcels	144 Parcels	144 Parcels	66 Parcels
Assumed Minimum Investment Total	$ 2,160,000	$ 3,600,000	$ 21,600,000	$ 108,000,000	$ 660,000
Base Land Assessed Value	$ 535,087	$ 535,087	$ 535,087	$ 535,087	$ 128,010
Base Building Assessed Value	$ 2,140,350	$ 2,140,350	$ 2,140,350	$ 2,140,350	$ 337,013
Base Total Assessed Value	**$ 2,675,437**	**$ 2,675,437**	**$ 2,675,437**	**$ 2,675,437**	**$ 465,023**
Incremental Land Assessed Value	$ 76,032	$ 126,720	$ 760,320	$ 3,801,600	$ 20,691
Incremental Building Assessed Value	$ 304,128	$ 506,880	$ 3,041,280	$ 15,206,400	$ 48,279
Incremental Total Assessed Value	**$ 380,160**	**$ 633,600**	**$ 3,801,600**	**$ 19,008,000**	**$ 68,970**
Incremental Tax - Annual	$ 18,437	$ 30,729	$ 184,374	$ 921,869	$ 3,345
Abated Taxes - Project	$ 195,773	$ 326,289	$ 3,052,271	$ 21,136,390	$ 35,518
Abated Taxes - Land Uplift	$ 16,045	$ 16,045	$ 40,349	$ 75,979	$ 3,838
Abated Taxes - Total	**$ 211,818**	**$ 342,333**	**$ 3,092,620**	**$ 21,212,369**	**$ 39,356**
PV of Total Abated Taxes	**$ 162,739**	**$ 263,867**	**$ 2,084,818**	**$ 12,530,538**	**$ 30,163**
PV Per Eligible Parcel	*$ 1,130*	*$ 1,832*	*$ 14,478*	*$ 87,018*	*$ 457*
Cap Binding Parcels	0	0	0	0	0

	COMMERCIAL				RESIDENTIAL
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Land Uplift Share of Total Abatement	7.57%	4.69%	1.30%	0.36%	9.75%
Average Abatement per Year	$ 21,181.80	$ 34,233.34	$ 206,174.66	$ 1,060,618.43	$ 3,935.63
PV as % of Assumed Minimum Investment	7.53%	7.33%	9.65%	11.60%	4.57%
PV per $1,000 of Assumed Minimum Investment	$ 75.34	$ 73.30	$ 96.52	$ 116.02	$ 45.70
Incremental AV per $1 of Investment	$ 0.18	$ 0.18	$ 0.18	$ 0.18	$ 0.10
PV as % of Nominal Abatement	76.83%	77.08%	67.41%	59.07%	76.64%
Implied Effective Tax Rate (Annual)	4.8499%	4.8499%	4.8499%	4.8499%	4.8499%









2. HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

SUMMARY BY TAXING ENTITY

State of Missouri	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 3,310	$ 3,310	$ 3,310	$ 3,310	$ 792
Base Building Assessed Value	$ 13,240	$ 13,240	$ 13,240	$ 13,240	$ 2,085
Base Total Assessed Value	**$ 16,549**	**$ 16,549**	**$ 16,549**	**$ 16,549**	**$ 2,876**
Incremental Land Assessed Value	$ 470	$ 784	$ 4,703	$ 23,516	$ 128
Incremental Building Assessed Value	$ 1,881	$ 3,135	$ 18,812	$ 94,062	$ 299
Incremental Total Assessed Value	**$ 2,352**	**$ 3,919**	**$ 23,516**	**$ 117,578**	**$ 427**
Incremental Tax - Annual	$ 114	$ 190	$ 1,140	$ 5,702	$ 21
Abated Taxes - Project	$ 1,211	$ 2,018	$ 18,880	$ 130,743	$ 220
Abated Taxes - Land Uplift	$ 99	$ 99	$ 250	$ 470	$ 24
Abated Taxes - Total	**$ 1,310**	**$ 2,118**	**$ 19,130**	**$ 131,213**	**$ 243**
PV of Total Abated Taxes	**$ 1,007**	**$ 1,632**	**$ 12,896**	**$ 77,510**	**$ 187**
PV Per Eligible Parcel	$ 7	$ 11	$ 90	$ 538	$ 3
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 131.02	$ 211.76	$ 1,275.33	$ 6,560.66	$ 24.34
PV as % of Assumed Minimum Investment	0.05%	0.05%	0.06%	0.07%	0.03%
PV per $1,000 of Assumed Minimum Investment	$ 0.47	$ 0.45	$ 0.60	$ 0.72	$ 0.28

Barry-Lawrence County Public Library	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 23,555	$ 23,555	$ 23,555	$ 23,555	$ 5,635
Base Building Assessed Value	$ 94,221	$ 94,221	$ 94,221	$ 94,221	$ 14,836
Base Total Assessed Value	**$ 117,777**	**$ 117,777**	**$ 117,777**	**$ 117,777**	**$ 20,471**
Incremental Land Assessed Value	$ 3,347	$ 5,578	$ 33,470	$ 167,352	$ 911
Incremental Building Assessed Value	$ 13,388	$ 22,314	$ 133,882	$ 669,409	$ 2,125
Incremental Total Assessed Value	**$ 16,735**	**$ 27,892**	**$ 167,352**	**$ 836,761**	**$ 3,036**
Incremental Tax - Annual	$ 812	$ 1,353	$ 8,116	$ 40,582	$ 147
Abated Taxes - Project	$ 8,618	$ 14,364	$ 134,366	$ 930,456	$ 1,564
Abated Taxes - Land Uplift	$ 706	$ 706	$ 1,776	$ 3,345	$ 169
Abated Taxes - Total	**$ 9,325**	**$ 15,070**	**$ 136,142**	**$ 933,801**	**$ 1,733**
PV of Total Abated Taxes	**$ 7,164**	**$ 11,616**	**$ 91,777**	**$ 551,613**	**$ 1,328**
PV Per Eligible Parcel	$ 50	$ 81	$ 637	$ 3,831	$ 20
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 932.46	$ 1,507.00	$ 9,076.12	$ 46,690.04	$ 173.25
PV as % of Assumed Minimum Investment	0.33%	0.32%	0.42%	0.51%	0.20%
PV per $1,000 of Assumed Minimum Investment	$ 3.32	$ 3.23	$ 4.25	$ 5.11	$ 2.01

Barry County Health Department	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 7,778	$ 7,778	$ 7,778	$ 7,778	$ 1,861
Base Building Assessed Value	$ 31,113	$ 31,113	$ 31,113	$ 31,113	$ 4,899
Base Total Assessed Value	**$ 38,891**	**$ 38,891**	**$ 38,891**	**$ 38,891**	**$ 6,760**
Incremental Land Assessed Value	$ 1,105	$ 1,842	$ 11,052	$ 55,262	$ 301
Incremental Building Assessed Value	$ 4,421	$ 7,368	$ 44,209	$ 221,046	$ 702
Incremental Total Assessed Value	**$ 5,526**	**$ 9,210**	**$ 55,262**	**$ 276,308**	**$ 1,003**
Incremental Tax - Annual	$ 268	$ 447	$ 2,680	$ 13,401	$ 49
Abated Taxes - Project	$ 2,846	$ 4,743	$ 44,369	$ 307,247	$ 516
Abated Taxes - Land Uplift	$ 233	$ 233	$ 587	$ 1,104	$ 56
Abated Taxes - Total	**$ 3,079**	**$ 4,976**	**$ 44,956**	**$ 308,351**	**$ 572**
PV of Total Abated Taxes	**$ 2,366**	**$ 3,836**	**$ 30,306**	**$ 182,149**	**$ 438**
PV Per Eligible Parcel	$ 16	$ 27	$ 210	$ 1,265	$ 7
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 307.91	$ 497.63	$ 2,997.03	$ 15,417.55	$ 57.21
PV as % of Assumed Minimum Investment	0.11%	0.11%	0.14%	0.17%	0.07%
PV per $1,000 of Assumed Minimum Investment	$ 1.10	$ 1.07	$ 1.40	$ 1.69	$ 0.66

2. HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

Barry County Developmental Disability Board	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 6,620	$ 6,620	$ 6,620	$ 6,620	$ 1,584
Base Building Assessed Value	$ 26,479	$ 26,479	$ 26,479	$ 26,479	$ 4,169
Base Total Assessed Value	**$ 33,099**	**$ 33,099**	**$ 33,099**	**$ 33,099**	**$ 5,753**
Incremental Land Assessed Value	$ 941	$ 1,568	$ 9,406	$ 47,031	$ 256
Incremental Building Assessed Value	$ 3,762	$ 6,271	$ 37,625	$ 188,124	$ 597
Incremental Total Assessed Value	**$ 4,703**	**$ 7,839**	**$ 47,031**	**$ 235,155**	**$ 853**
Incremental Tax - Annual	$ 228	$ 380	$ 2,281	$ 11,405	$ 41
Abated Taxes - Project	$ 2,422	$ 4,037	$ 37,761	$ 261,487	$ 439
Abated Taxes - Land Uplift	$ 198	$ 198	$ 499	$ 940	$ 47
Abated Taxes - Total	**$ 2,620**	**$ 4,235**	**$ 38,260**	**$ 262,426**	**$ 487**
PV of Total Abated Taxes	**$ 2,013**	**$ 3,264**	**$ 25,792**	**$ 155,020**	**$ 373**
PV Per Eligible Parcel	$ 14	$ 23	$ 179	$ 1,077	$ 6
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 262.05	$ 423.51	$ 2,550.67	$ 13,121.32	$ 48.69
PV as % of Assumed Minimum Investment	0.09%	0.09%	0.12%	0.14%	0.06%
PV per $1,000 of Assumed Minimum Investment	$ 0.93	$ 0.91	$ 1.19	$ 1.44	$ 0.57

Barry County Senior Services	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 5,274	$ 5,274	$ 5,274	$ 5,274	$ 1,262
Base Building Assessed Value	$ 21,095	$ 21,095	$ 21,095	$ 21,095	$ 3,322
Base Total Assessed Value	**$ 26,369**	**$ 26,369**	**$ 26,369**	**$ 26,369**	**$ 4,583**
Incremental Land Assessed Value	$ 749	$ 1,249	$ 7,494	$ 37,468	$ 204
Incremental Building Assessed Value	$ 2,997	$ 4,996	$ 29,974	$ 149,872	$ 476
Incremental Total Assessed Value	**$ 3,747**	**$ 6,245**	**$ 37,468**	**$ 187,340**	**$ 680**
Incremental Tax - Annual	$ 182	$ 303	$ 1,817	$ 9,086	$ 33
Abated Taxes - Project	$ 1,930	$ 3,216	$ 30,083	$ 208,318	$ 350
Abated Taxes - Land Uplift	$ 158	$ 158	$ 398	$ 749	$ 38
Abated Taxes - Total	**$ 2,088**	**$ 3,374**	**$ 30,480**	**$ 209,066**	**$ 388**
PV of Total Abated Taxes	**$ 1,604**	**$ 2,601**	**$ 20,548**	**$ 123,499**	**$ 297**
PV Per Eligible Parcel	$ 11	$ 18	$ 143	$ 858	$ 5
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 208.77	$ 337.40	$ 2,032.03	$ 10,453.32	$ 38.79
PV as % of Assumed Minimum Investment	0.07%	0.07%	0.10%	0.11%	0.05%
PV per $1,000 of Assumed Minimum Investment	$ 0.74	$ 0.72	$ 0.95	$ 1.14	$ 0.45

Monett R-1 School District	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 432,448	$ 432,448	$ 432,448	$ 432,448	$ 103,455
Base Building Assessed Value	$ 1,729,791	$ 1,729,791	$ 1,729,791	$ 1,729,791	$ 272,368
Base Total Assessed Value	**$ 2,162,239**	**$ 2,162,239**	**$ 2,162,239**	**$ 2,162,239**	**$ 375,823**
Incremental Land Assessed Value	$ 61,448	$ 102,413	$ 614,477	$ 3,072,383	$ 16,722
Incremental Building Assessed Value	$ 245,791	$ 409,651	$ 2,457,907	$ 12,289,533	$ 39,018
Incremental Total Assessed Value	**$ 307,238**	**$ 512,064**	**$ 3,072,383**	**$ 15,361,916**	**$ 55,740**
Incremental Tax - Annual	$ 14,901	$ 24,835	$ 149,008	$ 745,038	$ 2,703
Abated Taxes - Project	$ 158,220	$ 263,700	$ 2,466,789	$ 17,082,042	$ 28,705
Abated Taxes - Land Uplift	$ 12,967	$ 12,967	$ 32,609	$ 61,405	$ 3,102
Abated Taxes - Total	**$ 171,187**	**$ 276,668**	**$ 2,499,399**	**$ 17,143,446**	**$ 31,807**
PV of Total Abated Taxes	**$ 131,523**	**$ 213,253**	**$ 1,684,912**	**$ 10,126,951**	**$ 24,378**
PV Per Eligible Parcel	$ 913	$ 1,481	$ 11,701	$ 70,326	$ 369
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 17,118.74	$ 27,666.76	$ 166,626.57	$ 857,172.31	$ 3,180.71
PV as % of Assumed Minimum Investment	6.09%	5.92%	7.80%	9.38%	3.69%
PV per $1,000 of Assumed Minimum Investment	$ 60.89	$ 59.24	$ 78.01	$ 93.77	$ 36.94

2. HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

Monett SRD Barry County - Road & Bridge	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 19,992	$ 19,992	$ 19,992	$ 19,992	$ 4,783
Base Building Assessed Value	$ 79,967	$ 79,967	$ 79,967	$ 79,967	$ 12,591
Base Total Assessed Value	**$ 99,959**	**$ 99,959**	**$ 99,959**	**$ 99,959**	**$ 17,374**
Incremental Land Assessed Value	$ 2,841	$ 4,734	$ 28,407	$ 142,034	$ 773
Incremental Building Assessed Value	$ 11,363	$ 18,938	$ 113,627	$ 568,135	$ 1,804
Incremental Total Assessed Value	**$ 14,203**	**$ 23,672**	**$ 142,034**	**$ 710,169**	**$ 2,577**
Incremental Tax - Annual	$ 689	$ 1,148	$ 6,888	$ 34,442	$ 125
Abated Taxes - Project	$ 7,314	$ 12,191	$ 114,038	$ 789,689	$ 1,327
Abated Taxes - Land Uplift	$ 599	$ 599	$ 1,507	$ 2,839	$ 143
Abated Taxes - Total	**$ 7,914**	**$ 12,790**	**$ 115,545**	**$ 792,528**	**$ 1,470**
PV of Total Abated Taxes	**$ 6,080**	**$ 9,858**	**$ 77,892**	**$ 468,161**	**$ 1,127**
PV Per Eligible Parcel	$ 42	$ 68	$ 541	$ 3,251	$ 17
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 791.39	$ 1,279.01	$ 7,703.01	$ 39,626.40	$ 147.04
PV as % of Assumed Minimum Investment	0.28%	0.27%	0.36%	0.43%	0.17%
PV per $1,000 of Assumed Minimum Investment	$ 2.81	$ 2.74	$ 3.61	$ 4.33	$ 1.71

Surtax	COMMERCIAL				RESIDENTIAL
Summary	**C1**	**C2**	**C3**	**C4**	**R1**
Base Land Assessed Value	$ 36,111	$ 36,111	$ 36,111	$ 36,111	$ 8,639
Base Building Assessed Value	$ 144,443	$ 144,443	$ 144,443	$ 144,443	$ 22,744
Base Total Assessed Value	**$ 180,554**	**$ 180,554**	**$ 180,554**	**$ 180,554**	**$ 31,383**
Incremental Land Assessed Value	$ 5,131	$ 8,552	$ 51,311	$ 256,555	$ 1,396
Incremental Building Assessed Value	$ 20,524	$ 34,207	$ 205,244	$ 1,026,218	$ 3,258
Incremental Total Assessed Value	**$ 25,655**	**$ 42,759**	**$ 256,555**	**$ 1,282,773**	**$ 4,655**
Incremental Tax - Annual	$ 1,244	$ 2,074	$ 12,443	$ 62,213	$ 226
Abated Taxes - Project	$ 13,212	$ 22,020	$ 205,985	$ 1,426,409	$ 2,397
Abated Taxes - Land Uplift	$ 1,083	$ 1,083	$ 2,723	$ 5,128	$ 259
Abated Taxes - Total	**$ 14,295**	**$ 23,103**	**$ 208,708**	**$ 1,431,536**	**$ 2,656**
PV of Total Abated Taxes	**$ 10,983**	**$ 17,807**	**$ 140,696**	**$ 845,635**	**$ 2,036**
PV Per Eligible Parcel	$ 76	$ 124	$ 977	$ 5,872	$ 31
Other Metrics	**C1**	**C2**	**C3**	**C4**	**R1**
Average Abatement per Year	$ 1,429.47	$ 2,310.27	$ 13,913.89	$ 71,576.82	$ 265.60
PV as % of Assumed Minimum Investment	0.51%	0.49%	0.65%	0.78%	0.31%
PV per $1,000 of Assumed Minimum Investment	$ 5.08	$ 4.95	$ 6.51	$ 7.83	$ 3.08

ASSUMPTIONS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Analysis Start (Base) Year	2025

Property Tax Rates		
Entity	2025 Levy	% of Total Levy
State of Missouri	0.0300	0.62%
Barry-Lawrence County Public Library	0.2135	4.40%
Barry County Health Department	0.0705	1.45%
Barry County Developmental Disability Board	0.0600	1.24%
Barry County Senior Services	0.0478	0.99%
Monett R-1 School District	3.9196	80.82%
Monett SRD Barry County - Road & Bridge	0.1812	3.74%
Surtax	0.3273	6.75%
Total	**4.8499**	**100.00%**

Type	2025 Appraised	2025 Assessed
Residential	$ 2,192,336.84	$ 416,544.00
Commercial	$ 8,360,740.63	$ 2,675,437.00
Total	**$ 10,553,077.47**	**$ 3,091,981.00**

Assessment Rates	
Type	Rate
Residential	19.00%
Commercial	32.00%
Agricultural	12.00%

Project Improvements	
Total Project Improvements	
Post-Redevelopment Appraised Value as % of Construction Budget	55.00%

AV Split	Land Value %		Building Value %	
Property Type	Lower	Upper	Lower	Upper
Residential	20.00%	40.00%	60.00%	80.00%
Commercial	10.00%	30.00%	70.00%	90.00%
Industrial	15.00%	35.00%	65.00%	85.00%

AV Split		
Land	Building	Total
30.00%	70.00%	**100.00%**
20.00%	80.00%	**100.00%**
25.00%	75.00%	**100.00%**

Other Assumptions	
Biennial Growth	3.00%
Discount Rate	6.00%

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Metric	Commercial C1	Commercial C2	Commercial C3	Commercial C4	Residential R1
Minimum Level of Investment (Project Improvements)	$ 15,000.00	$ 25,000.00	$ 150,000.00	$ 750,000.00	$ 10,000.00
Length of Term	10 Years	10 Years	15 Years	20 Years	10 Years
Post-Redevelopment Appraised Value as % of Construction Budget	55.00%	55.00%	55.00%	55.00%	55.00%
Post-Redevelopment Incremental Appraised Value	$ 8,250.00	$ 13,750.00	$ 82,500.00	$ 412,500.00	$ 5,500.00
Assessment Rate	32.00%	32.00%	32.00%	32.00%	19.00%
Post-Redevelopment Incremental Assessed Value	$ 2,640.00	$ 4,400.00	$ 26,400.00	$ 132,000.00	$ 1,045.00
Total Incremental Tax (Nominal)	**$ 1,359.54**	**$ 2,265.89**	**$ 21,196.33**	**$ 146,780.48**	**$ 538.15**
PV of Total Incremental Tax	**$ 993.79**	**$ 1,656.31**	**$ 13,507.49**	**$ 81,854.90**	**$ 393.37**

Incremental Tax - Year 1	Levy	C1	C2	C3	C4	R1
State of Missouri	0.0300	$ 0.79	$ 1.32	$ 7.92	$ 39.60	$ 0.31
Barry-Lawrence County Public Library	0.2135	$ 5.64	$ 9.39	$ 56.36	$ 281.82	$ 2.23
Barry County Health Department	0.0705	$ 1.86	$ 3.10	$ 18.61	$ 93.06	$ 0.74
Barry County Developmental Disability Board	0.0600	$ 1.58	$ 2.64	$ 15.84	$ 79.20	$ 0.63
Barry County Senior Services	0.0478	$ 1.26	$ 2.10	$ 12.62	$ 63.10	$ 0.50
Monett R-1 School District	3.9196	$ 103.48	$ 172.46	$ 1,034.77	$ 5,173.87	$ 40.96
Monett SRD Barry County - Road & Bridge	0.1812	$ 4.78	$ 7.97	$ 47.84	$ 239.18	$ 1.89
Surtax	0.3273	$ 8.64	$ 14.40	$ 86.41	$ 432.04	$ 3.42
Total - Incremental Tax - Year 1	**4.8499**	**$ 128.04**	**$ 213.40**	**$ 1,280.37**	**$ 6,401.87**	**$ 50.68**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity		Incremental Tax (Nominal)				
Year	**Growth**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	1.0000	$ 128.04	$ 213.40	$ 1,280.37	$ 6,401.87	$ 50.68
Year 2	1.0000	$ 128.04	$ 213.40	$ 1,280.37	$ 6,401.87	$ 50.68
Year 3	1.0300	$ 131.88	$ 219.80	$ 1,318.78	$ 6,593.92	$ 52.20
Year 4	1.0300	$ 131.88	$ 219.80	$ 1,318.78	$ 6,593.92	$ 52.20
Year 5	1.0609	$ 135.83	$ 226.39	$ 1,358.35	$ 6,791.74	$ 53.77
Year 6	1.0609	$ 135.83	$ 226.39	$ 1,358.35	$ 6,791.74	$ 53.77
Year 7	1.0927	$ 139.91	$ 233.18	$ 1,399.10	$ 6,995.49	$ 55.38
Year 8	1.0927	$ 139.91	$ 233.18	$ 1,399.10	$ 6,995.49	$ 55.38
Year 9	1.1255	$ 144.11	$ 240.18	$ 1,441.07	$ 7,205.36	$ 57.04
Year 10	1.1255	$ 144.11	$ 240.18	$ 1,441.07	$ 7,205.36	$ 57.04
Year 11	1.1593	$ -	$ -	$ 1,484.30	$ 7,421.52	$ -
Year 12	1.1593	$ -	$ -	$ 1,484.30	$ 7,421.52	$ -
Year 13	1.1941	$ -	$ -	$ 1,528.83	$ 7,644.17	$ -
Year 14	1.1941	$ -	$ -	$ 1,528.83	$ 7,644.17	$ -
Year 15	1.2299	$ -	$ -	$ 1,574.70	$ 7,873.49	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 7,873.49	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 8,109.69	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 8,109.69	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 8,352.99	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 8,352.99	$ -
Total		**$ 1,359.54**	**$ 2,265.89**	**$ 21,196.33**	**$ 146,780.48**	**$ 538.15**

PV of Incremental Tax by Year & Taxing Entity		Incremental Tax (Present Value @ 6%)				
Year	**PV**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	0.9434	$ 120.79	$ 201.32	$ 1,207.90	$ 6,039.50	$ 47.81
Year 2	0.8900	$ 113.95	$ 189.92	$ 1,139.53	$ 5,697.64	$ 45.11
Year 3	0.8396	$ 110.73	$ 184.55	$ 1,107.28	$ 5,536.39	$ 43.83
Year 4	0.7921	$ 104.46	$ 174.10	$ 1,044.60	$ 5,223.01	$ 41.35
Year 5	0.7473	$ 101.50	$ 169.17	$ 1,015.04	$ 5,075.18	$ 40.18
Year 6	0.7050	$ 95.76	$ 159.60	$ 957.58	$ 4,787.91	$ 37.90
Year 7	0.6651	$ 93.05	$ 155.08	$ 930.48	$ 4,652.40	$ 36.83
Year 8	0.6274	$ 87.78	$ 146.30	$ 877.81	$ 4,389.06	$ 34.75
Year 9	0.5919	$ 85.30	$ 142.16	$ 852.97	$ 4,264.84	$ 33.76
Year 10	0.5584	$ 80.47	$ 134.11	$ 804.69	$ 4,023.43	$ 31.85
Year 11	0.5268	$ -	$ -	$ 781.91	$ 3,909.56	$ -
Year 12	0.4970	$ -	$ -	$ 737.65	$ 3,688.27	$ -
Year 13	0.4688	$ -	$ -	$ 716.78	$ 3,583.88	$ -
Year 14	0.4423	$ -	$ -	$ 676.20	$ 3,381.02	$ -
Year 15	0.4173	$ -	$ -	$ 657.07	$ 3,285.33	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 3,099.37	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 3,011.65	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 2,841.18	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 2,760.77	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 2,604.50	$ -
Total		**$ 993.79**	**$ 1,656.31**	**$ 13,507.49**	**$ 81,854.90**	**$ 393.37**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity

		State of Missouri				
Year	Growth	C1	C2	C3	C4	R1
Year 1	1.0000	$ 0.79	$ 1.32	$ 7.92	$ 39.60	$ 0.31
Year 2	1.0000	$ 0.79	$ 1.32	$ 7.92	$ 39.60	$ 0.31
Year 3	1.0300	$ 0.82	$ 1.36	$ 8.16	$ 40.79	$ 0.32
Year 4	1.0300	$ 0.82	$ 1.36	$ 8.16	$ 40.79	$ 0.32
Year 5	1.0609	$ 0.84	$ 1.40	$ 8.40	$ 42.01	$ 0.33
Year 6	1.0609	$ 0.84	$ 1.40	$ 8.40	$ 42.01	$ 0.33
Year 7	1.0927	$ 0.87	$ 1.44	$ 8.65	$ 43.27	$ 0.34
Year 8	1.0927	$ 0.87	$ 1.44	$ 8.65	$ 43.27	$ 0.34
Year 9	1.1255	$ 0.89	$ 1.49	$ 8.91	$ 44.57	$ 0.35
Year 10	1.1255	$ 0.89	$ 1.49	$ 8.91	$ 44.57	$ 0.35
Year 11	1.1593	$ -	$ -	$ 9.18	$ 45.91	$ -
Year 12	1.1593	$ -	$ -	$ 9.18	$ 45.91	$ -
Year 13	1.1941	$ -	$ -	$ 9.46	$ 47.28	$ -
Year 14	1.1941	$ -	$ -	$ 9.46	$ 47.28	$ -
Year 15	1.2299	$ -	$ -	$ 9.74	$ 48.70	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 48.70	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 50.16	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 50.16	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 51.67	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 51.67	$ -
Total		**$ 8.41**	**$ 14.02**	**$ 131.11**	**$ 907.94**	**$ 3.33**

PV of Incremental Tax by Year & Taxing Entity

		State of Missouri				
Year	PV	C1	C2	C3	C4	R1
Year 1	0.9434	$ 0.75	$ 1.25	$ 7.47	$ 37.36	$ 0.30
Year 2	0.8900	$ 0.70	$ 1.17	$ 7.05	$ 35.24	$ 0.28
Year 3	0.8396	$ 0.68	$ 1.14	$ 6.85	$ 34.25	$ 0.27
Year 4	0.7921	$ 0.65	$ 1.08	$ 6.46	$ 32.31	$ 0.26
Year 5	0.7473	$ 0.63	$ 1.05	$ 6.28	$ 31.39	$ 0.25
Year 6	0.7050	$ 0.59	$ 0.99	$ 5.92	$ 29.62	$ 0.23
Year 7	0.6651	$ 0.58	$ 0.96	$ 5.76	$ 28.78	$ 0.23
Year 8	0.6274	$ 0.54	$ 0.90	$ 5.43	$ 27.15	$ 0.21
Year 9	0.5919	$ 0.53	$ 0.88	$ 5.28	$ 26.38	$ 0.21
Year 10	0.5584	$ 0.50	$ 0.83	$ 4.98	$ 24.89	$ 0.20
Year 11	0.5268	$ -	$ -	$ 4.84	$ 24.18	$ -
Year 12	0.4970	$ -	$ -	$ 4.56	$ 22.81	$ -
Year 13	0.4688	$ -	$ -	$ 4.43	$ 22.17	$ -
Year 14	0.4423	$ -	$ -	$ 4.18	$ 20.91	$ -
Year 15	0.4173	$ -	$ -	$ 4.06	$ 20.32	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 19.17	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 18.63	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 17.57	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 17.08	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 16.11	$ -
Total		**$ 6.15**	**$ 10.25**	**$ 83.55**	**$ 506.33**	**$ 2.43**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity		Barry-Lawrence County Public Library				
Year	**Growth**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	1.0000	$ 5.64	$ 9.39	$ 56.36	$ 281.82	$ 2.23
Year 2	1.0000	$ 5.64	$ 9.39	$ 56.36	$ 281.82	$ 2.23
Year 3	1.0300	$ 5.81	$ 9.68	$ 58.05	$ 290.27	$ 2.30
Year 4	1.0300	$ 5.81	$ 9.68	$ 58.05	$ 290.27	$ 2.30
Year 5	1.0609	$ 5.98	$ 9.97	$ 59.80	$ 298.98	$ 2.37
Year 6	1.0609	$ 5.98	$ 9.97	$ 59.80	$ 298.98	$ 2.37
Year 7	1.0927	$ 6.16	$ 10.27	$ 61.59	$ 307.95	$ 2.44
Year 8	1.0927	$ 6.16	$ 10.27	$ 61.59	$ 307.95	$ 2.44
Year 9	1.1255	$ 6.34	$ 10.57	$ 63.44	$ 317.19	$ 2.51
Year 10	1.1255	$ 6.34	$ 10.57	$ 63.44	$ 317.19	$ 2.51
Year 11	1.1593	$ -	$ -	$ 65.34	$ 326.71	$ -
Year 12	1.1593	$ -	$ -	$ 65.34	$ 326.71	$ -
Year 13	1.1941	$ -	$ -	$ 67.30	$ 336.51	$ -
Year 14	1.1941	$ -	$ -	$ 67.30	$ 336.51	$ -
Year 15	1.2299	$ -	$ -	$ 69.32	$ 346.60	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 346.60	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 357.00	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 357.00	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 367.71	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 367.71	$ -
Total		**$ 59.85**	**$ 99.75**	**$ 933.09**	**$ 6,461.50**	**$ 23.69**

PV of Incremental Tax by Year & Taxing Entity		Barry-Lawrence County Public Library				
Year	**PV**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	0.9434	$ 5.32	$ 8.86	$ 53.17	$ 265.87	$ 2.10
Year 2	0.8900	$ 5.02	$ 8.36	$ 50.16	$ 250.82	$ 1.99
Year 3	0.8396	$ 4.87	$ 8.12	$ 48.74	$ 243.72	$ 1.93
Year 4	0.7921	$ 4.60	$ 7.66	$ 45.98	$ 229.92	$ 1.82
Year 5	0.7473	$ 4.47	$ 7.45	$ 44.68	$ 223.42	$ 1.77
Year 6	0.7050	$ 4.22	$ 7.03	$ 42.15	$ 210.77	$ 1.67
Year 7	0.6651	$ 4.10	$ 6.83	$ 40.96	$ 204.81	$ 1.62
Year 8	0.6274	$ 3.86	$ 6.44	$ 38.64	$ 193.21	$ 1.53
Year 9	0.5919	$ 3.75	$ 6.26	$ 37.55	$ 187.74	$ 1.49
Year 10	0.5584	$ 3.54	$ 5.90	$ 35.42	$ 177.12	$ 1.40
Year 11	0.5268	$ -	$ -	$ 34.42	$ 172.10	$ -
Year 12	0.4970	$ -	$ -	$ 32.47	$ 162.36	$ -
Year 13	0.4688	$ -	$ -	$ 31.55	$ 157.77	$ -
Year 14	0.4423	$ -	$ -	$ 29.77	$ 148.84	$ -
Year 15	0.4173	$ -	$ -	$ 28.93	$ 144.63	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 136.44	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 132.58	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 125.07	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 121.53	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 114.65	$ -
Total		**$ 43.75**	**$ 72.91**	**$ 594.62**	**$ 3,603.38**	**$ 17.32**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity		Barry County Health Department				
Year	**Growth**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	1.0000	$ 1.86	$ 3.10	$ 18.61	$ 93.06	$ 0.74
Year 2	1.0000	$ 1.86	$ 3.10	$ 18.61	$ 93.06	$ 0.74
Year 3	1.0300	$ 1.92	$ 3.20	$ 19.17	$ 95.85	$ 0.76
Year 4	1.0300	$ 1.92	$ 3.20	$ 19.17	$ 95.85	$ 0.76
Year 5	1.0609	$ 1.97	$ 3.29	$ 19.75	$ 98.73	$ 0.78
Year 6	1.0609	$ 1.97	$ 3.29	$ 19.75	$ 98.73	$ 0.78
Year 7	1.0927	$ 2.03	$ 3.39	$ 20.34	$ 101.69	$ 0.81
Year 8	1.0927	$ 2.03	$ 3.39	$ 20.34	$ 101.69	$ 0.81
Year 9	1.1255	$ 2.09	$ 3.49	$ 20.95	$ 104.74	$ 0.83
Year 10	1.1255	$ 2.09	$ 3.49	$ 20.95	$ 104.74	$ 0.83
Year 11	1.1593	$ -	$ -	$ 21.58	$ 107.88	$ -
Year 12	1.1593	$ -	$ -	$ 21.58	$ 107.88	$ -
Year 13	1.1941	$ -	$ -	$ 22.22	$ 111.12	$ -
Year 14	1.1941	$ -	$ -	$ 22.22	$ 111.12	$ -
Year 15	1.2299	$ -	$ -	$ 22.89	$ 114.45	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 114.45	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 117.89	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 117.89	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 121.42	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 121.42	$ -
Total		**$ 19.76**	**$ 32.94**	**$ 308.12**	**$ 2,133.66**	**$ 7.82**

PV of Incremental Tax by Year & Taxing Entity		Barry County Health Department				
Year	**PV**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	0.9434	$ 1.76	$ 2.93	$ 17.56	$ 87.79	$ 0.70
Year 2	0.8900	$ 1.66	$ 2.76	$ 16.56	$ 82.82	$ 0.66
Year 3	0.8396	$ 1.61	$ 2.68	$ 16.10	$ 80.48	$ 0.64
Year 4	0.7921	$ 1.52	$ 2.53	$ 15.18	$ 75.92	$ 0.60
Year 5	0.7473	$ 1.48	$ 2.46	$ 14.75	$ 73.77	$ 0.58
Year 6	0.7050	$ 1.39	$ 2.32	$ 13.92	$ 69.60	$ 0.55
Year 7	0.6651	$ 1.35	$ 2.25	$ 13.53	$ 67.63	$ 0.54
Year 8	0.6274	$ 1.28	$ 2.13	$ 12.76	$ 63.80	$ 0.51
Year 9	0.5919	$ 1.24	$ 2.07	$ 12.40	$ 62.00	$ 0.49
Year 10	0.5584	$ 1.17	$ 1.95	$ 11.70	$ 58.49	$ 0.46
Year 11	0.5268	$ -	$ -	$ 11.37	$ 56.83	$ -
Year 12	0.4970	$ -	$ -	$ 10.72	$ 53.61	$ -
Year 13	0.4688	$ -	$ -	$ 10.42	$ 52.10	$ -
Year 14	0.4423	$ -	$ -	$ 9.83	$ 49.15	$ -
Year 15	0.4173	$ -	$ -	$ 9.55	$ 47.76	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 45.05	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 43.78	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 41.30	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 40.13	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 37.86	$ -
Total		**$ 14.45**	**$ 24.08**	**$ 196.35**	**$ 1,189.87**	**$ 5.72**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity		Barry County Developmental Disability Board				
Year	Growth	C1	C2	C3	C4	R1
Year 1	1.0000	$ 1.58	$ 2.64	$ 15.84	$ 79.20	$ 0.63
Year 2	1.0000	$ 1.58	$ 2.64	$ 15.84	$ 79.20	$ 0.63
Year 3	1.0300	$ 1.63	$ 2.72	$ 16.32	$ 81.58	$ 0.65
Year 4	1.0300	$ 1.63	$ 2.72	$ 16.32	$ 81.58	$ 0.65
Year 5	1.0609	$ 1.68	$ 2.80	$ 16.80	$ 84.02	$ 0.67
Year 6	1.0609	$ 1.68	$ 2.80	$ 16.80	$ 84.02	$ 0.67
Year 7	1.0927	$ 1.73	$ 2.88	$ 17.31	$ 86.54	$ 0.69
Year 8	1.0927	$ 1.73	$ 2.88	$ 17.31	$ 86.54	$ 0.69
Year 9	1.1255	$ 1.78	$ 2.97	$ 17.83	$ 89.14	$ 0.71
Year 10	1.1255	$ 1.78	$ 2.97	$ 17.83	$ 89.14	$ 0.71
Year 11	1.1593	$ -	$ -	$ 18.36	$ 91.81	$ -
Year 12	1.1593	$ -	$ -	$ 18.36	$ 91.81	$ -
Year 13	1.1941	$ -	$ -	$ 18.91	$ 94.57	$ -
Year 14	1.1941	$ -	$ -	$ 18.91	$ 94.57	$ -
Year 15	1.2299	$ -	$ -	$ 19.48	$ 97.41	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 97.41	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 100.33	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 100.33	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 103.34	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 103.34	$ -
Total		**$ 16.82**	**$ 28.03**	**$ 262.23**	**$ 1,815.88**	**$ 6.66**

PV of Incremental Tax by Year & Taxing Entity		Barry County Developmental Disability Board				
Year	PV	C1	C2	C3	C4	R1
Year 1	0.9434	$ 1.49	$ 2.49	$ 14.94	$ 74.72	$ 0.59
Year 2	0.8900	$ 1.41	$ 2.35	$ 14.10	$ 70.49	$ 0.56
Year 3	0.8396	$ 1.37	$ 2.28	$ 13.70	$ 68.49	$ 0.54
Year 4	0.7921	$ 1.29	$ 2.15	$ 12.92	$ 64.62	$ 0.51
Year 5	0.7473	$ 1.26	$ 2.09	$ 12.56	$ 62.79	$ 0.50
Year 6	0.7050	$ 1.18	$ 1.97	$ 11.85	$ 59.23	$ 0.47
Year 7	0.6651	$ 1.15	$ 1.92	$ 11.51	$ 57.56	$ 0.46
Year 8	0.6274	$ 1.09	$ 1.81	$ 10.86	$ 54.30	$ 0.43
Year 9	0.5919	$ 1.06	$ 1.76	$ 10.55	$ 52.76	$ 0.42
Year 10	0.5584	$ 1.00	$ 1.66	$ 9.96	$ 49.78	$ 0.39
Year 11	0.5268	$ -	$ -	$ 9.67	$ 48.37	$ -
Year 12	0.4970	$ -	$ -	$ 9.13	$ 45.63	$ -
Year 13	0.4688	$ -	$ -	$ 8.87	$ 44.34	$ -
Year 14	0.4423	$ -	$ -	$ 8.37	$ 41.83	$ -
Year 15	0.4173	$ -	$ -	$ 8.13	$ 40.64	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 38.34	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 37.26	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 35.15	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 34.15	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 32.22	$ -
Total		**$ 12.29**	**$ 20.49**	**$ 167.11**	**$ 1,012.66**	**$ 4.87**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity		Barry County Senior Services				
Year	Growth	C1	C2	C3	C4	R1
Year 1	1.0000	$ 1.26	$ 2.10	$ 12.62	$ 63.10	$ 0.50
Year 2	1.0000	$ 1.26	$ 2.10	$ 12.62	$ 63.10	$ 0.50
Year 3	1.0300	$ 1.30	$ 2.17	$ 13.00	$ 64.99	$ 0.51
Year 4	1.0300	$ 1.30	$ 2.17	$ 13.00	$ 64.99	$ 0.51
Year 5	1.0609	$ 1.34	$ 2.23	$ 13.39	$ 66.94	$ 0.53
Year 6	1.0609	$ 1.34	$ 2.23	$ 13.39	$ 66.94	$ 0.53
Year 7	1.0927	$ 1.38	$ 2.30	$ 13.79	$ 68.95	$ 0.55
Year 8	1.0927	$ 1.38	$ 2.30	$ 13.79	$ 68.95	$ 0.55
Year 9	1.1255	$ 1.42	$ 2.37	$ 14.20	$ 71.02	$ 0.56
Year 10	1.1255	$ 1.42	$ 2.37	$ 14.20	$ 71.02	$ 0.56
Year 11	1.1593	$ -	$ -	$ 14.63	$ 73.15	$ -
Year 12	1.1593	$ -	$ -	$ 14.63	$ 73.15	$ -
Year 13	1.1941	$ -	$ -	$ 15.07	$ 75.34	$ -
Year 14	1.1941	$ -	$ -	$ 15.07	$ 75.34	$ -
Year 15	1.2299	$ -	$ -	$ 15.52	$ 77.60	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 77.60	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 79.93	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 79.93	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 82.33	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 82.33	$ -
Total		**$ 13.40**	**$ 22.33**	**$ 208.91**	**$ 1,446.65**	**$ 5.30**

PV of Incremental Tax by Year & Taxing Entity		Barry County Senior Services				
Year	PV	C1	C2	C3	C4	R1
Year 1	0.9434	$ 1.19	$ 1.98	$ 11.90	$ 59.52	$ 0.47
Year 2	0.8900	$ 1.12	$ 1.87	$ 11.23	$ 56.16	$ 0.44
Year 3	0.8396	$ 1.09	$ 1.82	$ 10.91	$ 54.57	$ 0.43
Year 4	0.7921	$ 1.03	$ 1.72	$ 10.30	$ 51.48	$ 0.41
Year 5	0.7473	$ 1.00	$ 1.67	$ 10.00	$ 50.02	$ 0.40
Year 6	0.7050	$ 0.94	$ 1.57	$ 9.44	$ 47.19	$ 0.37
Year 7	0.6651	$ 0.92	$ 1.53	$ 9.17	$ 45.85	$ 0.36
Year 8	0.6274	$ 0.87	$ 1.44	$ 8.65	$ 43.26	$ 0.34
Year 9	0.5919	$ 0.84	$ 1.40	$ 8.41	$ 42.03	$ 0.33
Year 10	0.5584	$ 0.79	$ 1.32	$ 7.93	$ 39.65	$ 0.31
Year 11	0.5268	$ -	$ -	$ 7.71	$ 38.53	$ -
Year 12	0.4970	$ -	$ -	$ 7.27	$ 36.35	$ -
Year 13	0.4688	$ -	$ -	$ 7.06	$ 35.32	$ -
Year 14	0.4423	$ -	$ -	$ 6.66	$ 33.32	$ -
Year 15	0.4173	$ -	$ -	$ 6.48	$ 32.38	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 30.55	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 29.68	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 28.00	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 27.21	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 25.67	$ -
Total		**$ 9.79**	**$ 16.32**	**$ 133.13**	**$ 806.75**	**$ 3.88**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity

Year	Growth	Monett R-1 School District C1	C2	C3	C4	R1
Year 1	1.0000	$ 103.48	$ 172.46	$ 1,034.77	$ 5,173.87	$ 40.96
Year 2	1.0000	$ 103.48	$ 172.46	$ 1,034.77	$ 5,173.87	$ 40.96
Year 3	1.0300	$ 106.58	$ 177.64	$ 1,065.82	$ 5,329.09	$ 42.19
Year 4	1.0300	$ 106.58	$ 177.64	$ 1,065.82	$ 5,329.09	$ 42.19
Year 5	1.0609	$ 109.78	$ 182.97	$ 1,097.79	$ 5,488.96	$ 43.45
Year 6	1.0609	$ 109.78	$ 182.97	$ 1,097.79	$ 5,488.96	$ 43.45
Year 7	1.0927	$ 113.07	$ 188.45	$ 1,130.73	$ 5,653.63	$ 44.76
Year 8	1.0927	$ 113.07	$ 188.45	$ 1,130.73	$ 5,653.63	$ 44.76
Year 9	1.1255	$ 116.46	$ 194.11	$ 1,164.65	$ 5,823.24	$ 46.10
Year 10	1.1255	$ 116.46	$ 194.11	$ 1,164.65	$ 5,823.24	$ 46.10
Year 11	1.1593	$ -	$ -	$ 1,199.59	$ 5,997.94	$ -
Year 12	1.1593	$ -	$ -	$ 1,199.59	$ 5,997.94	$ -
Year 13	1.1941	$ -	$ -	$ 1,235.57	$ 6,177.87	$ -
Year 14	1.1941	$ -	$ -	$ 1,235.57	$ 6,177.87	$ -
Year 15	1.2299	$ -	$ -	$ 1,272.64	$ 6,363.21	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 6,363.21	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 6,554.11	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 6,554.11	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 6,750.73	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 6,750.73	$ -
Total		**$ 1,098.75**	**$ 1,831.25**	**$ 17,130.48**	**$ 118,625.29**	**$ 434.92**

PV of Incremental Tax by Year & Taxing Entity

Year	PV	Monett R-1 School District C1	C2	C3	C4	R1
Year 1	0.9434	$ 97.62	$ 162.70	$ 976.20	$ 4,881.01	$ 38.64
Year 2	0.8900	$ 92.09	$ 153.49	$ 920.95	$ 4,604.73	$ 36.45
Year 3	0.8396	$ 89.49	$ 149.15	$ 894.88	$ 4,474.41	$ 35.42
Year 4	0.7921	$ 84.42	$ 140.70	$ 844.23	$ 4,221.14	$ 33.42
Year 5	0.7473	$ 82.03	$ 136.72	$ 820.33	$ 4,101.67	$ 32.47
Year 6	0.7050	$ 77.39	$ 128.98	$ 773.90	$ 3,869.50	$ 30.63
Year 7	0.6651	$ 75.20	$ 125.33	$ 752.00	$ 3,759.99	$ 29.77
Year 8	0.6274	$ 70.94	$ 118.24	$ 709.43	$ 3,547.16	$ 28.08
Year 9	0.5919	$ 68.94	$ 114.89	$ 689.35	$ 3,446.77	$ 27.29
Year 10	0.5584	$ 65.03	$ 108.39	$ 650.33	$ 3,251.67	$ 25.74
Year 11	0.5268	$ -	$ -	$ 631.93	$ 3,159.64	$ -
Year 12	0.4970	$ -	$ -	$ 596.16	$ 2,980.79	$ -
Year 13	0.4688	$ -	$ -	$ 579.29	$ 2,896.43	$ -
Year 14	0.4423	$ -	$ -	$ 546.50	$ 2,732.48	$ -
Year 15	0.4173	$ -	$ -	$ 531.03	$ 2,655.15	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 2,504.85	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 2,433.96	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 2,296.19	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 2,231.20	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 2,104.91	$ -
Total		**$ 803.16**	**$ 1,338.60**	**$ 10,916.50**	**$ 66,153.63**	**$ 317.92**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity		Monett SRD Barry County - Road & Bridge				
Year	Growth	C1	C2	C3	C4	R1
Year 1	1.0000	$ 4.78	$ 7.97	$ 47.84	$ 239.18	$ 1.89
Year 2	1.0000	$ 4.78	$ 7.97	$ 47.84	$ 239.18	$ 1.89
Year 3	1.0300	$ 4.93	$ 8.21	$ 49.27	$ 246.36	$ 1.95
Year 4	1.0300	$ 4.93	$ 8.21	$ 49.27	$ 246.36	$ 1.95
Year 5	1.0609	$ 5.08	$ 8.46	$ 50.75	$ 253.75	$ 2.01
Year 6	1.0609	$ 5.08	$ 8.46	$ 50.75	$ 253.75	$ 2.01
Year 7	1.0927	$ 5.23	$ 8.71	$ 52.27	$ 261.36	$ 2.07
Year 8	1.0927	$ 5.23	$ 8.71	$ 52.27	$ 261.36	$ 2.07
Year 9	1.1255	$ 5.38	$ 8.97	$ 53.84	$ 269.20	$ 2.13
Year 10	1.1255	$ 5.38	$ 8.97	$ 53.84	$ 269.20	$ 2.13
Year 11	1.1593	$ -	$ -	$ 55.46	$ 277.28	$ -
Year 12	1.1593	$ -	$ -	$ 55.46	$ 277.28	$ -
Year 13	1.1941	$ -	$ -	$ 57.12	$ 285.60	$ -
Year 14	1.1941	$ -	$ -	$ 57.12	$ 285.60	$ -
Year 15	1.2299	$ -	$ -	$ 58.83	$ 294.17	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 294.17	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 302.99	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 302.99	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 312.08	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 312.08	$ -
Total		**$ 50.79**	**$ 84.66**	**$ 791.93**	**$ 5,483.95**	**$ 20.11**

PV of Incremental Tax by Year & Taxing Entity		Monett SRD Barry County - Road & Bridge				
Year	PV	C1	C2	C3	C4	R1
Year 1	0.9434	$ 4.51	$ 7.52	$ 45.13	$ 225.65	$ 1.79
Year 2	0.8900	$ 4.26	$ 7.10	$ 42.57	$ 212.87	$ 1.69
Year 3	0.8396	$ 4.14	$ 6.89	$ 41.37	$ 206.85	$ 1.64
Year 4	0.7921	$ 3.90	$ 6.50	$ 39.03	$ 195.14	$ 1.54
Year 5	0.7473	$ 3.79	$ 6.32	$ 37.92	$ 189.62	$ 1.50
Year 6	0.7050	$ 3.58	$ 5.96	$ 35.78	$ 178.88	$ 1.42
Year 7	0.6651	$ 3.48	$ 5.79	$ 34.76	$ 173.82	$ 1.38
Year 8	0.6274	$ 3.28	$ 5.47	$ 32.80	$ 163.98	$ 1.30
Year 9	0.5919	$ 3.19	$ 5.31	$ 31.87	$ 159.34	$ 1.26
Year 10	0.5584	$ 3.01	$ 5.01	$ 30.06	$ 150.32	$ 1.19
Year 11	0.5268	$ -	$ -	$ 29.21	$ 146.07	$ -
Year 12	0.4970	$ -	$ -	$ 27.56	$ 137.80	$ -
Year 13	0.4688	$ -	$ -	$ 26.78	$ 133.90	$ -
Year 14	0.4423	$ -	$ -	$ 25.26	$ 126.32	$ -
Year 15	0.4173	$ -	$ -	$ 24.55	$ 122.75	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 115.80	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 112.52	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 106.15	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 103.15	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 97.31	$ -
Total		**$ 37.13**	**$ 61.88**	**$ 504.66**	**$ 3,058.23**	**$ 14.70**

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity

		Surtax				
Year	**Growth**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	1.0000	$ 8.64	$ 14.40	$ 86.41	$ 432.04	$ 3.42
Year 2	1.0000	$ 8.64	$ 14.40	$ 86.41	$ 432.04	$ 3.42
Year 3	1.0300	$ 8.90	$ 14.83	$ 89.00	$ 445.00	$ 3.52
Year 4	1.0300	$ 8.90	$ 14.83	$ 89.00	$ 445.00	$ 3.52
Year 5	1.0609	$ 9.17	$ 15.28	$ 91.67	$ 458.35	$ 3.63
Year 6	1.0609	$ 9.17	$ 15.28	$ 91.67	$ 458.35	$ 3.63
Year 7	1.0927	$ 9.44	$ 15.74	$ 94.42	$ 472.10	$ 3.74
Year 8	1.0927	$ 9.44	$ 15.74	$ 94.42	$ 472.10	$ 3.74
Year 9	1.1255	$ 9.73	$ 16.21	$ 97.25	$ 486.26	$ 3.85
Year 10	1.1255	$ 9.73	$ 16.21	$ 97.25	$ 486.26	$ 3.85
Year 11	1.1593	$ -	$ -	$ 100.17	$ 500.85	$ -
Year 12	1.1593	$ -	$ -	$ 100.17	$ 500.85	$ -
Year 13	1.1941	$ -	$ -	$ 103.17	$ 515.87	$ -
Year 14	1.1941	$ -	$ -	$ 103.17	$ 515.87	$ -
Year 15	1.2299	$ -	$ -	$ 106.27	$ 531.35	$ -
Year 16	1.2299	$ -	$ -	$ -	$ 531.35	$ -
Year 17	1.2668	$ -	$ -	$ -	$ 547.29	$ -
Year 18	1.2668	$ -	$ -	$ -	$ 547.29	$ -
Year 19	1.3048	$ -	$ -	$ -	$ 563.71	$ -
Year 20	1.3048	$ -	$ -	$ -	$ 563.71	$ -
Total		**$ 91.75**	**$ 152.92**	**$ 1,430.45**	**$ 9,905.62**	**$ 36.32**

PV of Incremental Tax by Year & Taxing Entity

		Surtax				
Year	**PV**	**C1**	**C2**	**C3**	**C4**	**R1**
Year 1	0.9434	$ 8.15	$ 13.59	$ 81.52	$ 407.58	$ 3.23
Year 2	0.8900	$ 7.69	$ 12.82	$ 76.90	$ 384.51	$ 3.04
Year 3	0.8396	$ 7.47	$ 12.45	$ 74.73	$ 373.63	$ 2.96
Year 4	0.7921	$ 7.05	$ 11.75	$ 70.50	$ 352.48	$ 2.79
Year 5	0.7473	$ 6.85	$ 11.42	$ 68.50	$ 342.50	$ 2.71
Year 6	0.7050	$ 6.46	$ 10.77	$ 64.62	$ 323.12	$ 2.56
Year 7	0.6651	$ 6.28	$ 10.47	$ 62.79	$ 313.97	$ 2.49
Year 8	0.6274	$ 5.92	$ 9.87	$ 59.24	$ 296.20	$ 2.34
Year 9	0.5919	$ 5.76	$ 9.59	$ 57.56	$ 287.82	$ 2.28
Year 10	0.5584	$ 5.43	$ 9.05	$ 54.31	$ 271.53	$ 2.15
Year 11	0.5268	$ -	$ -	$ 52.77	$ 263.84	$ -
Year 12	0.4970	$ -	$ -	$ 49.78	$ 248.91	$ -
Year 13	0.4688	$ -	$ -	$ 48.37	$ 241.86	$ -
Year 14	0.4423	$ -	$ -	$ 45.63	$ 228.17	$ -
Year 15	0.4173	$ -	$ -	$ 44.34	$ 221.71	$ -
Year 16	0.3936	$ -	$ -	$ -	$ 209.16	$ -
Year 17	0.3714	$ -	$ -	$ -	$ 203.24	$ -
Year 18	0.3503	$ -	$ -	$ -	$ 191.74	$ -
Year 19	0.3305	$ -	$ -	$ -	$ 186.31	$ -
Year 20	0.3118	$ -	$ -	$ -	$ 175.77	$ -
Total		**$ 67.07**	**$ 111.78**	**$ 911.57**	**$ 5,524.05**	**$ 26.55**

EXHIBIT D

Blight Study (see attached)

Study of Blighting Factors
within the Historic Downtown Monett Redevelopment Area

Introduction

In accordance with Chapter 353, this analysis of factors within the Redevelopment Area (the "Redevelopment Area") described in the Historic Downtown Monett Redevelopment Plan (the "Plan") has been prepared to assist the Monett City Council (the "City Council") in determining whether the Redevelopment Area constitutes a "blighted area," as that term is used and defined in the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended ("Chapter 353"). This analysis was conducted in November and December 2025.

Methodology

We conducted a visual survey of the proposed redevelopment area. We also reviewed information provided by the City of Monett and other information that was publicly available. In addition, we compared the findings to peer-reviewed studies indicating the effects of the visually observed defects on the surrounding environment, the area as a whole, and on the City of Monett.

Description of Redevelopment Area

The Redevelopment Area is located in the heart of the City of Monett, Missouri, as depicted on Exhibit A attached to the Plan and incorporated by reference in this analysis. The Redevelopment Area is located in an area generally known as historic downtown Monett, which is described in the Redevelopment Plan. This area consists primarily of commercial and industrial structures. Many of the structures located within the Redevelopment Area are part of the Downtown Monett Historic District, which is listed on the National Register of Historic Places. The dominant land use in the Redevelopment Area is commercial. Of the 198 parcels within the Redevelopment Area, an estimated 34 are vacant.

Blight

Chapter 353 requires as a prerequisite to the undertaking of proposed redevelopment activities, including the granting of real property tax abatement, that the City Council make a determination that the Redevelopment Area is a "blighted area," as that term is used and defined in Chapter 353. A "blighted area" is defined by Chapter 353 to have the same definition as § 99.805(1), RSMo. which reads:

> "(1) "Blighted area", an area which, by reason of [1] the predominance of insanitary or unsafe conditions, [2] deterioration of site improvements, or [3] the existence of conditions which endanger life or property by fire and other causes, [4] or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use;"
> (§ 99.805(1), RSMo. 2021 (numbering added)).

If the Redevelopment Area contains one or more of these three conditions and either retards housing accommodations or constitutes an economic liability or constitutes a social liability or is a menace to the public health, safety, or welfare, then the Redevelopment Area is a blighted area. The determination of statutory “blight” need not encompass the entire Redevelopment Area. Rather, Chapter 353 expressly provides that “any such area may include buildings and improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, re-planning, reconstruction, rehabilitation of the area of which such buildings, improvements, or real property form a part.”

Based on the analysis detailed below, the City Council has a sufficient factual basis to support a determination that the Redevelopment Area is indeed a “blighted area” under Chapter 353.

<u>Determination of Blight</u>

The following factors demonstrate that the Redevelopment Area is a “blighted area” as that term is defined and used in Chapter 353 and applicable judicial determinations:

(1) “insanitary or unsafe conditions”
(2) “deterioration of site improvements”
(3) “the existence of conditions which endanger life or property by fire and other causes”

Each is discussed below.

Deteriorating sidewalks create safety hazards and barriers to access.

(1) The Redevelopment Area is characterized by insanitary or unsafe conditions.

The Meriam-Webster dictionary defines “insanitary” to mean “unclean enough to endanger health.” Illegal dumping of trash, broken building materials, and deteriorated pavement have been found to constitute “unsafe and insanitary conditions.” (City of Kan. City v. Chung Hoe Ku, 282 S.W.3d 23, 31 (Mo. App. 2009)).

Unsecured construction sites create unsafe conditions and attractive nuisances.

Most of the streets and sidewalks in the area do not meet the standards of the Americans with Disabilities Act (ADA). This makes those streets and sidewalks largely inaccessible to persons with disabilities and parents with strollers. This means fewer people on the streets which has been linked to crime and vandalism. (Wilson and Kelling, 1982). As such the streets, and especially the sidewalks, constitute an unsafe condition in the area.

Much of the Redevelopment Area was built before the bans on asbestos and lead paint. Asbestos was used for a variety of things, including insulation, paint texture, and floor tiles. Lead, which may accumulate in the bloodstream and cause organ damage, was allowed to be used as a paint component until 1978. Unless proven otherwise, any structure built before 1977 is assumed to have these two chemicals, necessitating costly mitigating procedures to isolate them for removal. Visual surveys of the area suggest that most residential and commercial properties fall into this category.

(2) The Redevelopment Area is characterized by deterioration of site improvements.

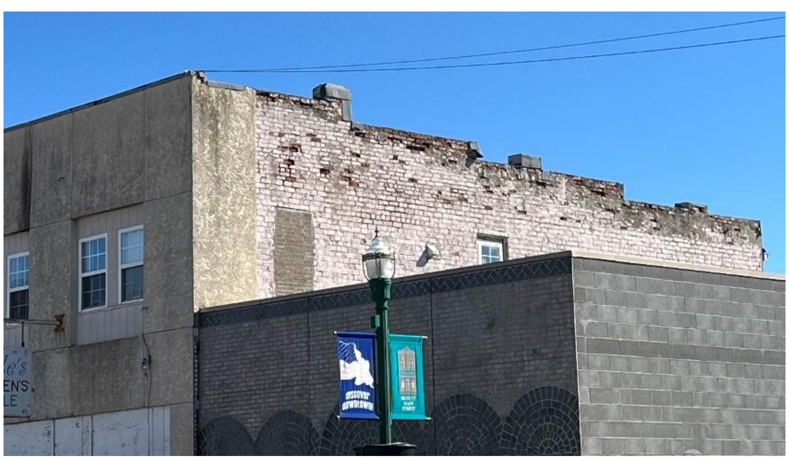
Improvements in the Redevelopment Area suffer from significant physical deterioration. Peeling paint, broken windows, and other maintenance issues are clearly visible. Many of the structures share adjoining walls. The lack of maintenance on a vacant parcel negatively affects the adjoining parcel, as the owners the adjoining parcel are wary of redeveloping their parcel while the adjoining structure remains vacant and continues deteriorating. Due to the age of many of the structures in the Redevelopment Area and neglect in necessary maintenance of older structures, buildings show loose bricks, broken and deteriorating windows, lack of signage or removal of outdated signage, and portions of buildings that are open to the elements.

In particular, deteriorating infrastructure is closely associated with crime and vandalism. In their famous work “Broken Windows” Kelling and Wilson wrote:

"Social psychologists and police officers tend to agree that if a window in a building is broken and is left unrepaired, all the rest of the windows will soon be broken. This is as true in nice neighborhoods as in rundown ones. Window-breaking does not necessarily occur on a large scale because some areas are inhabited by determined window-breakers whereas others are populated by window-lovers; rather, one unrepaired broken window is a signal that no one cares, and so breaking more windows costs nothing." (Wilson and Kelling 1982.)

Deteriorating improvements like broken windows and blank sign structures create the appearance that the structure is vacant, creating an opportunity for crime.

Broken sidewalks make the city less accessible, especially for the blind and those who use wheelchairs, canes, or walkers (Shoup, Donald 2010, Access vol. 36).
As curb appeal diminishes, properties will be slower to sell and have decreased value (Elam and Stigarll 2012). Therefore, these maintenance issues on individual properties create an anchor, weighing down the values of all the properties in the area. As such they are a clear economic liability to the community.



Deterioration of site improvements like peeling paint, unused sign structures, and loose bricks are visible throughout the Redevelopment Area.

(3) The Redevelopment Area is characterized by the existence of conditions which endanger life or property by fire and other causes.

Thirty-four vacant properties have been identified within the Redevelopment Area. However, this reflects only those properties which have been identified as vacant to the City of Monett. It is likely that the number is higher.

Abandoned properties have been directly correlated with higher crime and social disruption (Cui and Walsh 2015). Studies have shown that abandoned properties are "magnets for vandalism, theft, fires, drug trafficking, and more serious crimes, all of which require more and better municipal services." That same report points out that abandoned properties require more municipal services while at the same time paying lower municipal taxes. In this case, the property pays no property tax and generates no sales tax. Abandoned buildings and empty storefronts act as an economic drag on the area and increase crime.

Structures that are open to the elements create the opportunity for crime, including arson, which endangers life and property.

According to a report issued by H.U.D., "Vacant and abandoned properties have negative spillover effects that impact neighboring properties and, when concentrated, entire communities and even cities. Research links foreclosed, vacant, and abandoned properties with reduced property values, increased crime, increased risk to public health and welfare, and increased costs for municipal governments." (HUD 2014)
In addition, it has been shown that the longer a property remains abandoned, the more significant the economic impact is on surrounding properties and the further away the negative impacts reach (Han 2014).

Structures with boarded up doors indicate that the structure is vacant, allowing the property to become an attractive area for illegal activities.

Vacant properties are also associated with an increased arson rate, both for them and for surrounding buildings (Schachterle 2012). Thus abandoned properties, by their very nature, encourage crimes and fires, both on the property and nearby.

The Blighting Factors of the Property Constitute an Economic or Social Liability or a Menace to the Public Health, Safety, or Welfare in Its Present Condition and Use.

As detailed above, the blighting conditions found on the property are directly linked to health, safety, and welfare concerns. Missouri courts have previously found that abandoned properties create a social liability by encouraging loitering, juvenile delinquents, and crime. (Land Clearance for Redevelopment Auth. v. Inserra, 284 S.W.3d 641, 647-48 (Mo. App. 2009).) The Han study cited above indicates that the longer a property remains abandoned the greater the impact on the surrounding community (Han 2014). The Land study indicates that abandoned properties disproportionately burden municipal services (Lind 2015).

The HUD study connects vacant properties directly with crime as does the Lind study (HUD 2014). The HUD study also directly links abandoned properties with decreased property values in the area. A more recent study shows that vacant and blighted properties decrease the value of surrounding properties by between 0.04% and 3.5% depending on the distance between them (Furio and Voith 2016).

<u>Conclusion</u>

This analysis demonstrates that the Redevelopment Area exhibits conditions that the meet statutory definition of blight. The Redevelopment Area is characterized by all three blighting factors listed in § 99.805(1), RSMo. (1) “insanitary or unsafe conditions” (2) “deterioration of site improvements” (3) “the existence of conditions which endanger life or property by fire and other causes” These factors can be directly linked to clear and proven social harm as well as an increased risk of physical harm by fire or crime. While not every property in the Redevelopment

Area would meet the definition of ‘blight’ there are enough properties that do meet the definition to so characterize the entire Area.

There is clear evidence supporting a determination by the City Council that the Redevelopment Area constitutes a “blighted area” so that the clearance, re-planning, reconstruction, or rehabilitation of the Redevelopment Area is necessary to effectuate the purposes of Chapter 353, RSMo., as amended. This analysis recommends that the City Council so find and determine.

EXHIBIT A to Blight Study
Redevelopment Area

Sources

Wilson, James Q, and George L Kelling. 1982. “Broken Windows - The Atlantic.”
Cui, Lin, and Randall Walsh. 2015. “Foreclosure, Vacancy and Crime.” Journal of Urban Economics 87: 72–84.
Elam, Emmett, and Andrea Stigarll. 2012. 30 J. Environ. Hort Landscape and House Appearance Impacts on the Price of Single-Family Houses 1. http://meridian.allenpress.com/jeh/article-pdf/30/4/182/1757649/0738-2898_30_4_182.pdf.
Furio, Caitlin, and Richard Voith. 2016. The Economic Case for Fixing Blight. https://econsultsolutions.com/economic-case-for-fixing-blight-baltimore-case-study[4/14/2023.
Han, Hye Sung. 2014. “The Impact of Abandoned Properties on Nearby Property Values.” Housing Policy Debate 24(2): 311–34.
HUD. 2014. “Vacant and Abandoned Properties: Turning Liabilities Into Assets.” Evidence Matters: 1–8.
Lind, Kermit J. 2015. “Perspectives on Abandoned Property in a Time of Dystopia.” Journal of Affordable Housing & Community Development Law 24(1): 121–32.
Schachterle, Stephen E. 2012. “Proximity to Vacant Buildings Is Associated with Increased Fire Risk in Baltimore, Maryland, Homes .” Injury Prevention.

EXHIBIT E

Notice to Taxing Jurisdictions (see attached)

NOTICE

THE CITY COUNCIL OF THE CITY OF MONETT, MISSOURI

PLEASE TAKE NOTICE, pursuant to Section 67.2725, RSMo, that the City Council of the City of Monett, Missouri will hold two upcoming public hearings to consider the proposed Application for Approval for the Historic Downtown Monett Redevelopment Plan.

The first public hearing will be held at 6:00 p.m. on Thursday, February 12, 2026, at Monett City Annex, 100 S., Maple Street, Monett, MO. The second public hearing will be held at 10:00 a.m. on Thursday, February 26, 2026, at Monett City Annex, 100 S. Maple Street, Monett, MO.

Notice was posted at Monett City Hall, 214 S. Fifth Street, Monett, Missouri, at 1:00 p.m., February 5, 2026.

Kelley McMillan

Kelley McMillan, City Clerk

BILL NO. ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MONETT, MISSOURI ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS OF SAID CITY

BE IT RESOLVED, by the City Council of the City of Monett, Missouri, as follows:

Section One: Declaration of Policy. The proper operation of government requires that public officials and employees be independent, impartial, and responsible to the people; that government decisions and policy be made in the proper channels of the government structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the city.

Section Two: Conflicts of Interest. All elected and appointed officials as well as employees of a political subdivision must comply with Section 105.454 of Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct. Any member of the governing body of a political subdivision who has a "substantial or private interest" in any measure, bill, order, or ordinance proposed or pending before such governing body must disclose that interest to the secretary or clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his/her spouse, or his/her dependent children, whether singularly or collectively, directly or indirectly of: (1) ten percent of any business entity; (2) an interest having a value of $10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of $5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section Three: Disclosure Reports. Each elected official, the chief administrative officer, the chief purchasing officer, and the full-time general counsel shall disclose the following information by May 1, if any such transactions occurred during the previous calendar year: **A.** For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision. **B.** The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars if any that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee, or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision. C. The chief administrative officer and the chief purchasing officer also, shall disclose by May for the previous calendar year the following information:

1) The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;
2) The name and address of each sole proprietorship that he/she owed; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he/she was partner or participant; the name and address of each partner or co- participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock limited partnership units or other equity interests;
3) The name and address of each corporation for which such person served in the capacity of a director, officer, or receiver.

Section Four: Filing of Reports. **A.** The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year.

1) Every person is required to file a financial statement of interest statement, shall file the statement annually not later than May 1, and

the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the city council may supplement the financial interest statement to report additional interest acquired after December 31 of the covered year until the date of filing of the financial interest statement.

2) Each person appointed to office, shall file the statement within thirty days of such appointment or employment. Financial disclosure reports giving the financial information required in Section 3, shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section Five: Filing of Ordinance. A certified copy of this ordinance, adopted prior to September 15th, shall be sent within ten days of its adoption to the Missouri Ethics Commission.

Section Six: Effective Date. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect for two years from the date of passage.

Adopted this _____ day of _________, 2026.

James R. Burke, Mayor

ATTEST:

Kelley McMillan, City Clerk

In accordance with Section 105.485.4 RSMo. *This conflict of interest ordinance is adopted every other year by September 15th. A certified copy of this ordinance is filed with the Missouri Ethics Commission within 10 days of adoption. The ordinance and its contents appear in the Municipal Code of the City of Monett, Missouri -Chapter 107 Conflicts of Interest.*

James R. Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: March 26, 2026

Re: Potential Fire Station #3

GENERAL INFORMATION

The Monett Fire Department commissioned a outside agency to conduct an operations study on the department. One of the items which came from the study is the lack of coverage in the Northern section of the city. With the expansion of subdivisions in the North part of the city the need will increase. The current response time to the North is greater than the response times of Station #1 and #2. The city had two locations that were potential locations for Fire Station #3. The first location offered challenges to access Highway 37 and some flooding concerns. The second location seems better suited for the station with access points and construction.

The station has potential to be a collaborative effort between the City of Monett Fire and Barry-Lawrence Ambulance District. No agreement between the agencies has been reached. Dialogue has taken place to gage interest and feasibility for a joint effort for public safety.

PROPOSAL

Enter into a Land Donation Agreement to secure the site for a Fire Station #3 for the City of Monett Fire Department. This is a long term project for the future growth and safety of the City of Monett.

RECOMMENDATION

Review of the Land Donation Agreement with the understanding the item will be presented with a resolution for approval on April 9, 2026.

ATTACHMENTS

- Land Donation Agreement
- Preliminary Draft of the Station

LAND DONATION AGREEMENT

I. PARTIES

This Land Donation Agreement (the "Agreement") is made and entered into this _____ day of ______–______, 20___, by and between:

CITY OF MONETT, a municipal corporation organized and existing under the laws of the State of Missouri, with its principal place of business at 217 5th Street, Monett, MO 65708 (hereinafter referred to as the "City"),

and Peter C Rauch and Betty M Rauch, husband and wife, residing at 2000 N Central Ave, Monett, Missouri (hereinafter referred to as the "Donor").

The City and Donor are sometimes collectively referred to herein as the "Parties" and individually as a "Party."

II. RECITALS

WHEREAS, Donor is the fee simple owner of certain real property consisting of approximately 4 acres located at 1900 N Central Avenue in the North portion of the City of Monett, Missouri, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the City desires to construct and operate Fire Station #3 on the Property; and

WHEREAS, Donor desires to donate the Property to the City for the purpose of constructing and operating a Fire Station; and

WHEREAS, the Parties desire to set forth their understanding regarding the donation of the Property and the rights and obligations of the Parties with respect to such donation.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

III. AGREEMENT

1. DONATION OF PROPERTY

1.1 Donation. Upon the terms, covenants and conditions herein set forth, Donor agrees to donate to City the Property and all improvements located thereon, and City agrees to accept the donation of the Property from Donor.

1.2 Condition of Property.

1.2.1 Property Information. Donor shall provide to City, within five (5) business days following the execution of this Agreement, copies of Donor's records related to the property and an environmental and geotechnical report with respect to the Property, if any are available. Donor's delivery of such documents shall not be deemed or construed as a representation or warranty with respect to the contents thereof.

1.2.2 City's Inspection Rights. From the Effective Date and for a period of one hundred eighty (180) days thereafter (the "Inspection Period"), City shall be provided with access to the Property and shall be permitted to inspect and examine the Property upon reasonable advance notice to Donor, subject in all cases to the provisions of this Agreement. Donor shall be entitled to have a representative present at all times while City or its representatives are physically on the Property. It is understood and agreed that City shall be responsible to perform such inspections and other examinations of the Property as City deems necessary or desirable (including, without limitation, any tests, studies, boundary, topographic surveys, title searches, investigations, inspections and other examinations of physical and environmental conditions of the Property). All tests, studies, investigations, inspections and other examinations by City of the Property shall be conducted in a non-invasive manner. Donor expressly consents to City obtaining a Phase I Environmental Site Assessment, if applicable, with respect to the Property. City shall restore the Property to its original conditions promptly after completing each such test, study, investigation, inspection and other examination. City's foregoing agreement shall survive any termination of this Agreement and shall survive Closing and the delivery of the Warranty Deed at Closing.

1.2.3 City's Termination Right. If, during the Inspection Period, City determines, in City's sole and absolute discretion, that the Property is not suitable for City's intended use or any other reason, City may terminate this Agreement before the expiration of the Inspection Period by delivering written notice thereof to Donor.

1.3 Conveyance of Property.

1.3.1 Conveyance of Title. Donor shall convey to the City good and marketable fee simple title to the Property by general warranty deed, free and clear of all liens, encumbrances, and restrictions, except for those specifically set forth in this Agreement or otherwise accepted by the City in writing.

1.3.2 Title Insurance. The City may, at its sole cost and expense, obtain a commitment for an owner's policy of title insurance covering the Property. If the City elects to obtain such commitment, Donor shall cooperate with the City and the title company in connection therewith.

1.3.3 Survey. The City may, at its sole cost and expense, obtain a boundary survey of the Property. If the City elects to obtain such survey, Donor shall provide reasonable access to the Property for the surveyor.

1.3.4 Closing. The consummation of the donation contemplated by this Agreement shall occur (the "Closing") at the offices of the City of Monett, Monett, Missouri, or at such other place as the parties may mutually agree, on or before _tbd___________, 2026 (the "Closing Date").

1.3.5 Donor's Deliveries. At Closing, Donor shall execute, acknowledge (where necessary) and deliver to City, as appropriate, the following: (a) the Deed, subject to easements, conditions and restrictions of record; (b) such other documents and instruments as may be required to give effect to this Agreement or as may be reasonably requested by City in connection with the performance of Donor's obligations hereunder; and (c) possession of the Property.

1.3.6 City's Deliveries. City shall execute, acknowledge (where necessary) and deliver to Donor, such documents and instruments as may be reasonably required to give effect to this Agreement or as may be reasonably requested by the Donor to evidence City's acceptance of the Property being conveyed at such Closing and the performance of City's obligations hereunder.

1.3.7 Closing Costs. At Closing, City shall pay the filing fees regarding the release of any deeds of trust or other security documents relating to any existing loans being released on the Property. At Closing, City shall pay the charges and costs of obtaining the Title Policy, the recording and filing fees regarding the Deed and any other necessary documents, and any other fees and closing costs relating to the Closing (including the cost of any escrow or closing fees charged by the Title Company, if one is used). The Parties agree that the Donor shall be responsible for payment of real estate taxes through the date of Closing. All taxes shall be prorated as of Closing. Each party hereto shall be responsible for the payment of its respective attorneys' fees and all other costs and expenses of any kind or nature incurred by such party in connection with this Agreement, the Closing or the Property.

1.4 Grading Plans. The donation of the Property is subject to the City's preparation and Donor's approval of grading plans for the Property. The City shall prepare grading plans for the Property and submit such plans to Donor for review and approval. Donor shall not unreasonably withhold, condition, or delay approval of such grading plans. If Donor does not approve the grading plans, Donor shall provide the City with specific objections in writing within sixty (60) days of receipt of the grading plans. The City shall then have sixty (60) days to revise the grading plans to address Donor's objections and resubmit the revised grading plans to Donor for approval.

2. REPRESENTATIONS AND WARRANTIES OF DONOR

2.1 Authority. Donor has full power and authority to enter into this Agreement and to perform all obligations hereunder. The execution, delivery, and performance of this Agreement by Donor have been duly authorized by all necessary action, and this Agreement constitutes the legal, valid, and binding obligation of Donor, enforceable against Donor in accordance with its terms.

2.2 Title to Property. Donor is the sole owner of fee simple title to the Property and has good and marketable title thereto, free and clear of all liens, encumbrances, and restrictions, except for those specifically set forth in this Agreement or otherwise accepted by the City in writing.

2.3 No Conflicts. The execution, delivery, and performance of this Agreement by Donor will not conflict with or result in a violation of any agreement, contract, law, rule, regulation, or court order to which Donor is a party or by which Donor or the Property is bound.

2.4 No Litigation. There is no pending or, to the best of Donor's knowledge, threatened litigation, proceeding, or investigation relating to the Property or that would prevent or impair Donor's ability to perform its obligations under this Agreement.

2.5 No Hazardous Materials. To the best of Donor's knowledge, there are no hazardous materials, substances, or wastes located on, in, or under the Property in violation of any applicable environmental laws.

2.6 No Leases. There are no leases, licenses, or other agreements granting any person or entity the right to use or occupy the Property or any portion thereof.

2.7 No Condemnation. There is no pending or, to the best of Donor's knowledge, threatened condemnation or similar proceeding affecting the Property or any portion thereof.

2.8 Authority. The City has full power and authority to enter into this Agreement and to perform all obligations hereunder. The execution, delivery, and performance of this Agreement by the City have been duly authorized by all necessary action, and this Agreement constitutes the legal, valid, and binding obligation of the City, enforceable against the City in accordance with its terms.

2.9 Survival. The representations and warranties set forth in this Section 2 shall survive the Closing.

3. INFRASTRUCTURE IMPROVEMENTS

3.1 Infrastructure Improvements. The City agrees to make certain infrastructure improvements, as described herein, that will benefit both the Property and surrounding areas owned by Donor, which will help facilitate residential development and benefit the City.

3.2 Roadway Access. The City agrees to provide roadway access to the Property and to maintain such roadway in accordance with City standards.

3.3. Sewer Installation. The City agrees to install a pressure sewer line with grinder pump to Donor's residence by ______tbd____________, 20_26__ (the "Sewer Installation Date"). The City shall be responsible for all costs associated with the installation of the pressure sewer line and grinder pump. Future maintenance of the pressure line will be at the owner's expense and grinder pump shall be at the City's expense. Donor shall connect the gravity sewer from residential dwelling to grinder pump at Donor's expense, except as otherwise provided in this Agreement.

3.4 Grinder Pump. Donor agrees to provide electric service for the grinder pump to be installed by the City. The City agrees to maintain the grinder pump.

3.5 Gravity Sewer. City agrees to design and construct a gravity sewer line with manholes and Route 37 Highway bore from existing MH A62 north for a distance of approximately 325 LF. The gravity sewer line shall be constructed within 24 months of the execution of this agreement. Donor agrees to donate a 20' wide permanent utility easement along the route for the infrastructure built on donor's property.

3.6 Future Gravity Sewer. The city, at their expense, agrees to design and construct an 8" min diameter gravity sewer line within twenty-four (24) months from the date of a formal preliminary subdivision plat and engineering plans which have approved by Planning and Zoning, city staff and City council. The sewer route with manholes shall begin from the termination of item 3.5 north for a distance of approximately 1230 LF. The route shall be determined by detailed engineering plans based on routes that best serve the property. A 20' wide permanent utility easement will be part of the route that best serves the property and the mentioned gravity sewer line.

3.7 Utilities Easement. Donor hereby grants to the City a thirty-foot (30') wide permanent utility easement utilities easement for existing electric service to house and sewer grinder pump pressure line, as more particularly described and set forth in **Exhibit B** attached hereto and incorporated herein by reference (the "Utilities Easement"). The Utilities Easement shall be perpetual, permanent, and shall run with the land. The easement description and document shall be prepared by the City.

3.8 Access to Easement. The City shall have the right to access the Utilities Easement at all reasonable times for the purpose of installing, constructing, reconstructing, maintaining, repairing, and operating the utilities within the Utilities Easement.

3.9 Restoration of Property. The City agrees to restore the surface of the Property to its original condition, to the extent reasonably practicable, following any installation, construction, reconstruction, maintenance, repair, or operation of utilities within the Utilities Easement.

4. ECONOMIC DEVELOPMENT AND PUBLIC BENEFIT

4.1 Enhanced Services. The construction and operation of Fire Station #3 on the Property will provide enhanced fire protection services to the surrounding area, which will benefit both the residents of the City and Donor's remaining property.

4.2 Community Benefits. The Parties acknowledge that the donation of the Property and the construction and operation of Fire Station #3 will provide significant benefits to the community, including improved public safety and potential economic development opportunities.

5. GENERAL PROVISIONS

5.1 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, and assigns. This Agreement, and exhibits incorporated herein, shall transfer with any change of Donorship of the Property or any portion thereof.

5.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written, of the Parties.

5.3 Amendment. This Agreement may be amended, modified, or supplemented only by a written instrument executed by both Parties.

5.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri, without giving effect to any choice or conflict of law provision or rule.

5.5 Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

5.6 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

5.7 No Merger. The provisions of this Agreement obligating City or Donor past the closing date shall not merge with the deed conveying the Property to the City, and the provisions of this Agreement shall survive the closing of the donation of the Property.

5.8 Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand; (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective Parties at the addresses set forth below:

City of Monett:

City of Monett, Missouri

Attention: City Administrator
217 5th Street
Monett, Missouri 65708
Email: ________________________

Property Donor:

Peter C. Rauch

Betty M. Rauch

5.9 Further Assurances. Each Party agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to effectuate, carry out, and perform all of the terms, provisions, and conditions of this Agreement.

5.10 Time of Essence. Time is of the essence with respect to all provisions of this Agreement that specify a time for performance.

5.11 No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

5.12 Waiver. No waiver by any Party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the Party so waiving. No waiver by any Party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

5.13 Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

5.14 Construction. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the Party drafting an instrument or causing any instrument to be drafted.

5.15 Attorneys' Fees, Court Costs, and Legal Expenses. In any action, proceeding, or arbitration arising out of, brought under, or relating to the terms or enforceability of the Agreement each Party shall bear its own attorneys' fees, costs, and expenses incurred in such action, proceeding, or arbitration.

5.16 Exhibits. Any reference herein to any exhibit, addendum or attachment refers to the applicable exhibit, addendum or attachment attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly incorporated herein by reference and made a part hereof.

5.17 Effective Date. This Agreement becomes effective upon the signature of both parties and approval by the Monett City Council.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

CITY OF MONETT

Signature: ________________________________

Name: __________________________________

Title: ___________________________________

Date:_____________________________________

OWNER

Signature: _________________________________

Name: ___________________________________

Date: ____________________________________

OWNER

Signature: _________________________________

Name: ___________________________________

Date: ____________________________________

ACKNOWLEDGMENTS

STATE OF MISSOURI)

COUNTY OF ____________)

On this _____ day of ____________, 20___, before me personally appeared ________________________, to me known to be the person who executed the foregoing instrument on behalf of the City of Monett, and acknowledged that he/she executed the same as the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

____

Notary Public

My Commission Expires: ____________

STATE OF MISSOURI)

COUNTY OF ____________)

On this _____ day of ____________, 20___, before me personally appeared ________________________, to me known to be the person who executed the foregoing instrument on behalf of the City of Monett, and acknowledged that he/she executed the same as the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

____

Notary Public

My Commission Expires: ____________

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

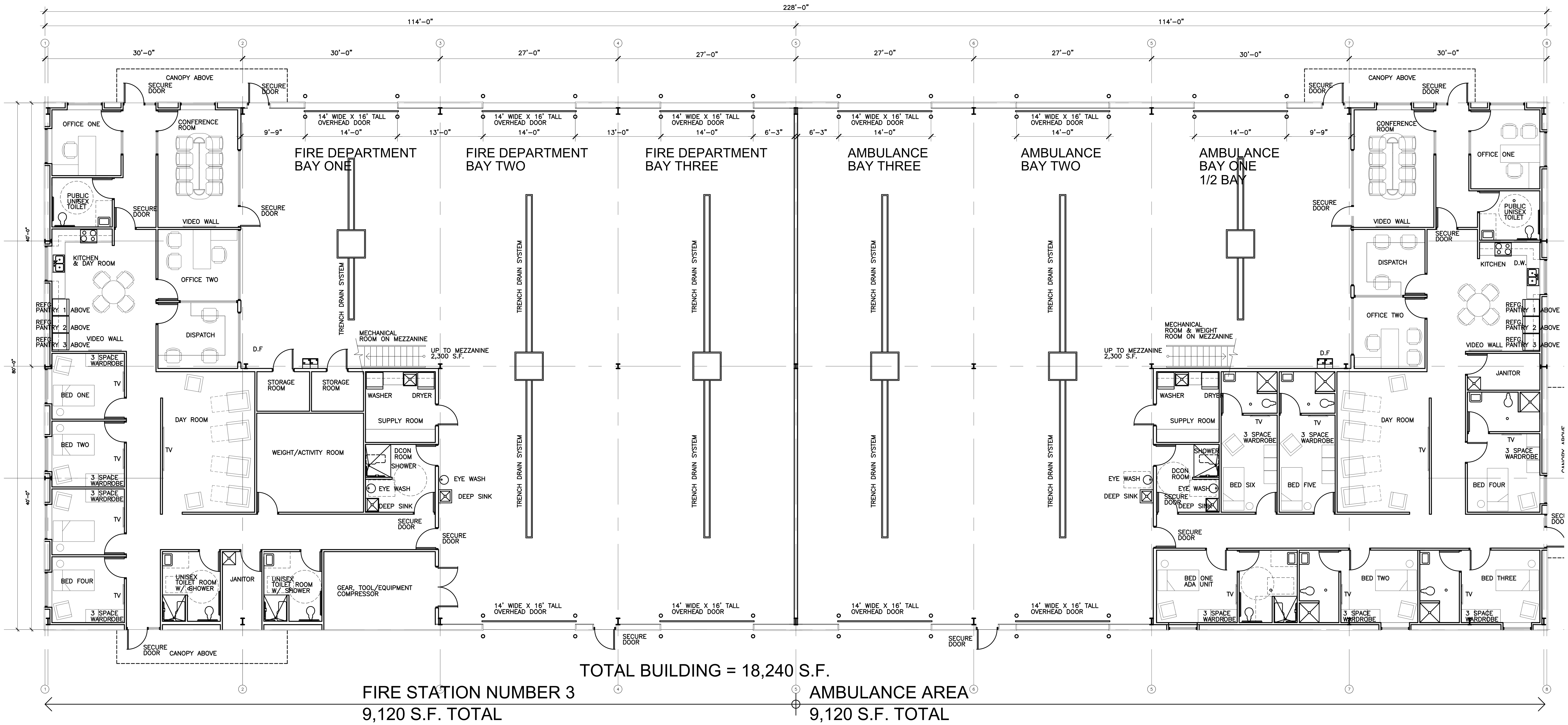
[Insert legal description of the 4-acre property located in the North portion of the City of Monett]

To be determined after the topographic and site plan is prepared and approved by both parties.

EXHIBIT B

LEGAL DESCRIPTION OF THE UTILITIES EASEMENT

[Insert legal description of the thirty-foot (30') utilities easement for electric and sewer services



TOTAL BUILDING = 18,240 S.F.

FIRE STATION NUMBER 3
9,120 S.F. TOTAL

AMBULANCE AREA
9,120 S.F. TOTAL

1 / A-2.0 PRELIMINARY FLOOR PLAN - REVIEW MARCH 6, 2026
SCALE: 1/8" = 1'-0"

REVISIONS

RICHARD EUGENE WERNER-ARCHITECT
MISSOURI LICENSE NO. A-006634

NOT FOR CONSTRUCTION INFORMATION PURPOSES ONLY

R. E. WERNER
ARCHITECT, LLC
15435 L.C. ROAD 2225
VERONA, MISSOURI 65769
417-860-3284
rwerner@rewernerarchitect.com
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2012011837

CITY OF MONETT:
FIRE STATION NUMBER 3 & AMBULANCE SERVICES BUILDING
SITE YET TO BE DETERMINED
MONETT, LAWRENCE COUNTY MISSOURI 65708

DRAWN: WERNER
DATE: MARCH 6, 2026
CHECKED: WERNER
SCALE:
JOB. NO:
SHEET: A-2.0
OF SHEETS

James R. Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.cityofmonett.com
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: Mayor & Commissioner

From: City Administrator

Date: March 26, 2026

Re: Donation of dock for South Park Pond.

GENERAL INFORMATION

Southwest Missouri Wild Game Feed operates an annual fishing derby at the South Park pond. The event uses a donated dock each year and then removes the dock after the event. The city was approached by the SWMO Wild Game organizer about keeping the dock in place year-round. The dock would be donated to the city and the maintenance/upkeep would be the responsibility of the City of Monett.

PROPOSAL

EZ Dock, Inc. 878 Highway 60 Monett, Missouri has drafted terms of a donation of dock equipment. The agreement is within the Council packet. If the council chose to pursue the donation, a resolution will be created to reflect the acceptance of the donation and the agreement terms. The resolution will be presented to the Council on April 9, 2026 at the regular Council meeting.

The donation, implementation, and maintenance of the dock donation have been discussed with the Park Superintendent. There are no issues to address to ensure a viable asset for the park. The City insurance broker has been contacted and there are no issues foreseen for insurance coverage under the city's current policies.

RECOMMENDATION

Staff is recommending Council consider the resolution for approval at the April 9 meeting.

ATTACHMENTS

- Resolution
- EZ Dock Agreement

BILL NO. ______ **RESOLUTION NO. ________**

A RESOLUTION AUTHORIZING THE CITY COUNCIL OF MONETT, MISSOURI TO ENTER INTO A DONATION AGREEMENT FOR THE PLACEMENT OF A DOCK AT SOUTH PARK POND.

WHEREAS, the City of Monett South Park is located at South Lincoln Avenue Monett, Missouri; and

WHEREAS, the City desires to provide quality amenities to the residents and guest of Monett who frequent South Park; and

WHEREAS, the City recognizes the need for amenities to enhance the opportunities to utilize the pond at South Park; and

WHEREAS, the City has established fishing at the pond in South Park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, OF THE CITY OF MONETT, MISSOURI AS FOLLOWS:

SECTION ONE: The City of Monett shall enter into a Donation of Dock Equipment to the City of Monett agreement with EZ Dock, Inc. Highway 60 Monett, Missouri 65708

SECTION TWO: .The City of Monett and EZ Dock shall fulfill all obligations as outlined within the Donation Agreement upon execution of the agreement.

Whereupon a roll call vote was taken:

Ayes: ____

Nayes:____

Passed and approved this 9th day of April, 2025

____

James R. Burke, Mayor

ATTEST:

____

Kelley McMillan, City Clerk

Date: March 5, 2026

City of Monett
Attn: Mickey Ary, City Administrator
217 5th Street
Monett, Missouri 65708

Re: Donation of Dock Equipment to the City of Monett

To Whom It May Concern:

EZ Dock, Inc. ("EZ Dock") hereby confirms its intent to donate certain dock equipment to the City of Monett ("City") under the terms set forth in this letter.

1. **Donation.** EZ Dock agrees to donate to the City the following property (collectively, the "Donated Property"):
   - 13" x 20" Dock with 2 Benches. Aluminum railings around the dock perimeter with a 25' access ramp (Gangway). Dock to be anchored to the pond bottom using pipe. See image below for a pictorial representation of the dock that is to be installed. See image 1.
2. **Purpose.** The Donated Property is provided for the City's use in connection with public facilities, parks, waterways, or other municipal purposes as determined appropriate by the City.
3. **Transfer of Ownership.** Upon delivery of the Donated Property to the City, EZ Dock transfers all right, title, and interest in the Donated Property to the City on an "as-is, where-is" basis, without warranties of any kind, express or implied, except to the extent prohibited by law.
4. **No Consideration.** This donation is made voluntarily and without expectation of monetary compensation or other consideration from the City.
5. **Delivery and Installation.**
   - Delivery shall occur on or before May 30th, 2026.
   - Installation responsibilities shall be as follows: EZ Dock.
   - Any required permits or approvals shall be obtained by the City.
6. **Acknowledgment.** The City acknowledges and accepts the Donated Property under the terms of this letter by signing below.

Please indicate the City's acceptance by signing and returning a copy of this letter to EZ Dock.
We appreciate the opportunity to support the City of Monett and its community resources.
Sincerely,

EZ Dock, Inc.
By: ______________________________
Name:
Title:

Acceptance by the City of Monett
The City of Monett hereby acknowledges and accepts the Donated Property described above and agrees to the terms of this donation.

City of Monett
By: ______________________________
Name:
Title:
Date: ____________________________

EZ Dock, Inc.878
HWY 60
Monett, MO 65708
417-235-2223
800-654-8168
www.ez-dock.com

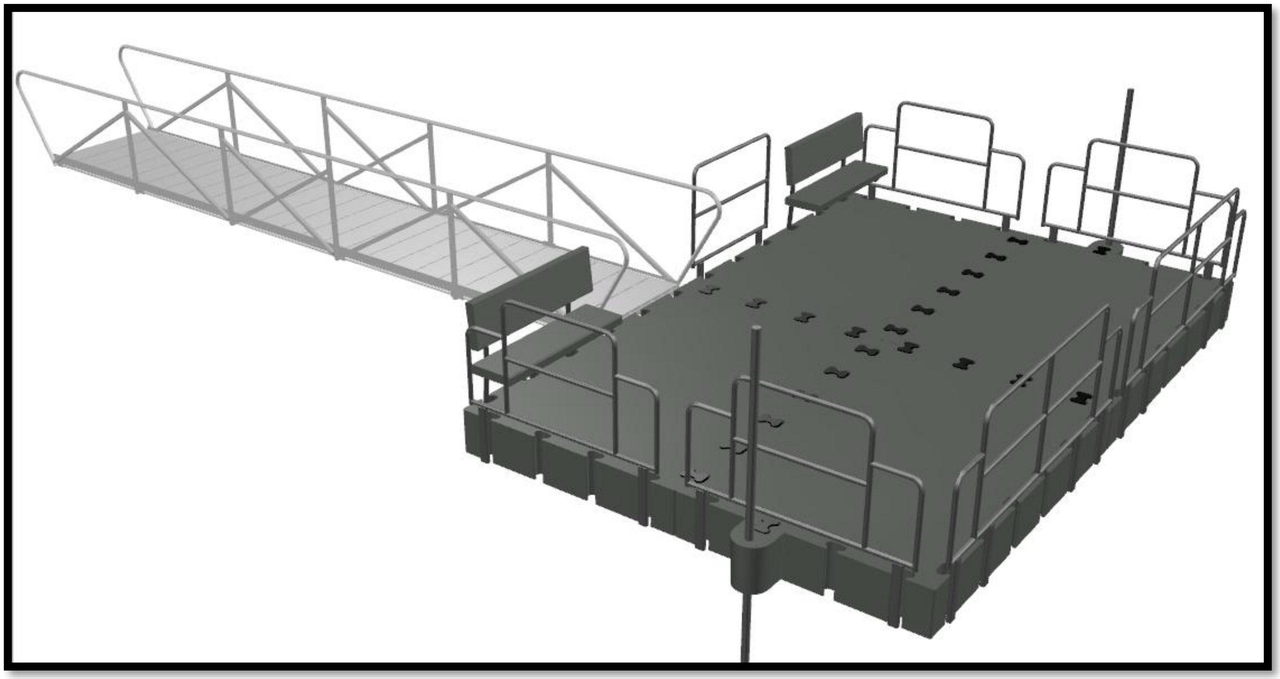


Image 1

Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Staff Report

To: **City Council**

From: **Andrew Miller, Community Development Department**

Date: **3/23/2026**

Re: Rezoning of 617 & 619 Main St.

GENERAL INFORMATION

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street. He is seeking for this property to be rezoned from Zone "D" Industrial to Zone "B" Multifamily.

This Petition went to the Planning and Zoning Commission of the City of Monett on March 19th, 2026 and was recommended for approval to the City Council under the condition that an agreement be reached between the City and Mr. Kurima regarding the utility line that runs directly under the center of this property. No specific agreement was required.

Currently on this property sits a small, approximately 900 sq ft pole barn. Mr. Kurima previously had plans to place a second small pole barn immediately behind (south of) this structure, but ran into problems with this original plan.

Mr. Kurima now has plans to split the property parcel into two separate lots in order to retrofit the pole barn into a residential unit and then build a second residential unit on the western portion of the property.

To be clear, our Building Inspector, Mike Eseman, has told the petitioner that retrofitting the pole barn to an extent that it is habitable and up to code – as legally required – would be financially challenging, but theoretically possible. Although we cannot recommend it directly, we believe this structure will likely be torn down and replaced with a new up-to-code structure.

And with regards to building a new residential structure on the west side of the property, the petitioner would need to place the building far enough back from the road as to not build over the sewer line that exists on the property. This property would face obstacles with building driveways across the sewer line or accessible walkways over it. However, it should be mentioned that from the available GIS data, that the sewer line is approximately 10-15 feet below the surface. Any easements are currently unknown, nor are any outstanding indemnification agreements.

The adjoining property to the east, 615 Main St., was recently rezoned from Zone "D" Industrial to Zone "C" Commercial, towards the end of 2025.

GENERAL INFORMATION, CONT.

The Community Development Department would like to emphasize that just because the Planning and Zoning Commission recommended this rezoning for the property with an agreement to be made regarding the utilities on this property, that does not mean an agreement *will* be reached. Any agreement has not yet been reached between the parties, nor have the appropriate background discussions taken place at this time.

PROPOSAL

Petitioner Jason Kurima, owner of Kurima Real Estate Investments, LLC, has provided a Petition for Amendment of Zoning Ordinance for his property located at 617 & 619 Main Street, here in Monett. He is seeking for this property to be rezoned from Zone "D" Industrial to Zone "B" Multifamily

RECOMMENDATION

On March 19th, 2026, the Planning and Zoning Commission met to discuss Mr. Kurima's petition and was recommended for approval under the condition that an agreement be reached between the City and Mr. Kurima regarding the utility line that runs directly under the center of this property. No specific agreement was required.

From the Community Development Department's perspective: considering that any access to the Southern 2/3rds of the property can only be gained by crossing two municipal prescriptive utility easements (one sanitary sewer and one water line), the Community Development Director advises this rezoning application be recommended only upon inclusion of a mutually acceptable access plan for the lot/s, possibly including an Easement Encroachment & Indemnification Agreement as well. Furthermore, many of the properties in this area were zoned industrial due to their proximity to the Monett sewer plant for odor and safety considerations, and rezoning to a residential use would create precedence and contiguity for future residential rezoning applications.

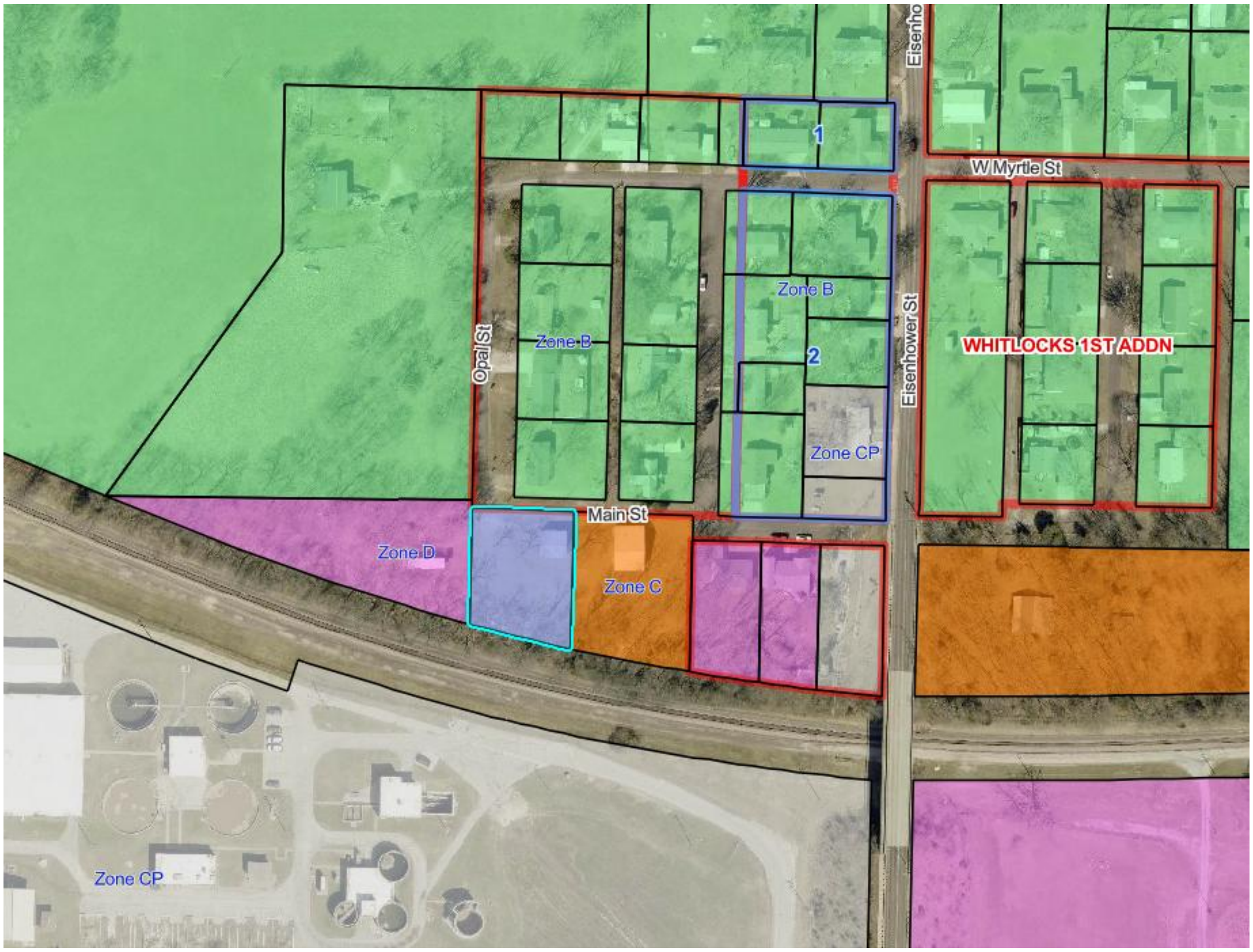
ATTACHMENTS

Please see the following attachments:

1. GIS Map of the Location and Zoning
2. GIS Map of the Utilities and Flood Zone Information
3. If any agreement has been made at the time of the meeting, it will be included here.

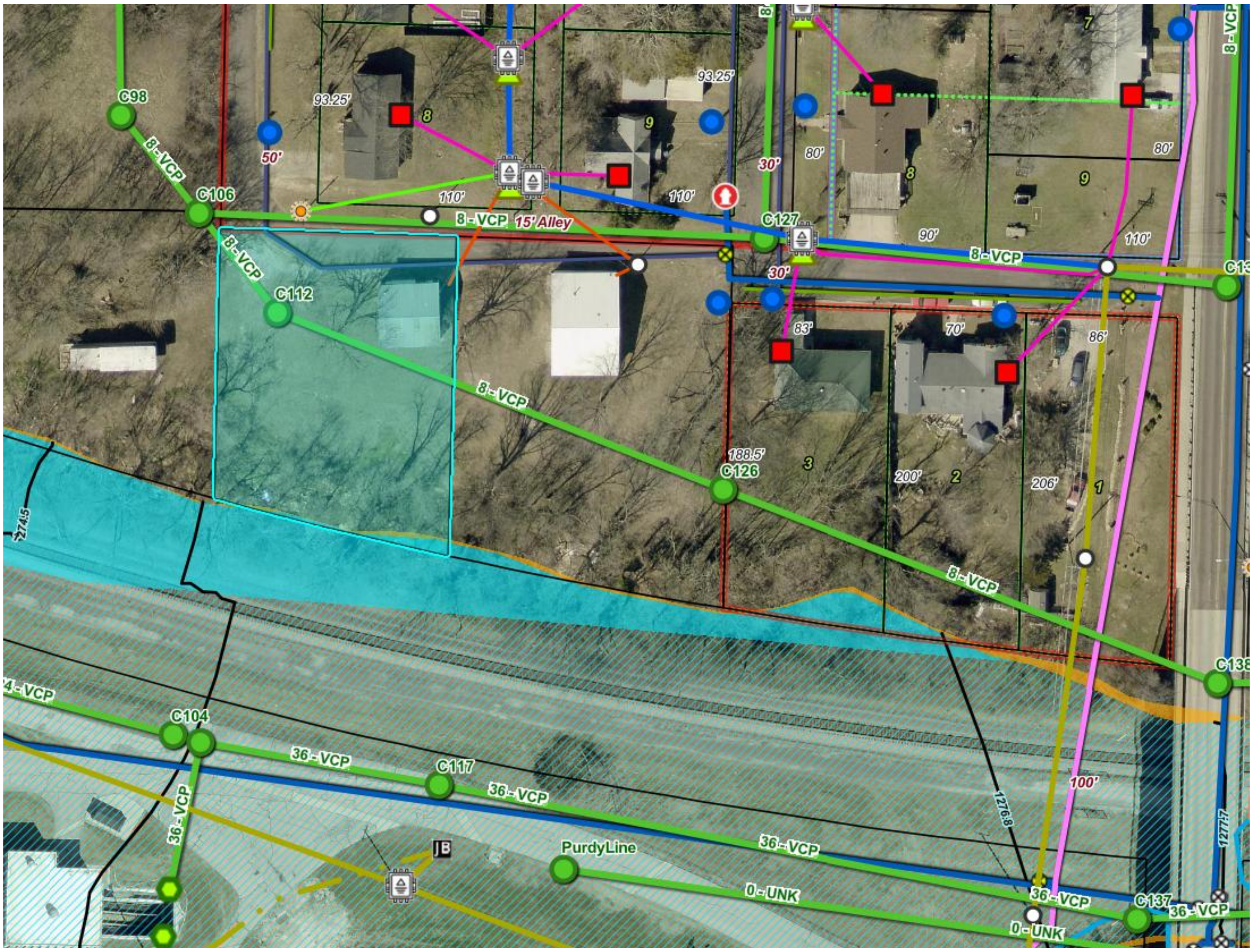
Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763



MONETT

PRIDE AND PROGRESS



Randy Burke, Mayor
Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

www.monettmo.gov
217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Petition for Amendment of Zoning Ordinance

Rezoning Petition

To the Planning and Zoning Commission of the City of Monett, and the City Council of the City of Monett, Missouri:

Come now petitioners Kurdman Real Estate, and states and shows to the City Planning and Zoning Commission and the City Council as follows:

That said parties are the owners of the following described real estate situated in Barry County, Missouri within the city limits of the City of Monett, Missouri to-wit:

(see attached legal description of the property)

The above-described real estate is also known as: 617 & 619 Main St.

That according to the provisions of the zoning ordinances of the City of Monett, said real estate is currently zoned as district Industrial.

An amendment is being requested to change the classification of the real property and its permitted uses from district D to district B.

Wherefore, petitioners request that the Council refer this petition to the Planning and Zoning Commission for report and recommendation and thereafter public notice to hold a public hearing and thereafter by ordinance shall provide classification of the above-described real property and thereby grant the requested amendment to zoning.

Dated this 18 day of Febuary, 2026.

Signature of Petitioner: [signature]

MONETT

PRIDE AND PROGRESS

Application & Procedures for Rezoning

Owner Name: Kurma Real Estate

Owner Mailing Address: 602 13th St. Monett

Owner Phone Number: 417-489-3790 Email: JasonKurma@gmail.com

Applicant Name (if different): Jason Kurma

Applicant Mailing Address:

Applicant Phone Number: ________ Email: ________

Acknowledgement:

There currently is no direct fee taken by the City for rezoning property. However, as part of the rezoning process, and according to the City's ordinances, the petitioner must pay the publishing costs the City incurs in providing the legally required public notice period to the public. All publishing costs incurred by the City will be reimbursed by the petitioner prior to the Planning and Zoning meeting during which it shall be discussed. If this is not paid prior to the meeting, the petition will not be discussed during the meeting.

Likewise, the petitioner must provide the following items as part of the rezoning petition:

- [x] Proof of ownership of the property (property deed)
- [x] Legal Description of the property (usually found on the deed)

If you have any questions, please contact Andrew Miller, Development Assistant of the City of Monett at amiller@monettmo.gov or by calling 417-235-5306 ext. 2755.

By signing below, I acknowledge that I read and understand the above acknowledgement, acknowledge that I am required to pay publishing costs prior to the Planning and Zoning commission meeting during which this shall be held, and that I cannot be added to the meeting agenda until all items have been provided to the Community Development Department at the City of Monett.

Signature of Petitioner: ________ Date: 2/18/26

Signature of Applicant: ________ Date: ________

MONETT
PRIDE AND PROGRESS

Acknowledgement

State of Missouri)
) ss.
County of BARRY)

On this 18th day of February, 2026, before me, a notary public,

personally appeared Jason Kurima

to me known to be the person(s) described in and who executed the same as

their free act and deed.

In Testimony, Whereof, I have set my hand and affixed by seal at my office in

Monett, Missouri on the day and year first above written.

GWENDOLYN JANE JOHNSON
Notary Public - Notary Seal
Barry County - State of Missouri
Commission Number 25292758
My Commission Expires Mar 31, 2029

Gwendolyn Jane Johnson
Gwendolyn JANE Johnson
Notary Public

My commission expires: MARCH 31, 2029

,

Mail To: **602 13TH STREET**
MONETT , MO 65708-0000

Urban / Commercial

Deed: **KURIMA REAL ESTATE INVESTMENTS,LLC**
Contract:
CID#: **2-3364-000**
DBA: **617 MAIN STREET MONETT,MO**
MLS:

Map Area: **MONETT CITY**
Route: **000-000-000**
Tax Dist: **03-24-00-03-00-03-00**
Plat Page:
Subdiv: **MONETT LAND LOT**

Checks/Tags:
Lister/Date:
Review/Date: **D K, 12/27/2024**
Entry Status: **Inspected**

Legal: MONETT LAND LOT: PT. SESE LYING N. RAILROAD : SEC:36 TWN:26 RNG:28

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres
Acre X Rate						26,571.60	0.610
Subtotal						26,571.60	0.610
Grand Total						26,571.60	0.610

Sales

Date	$ Amount	NUTC	Recording
11/21/2025	$0	D049	25-6364
12/15/1992	$0	D000	412-942
10/01/1975	$0	D049	281-309

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

				Exempt

	Count	Ag Building Description		Units				Year
	1	1S MTL (AX1); Post Fr.						
P:1		925-Steel Utility Bldg	30' x 30' x 10'	900 SF				1981
	Adj	(+) Insulation		900			AVG	

PP OLD MTL TRUCK BODY

1 "MORTON BLDG"

Sketch 1 of 1

12/27/2024 - MTL BLDG (FRONT)

11/3/2009 - 30X30 MTL BLDG (BACK)

AFFIDAVIT OF PUBLICATION

Date: 03-04-2026

STATE OF MISSOURI)
COUNTY OF LAWRENCE) ss.

I, Ryan Squibb, being duly sworn according to law, state that I am the Publisher of the *Lawrence County Record*, a weekly newspaper of general circulation in the Counties of Lawrence and Barry, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Mt. Vernon, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of more than three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following issues:

1st Insertion: Vol. 151 No. 3, 4th day of March, 2026
2nd Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
3rd Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
4th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
5th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
6th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
7th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
8th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
9th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
10th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026
11th Insertion: Vol. ____ No. ____, ________ day of ____________, 2026

Ryan Squibb, Publisher

Subscribed and sworn to before me on this 4th day of March, 2026.

Teresa R. McBride, Notary Public

My commission expires March 10, 2026

Publication fee $ 124.18 #16267

TERESA R. McBRIDE
Notary Public – Notary Seal
STATE OF MISSOURI
Lawrence County
My Commission Expires Mar. 10, 2026
Commission #14398197

NOTICE OF PLANNING AND ZONING COMMISSION HEARING

Notice is hereby given to all interested parties that a meeting of the Planning and Zoning Commission has been scheduled for **March 19th @ 6:00pm.** The following is a tentative agenda for that meeting:

Consideration and Review of the following

Rezone the below parcel from zone "D" Industrial to zone "B" Second Residential (Multiple Dwelling).

Barry County

All that part of the Southeast Quarter (SE ¼) of Section 36, Township 26, Range 28 Lying North of the Right-of-Way of the St. Louis & San Francisco Railroad Company; Except that Part thereof described as Pryor's Subdivision No. 2 as Platted and Recorded in Plat Book 3, Page 106, in the Recorder's Office, Barry County, Missouri; and Except a Tract of Land described as follow's: Beginning at a Point 254 Feet West and 30 Feet South of the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-Six (36), Township Twenty-Six (26) Range Twenty-Eight (28), Thence West 142.5 Feet, Thence South 163 Feet to the North Right-of-Way Line of Existing Railroad, Thence Southeasterly along said Right-of-Way Line 143 Feet, Thence North 188.5 Feet to the Point of Beginning and Containing 0.57 Acres. Subject to any easements, rights of way, restrictions, reservations, and covenants of record or fact.

Notice is further given that said Commission of the City of Monett, Missouri at the hour of **6:00pm on the 19th day of March 2026** will consider said agenda. The meeting of the Planning and Zoning Commission will be held in the Main Boardroom at the Monett City Annex, located at 100 South Maple Street. The meeting is open to the public and all interested parties may attend and be heard.

/s/ Mike Wallace
Chairman-Planning and Zoning Commission

#R-16267-3-4-1tc

City of Monett, Missouri

Basic Financial Statements
With
Independent Auditor's Report

For the Year Ended
March 31, 2025

CITY OF MONETT, MISSOURI

TABLE OF CONTENTS

TABLE OF CONTENTS, Continued

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Commissioners
City of Monett, Missouri

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Monett, Missouri (the City), as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of March 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 20, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Hood & Associates CPAs PC

Kansas City, Missouri
March 20, 2026

Management's Discussion and Analysis
City of Monett, Missouri
March 31, 2025

The Management's Discussion and Analysis of the City of Monett, Missouri's (the City) financial performance provides an overview of the City's financial activities for the fiscal year ended March 31, 2025. Please read it in conjunction with the City's financial statements, which begin on page 10.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows as of March 31, 2025, by $110,082,451 (net position). Of this amount $19,967,854 is unrestricted and may be used to meet future obligations of the City.
- The City's total net position increased by $4,350,043 during the fiscal year as a result of current year's activities. The City's governmental activities increased by $2,009,204 and the City's business-type activities increased by $2,340,839 for the year.

Using This Annual Report

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.

Government-Wide Financial Statements

One of the most important questions asked about the City's finances is, "Is the City as a whole better or worse off as a result of the year's activities?" The Statement of Net Position and Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. These two statements report on the City's net position and changes in it. The City's net position - the difference between assets and deferred outflow less liabilities and deferred inflows - is one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating.

In the Statement of Net Position and the Statement of Activities, we divide the City into two kinds of activities:

Governmental Activities - Most of the City's basic services are reported here. Taxes are the primary source of financing for these activities.

Business-Type Activities - The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's utility services are provided here.

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds and not the City as a whole. However, the City Council establishes many other funds to help it control and manage money for a particular purpose or to show that it is meeting legal responsibilities for using certain taxes and grants.

Governmental Funds – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and the governmental funds are shown in a reconciliation following the fund financial statements.

Proprietary Funds – When the City charges customers for the services it provides - whether to outside customers or to other units of the City - these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that governmental activities are reported in the Statement of Net Position and the Statement of Activities.

Notes to the Basic Financial Statements

The Notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Our analysis below focuses on net position (Figure 1) and changes in net position (Figure 2) of the governmental and business-type activities.

Figure 1 – Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 17,504,698	$ 18,214,796	$ 20,702,223	$ 20,216,657	$ 38,206,921	$ 38,431,453
Capital assets	54,719,464	54,084,045	27,427,646	27,721,854	82,147,110	81,805,899
Total assets	72,224,162	72,298,841	48,129,869	47,938,511	120,354,031	120,237,352
Deferred outflows - pension	2,252,887	1,539,405	1,176,533	638,432	3,429,420	2,177,837
Total deferred outflows of resourc	2,252,887	1,539,405	1,176,533	638,432	3,429,420	2,177,837
Long-term debt	1,230,457	2,399,047	8,127,368	9,433,610	9,357,825	11,832,657
Other liabilities	1,635,250	1,472,924	2,143,395	2,307,783	3,778,645	3,780,707
Total liabilities	2,865,707	3,871,971	10,270,763	11,741,393	13,136,470	15,613,364
Deferred inflows - pension and leases	384,557	748,694	179,973	320,723	564,530	1,069,417
Total deferred inflows of resources	384,557	748,694	179,973	320,723	564,530	1,069,417
Net position:						
Net investment in capital assets	53,311,531	52,492,471	19,554,436	18,624,454	72,865,967	71,116,925
Restricted	13,006,690	11,113,857	4,241,940	2,532,107	17,248,630	13,645,964
Unrestricted	4,908,564	5,611,253	15,059,290	15,358,266	19,967,854	20,969,519
Total net position	$ 71,226,785	$ 69,217,581	$ 38,855,666	$ 36,514,827	$ 110,082,451	$ 105,732,408

Total net position of the City increased by $4,350,043 for the year due to current year's activity. Total liabilities for the City decreased $2,476,894. Restricted net position of the City totaled $17,248,630 as of March 31, 2025. This amount represents funds that are restricted for capital projects, debt service, parks and recreation, and pension benefits.

Figure 2 – Statement of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	$ 1,091,591	$ 972,100	$ 32,150,372	$ 32,813,100	$ 33,241,963	$ 33,785,200
Operating grants and contributions	1,422,614	56,968	197,557	8,000	1,620,171	64,968
Capital grants and contributions	-	2,166,359	234,879	-	234,879	2,166,359
General revenues:						
Sales taxes	6,288,741	6,236,588	-	-	6,288,741	6,236,588
Motor vehicle and gas taxes	529,628	485,055	-	-	529,628	485,055
Franchise taxes	305,518	365,577	-	-	305,518	365,577
Other taxes	62,187	55,276	-	-	62,187	55,276
Investment earnings	811,842	724,934	323,774	270,012	1,135,616	994,946
Gain on disposal of capital assets	27,300	-	-	42,572	27,300	42,572
Other	62,021	434,265	-	-	62,021	434,265
	10,601,442	11,497,122	32,906,582	33,133,684	43,508,024	44,630,806
Expenses:						
General government	767,266	992,807	-	-	767,266	992,807
Public safety	5,893,611	5,124,726	-	-	5,893,611	5,124,726
Public works	2,723,424	2,199,516	-	-	2,723,424	2,199,516
Parks and recreation	2,342,608	1,671,444	-	-	2,342,608	1,671,444
Airport	944,216	436,149	-	-	944,216	436,149
Cemetery	363,601	239,798	-	-	363,601	239,798
Interest on long-term debt	49,747	47,578	-	-	49,747	47,578
Water	-	-	2,812,410	2,583,209	2,812,410	2,583,209
Electric	-	-	19,614,146	20,863,560	19,614,146	20,863,560
Sewer	-	-	2,631,460	2,699,618	2,631,460	2,699,618
Sanitation	-	-	853,453	775,093	853,453	775,093
Fiber	-	-	162,039	191,696	162,039	191,696
Total expenses	13,084,473	10,712,018	26,073,508	27,113,176	39,157,981	37,825,194
Change in net position	(2,483,031)	785,104	6,833,074	6,020,508	4,350,043	6,805,612
Payment in lieu of taxes (PILOTS)	3,162,520	3,215,579	(3,162,520)	(3,215,579)	-	-
Transfers in(out)	1,329,715	920,000	(1,329,715)	(920,000)	-	-
Change in net position after PILOTS and transfers	2,009,204	4,920,683	2,340,839	1,884,929	4,350,043	6,805,612
Net position, beginning	69,217,581	64,296,898	36,514,827	34,629,898	105,732,408	98,926,796
Net position, ending	$ 71,226,785	$ 69,217,581	$ 38,855,666	$ 36,514,827	$ 110,082,451	$ 105,732,408

Governmental Activities

Governmental activities increased the net position of the City by $2,009,204. Tax revenues for the City were $7,186,074, which represents 52% of the funding of these activities. Program revenues for the functions totaled $2,514,205 or 18% of the funding. The following table shows the cost of the City's programs as well as each programs' net cost (total cost less revenues generated by the activities). The net cost shows the financial burden that was placed on the taxpayers by each of these functions.

Net Expenses of the City of Monett, Missouri's Governmental Activities

	Total Expense of Services	Net (Expense) Revenue of Services
General government	$ 767,266	$ 504,649
Public safety	5,893,611	(5,377,205)
Public works	2,723,424	(2,718,258)
Parks and recreation	2,342,608	(1,899,356)
Airport	944,216	(700,750)
Cemetery	363,601	(329,601)
Interest on long-term debt	49,747	(49,747)
	$ 13,084,473	$ (10,570,268)

Business-Type Activities-

Business-type activities increased the City's net position by $2,340,839. Total charges for services revenue decreased $662,728 from 2024 primarily from decreased activity in the Electric fund. Expenses decreased $1,039,668 over the prior year, mostly due to decreases in purchased power.

Financial Analysis of the City's Funds

The combined fund balances of the City's governmental funds as of March 31, 2025, were $13,866,595. Of this amount $512,939 is non-spendable, $7,881,641 is restricted, and $5,472,015 is unassigned.

Fund balance of the City's General Fund decreased $390,551 from March 31, 2024, as expenditures and transfers out exceeded revenues and transfers in.

The Transportation Sales Tax Fund is used to account for proceeds of the City's transportation sales tax. The ending fund balance increased $757,488 to a balance of $4,182,239.

The Park Sales Tax Fund accounts for proceeds of the City's Park sales tax. The ending fund balance which is restricted for parks and recreation was $280,383 at March 31, 2025.

The Tax Increment Financing #1 Fund and the Tax Increment Financing #2 Fund balances decreased by $29 and $3,795, respectively. All TIF related tax increment financing obligations have all been fully retired as these funds were closed during the year ended March 31, 2025.

The Use Sales Tax Fund was established in fiscal year 2025 and accounts for funds received from the City's Use sales tax. The ending fund balance was $600,686 at March 31, 2025.

The Airport Projects Fund accounts for capital-related projects at the City's airport primarily funded with federal grant funds. The ending fund balance was a deficit of $70,503 at March 31, 2025.

The Airport Improvement Fund was established to set aside funding for future airport improvements. The ending fund balance was $1,144,875 at March 31, 2025.

The Fleet Fund was established in fiscal year 2025 to account for the City's fleet activities. The ending fund balance was $255,789 at March 31, 2025.

The Equipment Reserve Fund was established to set aside funding for future equipment needs of the City. The ending fund balance was $1,417,620 at March 31, 2025.

The City's Enterprise Funds' net position increased by $2,340,839 as the Water, Electric, Sewer, and Sanitation Funds reported increases in net position.

General Fund Budgetary Highlights

Differences between the original and the final amended budget and actual amounts can be summarized as follows:

The original General Fund budget projected revenues of $6,185,500 and other financing sources of $3,827,500 totaling $10,013,000 while total expenditures and transfers out were budgeted at $11,512,500. There were no changes to the original budgeted revenues, other financing sources, or total expenditures and transfers out. The General Fund's actual revenues and other financing sources exceeded the final budgeted amount by $1,824,230, primarily related intergovernmental revenues and investment earnings. The General Fund's actual expenditures and other financing uses were over budget by $715,281 primarily related to general government, public safety, and parks and recreation expenditures.

Capital Asset and Debt Administration

Capital Assets

Capital assets of the governmental activities being depreciated were $54,719,464 (net of accumulated depreciation) as of March 31, 2025. This represents a $635,419 increase over the prior year. Capital assets for business-type activities being depreciated were $27,427,646 as of March 31, 2025. This represents a decrease of $294,208 from the prior year.

During the fiscal year, the City of Monett was involved in several large capital projects that affected the financial statements. Projects completed include Airport runway expansion, Wastewater Treatment Plant improvement, and the Oxidation Ditch projects. Projects in progress at year end include Central Ave. and Chapel Drive overpass projects. Significant governmental activity additions include a street sweeper, police and other city vehicles, public safety radios and other public safety equipment during the year. Significant business-type activity additions include three heavy-duty trucks for use by the City's Electric Fund and a sanitation truck.

Additional information on the City's capital assets can be found in Note 7 in the Notes to the Basic Financial Statements.

Debt Administration

Total debt of governmental activities as of March 31, 2025, was $1,635,250, which is a decrease of $763,797. Total debt of the business-type activities as of March 31, 2025, was $8,127,368, a decrease of $1,306,242 from the prior year. The decreases for both governmental and business-type activities are primarily due to principal payments made in the current year.

Additional information on the City's long-term debt can be found in Note 8 in the Notes to the Basic Financial Statements.

Economic Factors and Next Year's Budget

The City's FYE2026 submitted budget totals $55,155,423 to fund city operations and capital improvements for the budget that begins on April 1, 2025, this is a decrease of 3.16% under the adopted budget of $56,928,000 in the current FYE2025 fiscal year. Total revenues are anticipated to be $56,804,291 with a projected fund balance of $22,849,634 as of March 31, 2026.

Although the City is enjoying a steady economy, sales tax has been continually declining with a decrease of 4% in sales tax receipts compared to the last fiscal year. This is down again from the 5.5% loss in sales tax in FYE2024 Use tax collections, which began being collected in April 2023 with the first distribution in June 2023 collected $1,047,000 during FYE2025. Use tax has been steadily growing and projected to eclipse to $1,100,000 this year.

Based upon the volatility in sales tax these past few years, the forecasted sales tax revenue for FYE2026 is projected to be in line with these current fiscal years. Total General Fund revenues are projected to be $9,622,555 with expenditures of $11,590,700. With the Police Department assuming the facility maintenance expenditures and staffing costs to add two grant-funded positions for K-9's and handlers, it has become the largest budget for general governmental purposes. In FYE2026, we anticipate spending $3,738,750 on law enforcement and associated expenses. This is only a 1.05% increase to last year.

The City continues to invest in its utility infrastructure as FYE2026 is expected to see new AMI water and electric meters purchased and installed city wide. The wastewater treatment facility improvements have been completed. The City also will relocate the waterline on Chapell Drive near the BNSF Railway in preparation of the Chapell Drive Overpass construction project expected in FYE2026. The electric utility will begin the engineering necessary to construct a new substation at the location of the current cemetery maintenance facility. The required electrical work in preparation of the Chapell Drive Overpass project will also be accomplished

The greatest asset of the City is the employees. The City Council has authorized a 2.5% cost-of-living wage adjustment to be used in the preparation of the FYE2026 budget with additional funds available for merit pay.

Contacting the City's Financial Management

For additional information or questions, please contact Mickey Ary, City Administrator at:

City of Monett
217 5th Street
PO Box 110
Monett, Missouri 65708

Exhibit A

CITY OF MONETT, MISSOURI
Statement of Net Position
March 31, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Cash and investments	$ 13,570,023	$ 12,249,716	$ 25,819,739
Receivables:			
Taxes	1,094,722	-	1,094,722
Accounts and other	23,824	3,507,027	3,530,851
Leases receivable	138,166	-	138,166
Due from other governments	40,542	-	40,542
Internal balances	(50,485)	50,485	-
Prepaids, deposits, and other assets	512,939	57,923	570,862
Inventory	-	1,591,692	1,591,692
Restricted assets:			
Cash and investments	-	2,177,156	2,177,156
Net pension asset	2,174,967	1,068,224	3,243,191
Capital assets:			
Not being depreciated	5,938,595	342,728	6,281,323
Being depreciated, net of depreciation	48,780,869	27,084,918	75,865,787
Total assets	72,224,162	48,129,869	120,354,031
Deferred Outflows of Resources			
Deferred outflows - pension related activity	2,252,887	1,176,533	3,429,420
Total deferred outflows of resources	2,252,887	1,176,533	3,429,420
Liabilities			
Accounts payable	837,819	1,453,639	2,291,458
Accrued liabilities	381,048	114,844	495,892
Accrued interest	-	29,971	29,971
Payable from restricted assets:			
Customer deposits	11,590	544,941	556,531
Long term debt:			
Due within one year	644,459	977,880	1,622,339
Due in more than one year	990,791	7,149,488	8,140,279
Total liabilities	2,865,707	10,270,763	13,136,470
Deferred Inflows of Resources			
Deferred inflow - leases	126,626	-	126,626
Deferred inflows - pension related activity	257,931	179,973	437,904
Total deferred inflows of resources	384,557	179,973	564,530
Net Position			
Net investment in capital assets	53,311,531	19,554,436	72,865,967
Restricted :			
Capital outlay	4,374,145	-	4,374,145
Public works	4,182,239	2,177,156	6,359,395
Parks and recreation	280,383	-	280,383
Pension benefits	4,169,923	2,064,784	6,234,707
Unrestricted	4,908,564	15,059,290	19,967,854
Total net position	$ 71,226,785	$ 38,855,666	$ 110,082,451

See accompanying notes to the basic financial statements

Exhibit B

CITY OF MONETT, MISSOURI
Statement of Activities
For the Year Ended March 31, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position — Primary Government		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**	**Business-Type Activities**	**Total**
Primary government:							
Governmental activities							
General government	$ 767,266	$ 225,405	$ 1,046,510	$ -	$ 504,649	$ -	$ 504,649
Public safety	5,893,611	140,302	376,104	-	(5,377,205)	-	(5,377,205)
Public works	2,723,424	5,166	-	-	(2,718,258)	-	(2,718,258)
Parks and recreation	2,342,608	443,252	-	-	(1,899,356)	-	(1,899,356)
Airport	944,216	243,466	-	-	(700,750)	-	(700,750)
Cemetery	363,601	34,000	-	-	(329,601)	-	(329,601)
Interest on long-term debt	49,747	-	-	-	(49,747)	-	(49,747)
Total governmental activities	13,084,473	1,091,591	1,422,614	-	(10,570,268)	-	(10,570,268)
Business-type activities							
Water	2,812,410	3,217,979	154,480	-	-	560,049	560,049
Electric	19,614,146	24,658,820	-	-	-	5,044,674	5,044,674
Sewer	2,631,460	3,258,153	3,086	-	-	629,779	629,779
Sanitation	853,453	886,620	39,991	234,879	-	308,037	308,037
Fiber	162,039	128,800	-	-	-	(33,239)	(33,239)
Total business-type activities	26,073,508	32,150,372	197,557	234,879	-	6,509,300	6,509,300
Total primary government	$ 39,157,981	$ 33,241,963	$ 1,620,171	$ 234,879	(10,570,268)	6,509,300	(4,060,968)
General revenues:							
Taxes:							
Sales taxes					6,288,741	-	6,288,741
Motor vehicle and gas taxes					529,628	-	529,628
Franchise taxes					305,518	-	305,518
Other taxes					62,187	-	62,187
Intergovernmental activity taxes					-	-	-
Payment in lieu of taxes					3,162,520	(3,162,520)	-
Unrestricted investment earnings					811,842	323,774	1,135,616
Gain on disposal of capital assets					27,300	-	27,300
Other					62,021	-	62,021
Transfers					1,329,715	(1,329,715)	-
Total general revenues and transfers					12,579,472	(4,168,461)	8,411,011
Change in net position					2,009,204	2,340,839	4,350,043
Net position, beginning of year					69,217,581	36,514,827	105,732,408
Net position, end of year					$ 71,226,785	$ 38,855,666	$ 110,082,451

See accompanying notes to the basic financial statements

Exhibit C

CITY OF MONETT, MISSOURI
Balance Sheet - Governmental Funds
March 31, 2025

	General	Transportation Sales Tax Fund	Park Sales Tax Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and investments	$ 5,921,936	$ 4,002,286	$ 185,004	$ 3,261,075	$ 13,370,301
Receivables:					
Taxes	661,446	179,953	95,379	157,944	1,094,722
Accounts and other	23,824	-	-	-	23,824
Leases	138,166	-	-	-	138,166
Due from other governments	40,542	-	-	-	40,542
Due from other funds	113,687	-	-	-	113,687
Prepaids, deposits and other assets	512,939	-	-	-	512,939
Total Assets	$ 7,412,540	$ 4,182,239	$ 280,383	$ 3,419,019	$ 15,294,181
Liabilities					
Accounts payable	$ 837,819	$ -	$ -	$ -	$ 837,819
Accrued liabilities	381,048	-	-	-	381,048
Customer deposits	11,590	-	-	-	11,590
Due to other funds	-	-	-	70,503	70,503
Total Liabilities	1,230,457	-	-	70,503	1,300,960
Deferred inflows of resources					
Leases	126,626	-	-	-	126,626
Fund balances:					
Nonspendable:					
Prepaid items	512,939	-	-	-	512,939
Restricted:					
Capital outlay	-	-	-	3,419,019	3,419,019
Public works	-	4,182,239	-	-	4,182,239
Parks and recreation	-	-	280,383	-	280,383
Unassigned (deficit)	5,542,518	-	-	(70,503)	5,472,015
Total fund balance	6,055,457	4,182,239	280,383	3,348,516	13,866,595
Total liabilities and fund balances	$ 7,412,540	$ 4,182,239	$ 280,383	$ 3,419,019	$ 15,294,181

See accompanying notes to the basic financial statements

CITY OF MONETT, MISSOURI
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
March 31, 2025

Fund balances of governmental funds	$ 13,866,595
Amounts reported for governmental activities in the statement of net position are different because:	
Net pension assets are not available to pay for current period expenditures and are therefore deferred in the fund statements	2,174,967
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental fund statements.	54,719,464
Deferred outflows and inflows related to pension activity are not required to be reported in the governmental funds but are required to be reported in the statement of net position	1,994,956
Liabilities for interest on long-term debt are recognized only when due in the governmental fund statements but are accrued in the government-wide statements.	
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:	
Long-term liabilities	(1,635,250)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The assets and liabilities of the Internal Service funds are reported with governmental activities in the statement of net position.	106,053
Net position of governmental activities	$ 71,226,785

See accompanying notes to the basic financial statements

Exhibit D

CITY OF MONETT, MISSOURI
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Year Ended March 31, 2025

	General	Transportation Sales Tax Fund	Park Sales Tax Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:					
Taxes	$ 3,834,526	$ 1,164,508	$ 610,131	$ 1,047,281	$ 6,656,446
Licenses and permits	69,447	-	-	-	69,447
Intergovernmental	2,019,205	12,678	-	-	2,031,883
Charges for services	856,325	-	-	-	856,325
Rental	78,472	-	-	-	78,472
Investment earnings	811,842	-	-	-	811,842
Miscellaneous	51,190	-	-	18,537	69,727
Total Revenues	7,721,007	1,177,186	610,131	1,065,818	10,574,142
Expenditures:					
Current:					
General government	768,087	-	-	3,824	771,911
Public safety	6,035,165	-	-	16,607	6,051,772
Public works	1,807,709	365,531	-	-	2,173,240
Parks and recreation	2,343,397	-	-	-	2,343,397
Airport	408,800	-	-	89,040	497,840
Cemetery	401,518	-	-	-	401,518
Capital outlay	-	-	-	1,433,087	1,433,087
Debt service:					
Principal	46,339	-	1,510,000	162,553	1,718,892
Interest and fiscal charges	10,132	-	38,775	28,122	77,029
Total Expenditures	11,821,147	365,531	1,548,775	1,733,233	15,468,686
Excess of Revenues Over (Under) Expenditures	(4,100,140)	811,655	(938,644)	(667,415)	(4,894,544)
Other financing sources (uses):					
Transfers in	800,255	-	-	1,520,200	2,320,455
Transfers out	(406,634)	(54,167)	-	(529,939)	(990,740)
Sale of capital assets	-	-	-	27,300	27,300
Issuance of long-term debt	153,448	-	-	985,003	1,138,451
Payments in lieu of taxes (PILOTS)	3,162,520	-	-	-	3,162,520
Total Other Financing Sources (Uses)	3,709,589	(54,167)	-	2,002,564	5,657,986
Net change in fund balances	(390,551)	757,488	(938,644)	1,335,149	763,442
Fund balances, beginning of year	6,446,008	3,424,751	1,219,027	2,013,367	13,103,153
Fund balances, end of year	$ 6,055,457	$ 4,182,239	$ 280,383	$ 3,348,516	$ 13,866,595

See accompanying notes to the basic financial statements

Exhibit D
(continued)

CITY OF MONETT, MISSOURI
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances -
Governmental Funds to the Statement of Activities
For the Year Ended March 31, 2025

Amounts reported for governmental activities in the statement of activities are different because:	
Net change in fund balances - total governmental funds	$ 763,442
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay costs in excess of capitalization threshold	3,224,467
Depreciation	(2,589,048)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.	
Principal payments and adjustments on long-term debt	1,718,892
Change in accrued interest expense	27,282
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Change in compensated absences and net pension obligations	(103,433)
Internal service funds are used by management to charge the costs of vehicles maintenance and health insurance. The net revenue of certain activities of the Internal Service funds is reported with governmental activities.	106,053
Change in net position of governmental activities	$ 2,009,204

See accompanying notes to the basic financial statements

Exhibit E

CITY OF MONETT, MISSOURI
Statement of Net Position
Proprietary Funds
March 31, 2025

	Waterworks Fund	Electric Fund	Sewer Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Assets						
Current assets:						
Cash and investments	$ 3,714,366	$ 5,366,376	$ 2,015,112	$ 1,153,862	$ 12,249,716	$ 199,722
Receivables						
Accounts and other	359,910	2,625,293	402,776	119,048	3,507,027	-
Prepaid expenses	5,432	38,927	10,552	3,012	57,923	-
Restricted cash and investments	798,145	-	1,379,011	-	2,177,156	-
Inventory	234,216	1,323,325	13,633	20,518	1,591,692	-
Total current assets	5,112,069	9,353,921	3,821,084	1,296,440	19,583,514	199,722
Noncurrent assets:						
Capital assets:						
Not being depreciated	56,532	96,024	178,071	12,101	342,728	-
Being depreciated, net of depreciation	15,121,544	2,233,595	9,041,845	687,934	27,084,918	-
Net pension asset	243,646	549,756	189,817	85,005	1,068,224	-
Total noncurrent assets	15,421,722	2,879,375	9,409,733	785,040	28,495,870	-
Total assets	20,533,791	12,233,296	13,230,817	2,081,480	48,079,384	199,722
Deferred Outflows of Resources						
Deferred outflows - pension related activity	268,350	605,496	209,063	93,624	1,176,533	-
Liabilities						
Current liabilities:						
Accounts payable	3,637	1,399,455	27,896	22,651	1,453,639	-
Accrued liabilities	26,194	63,726	17,945	6,979	114,844	-
Due to other funds	-	-	-	-	-	43,184
Current liabilities (payable from restricted assets):						
Customer deposits	35,924	509,017	-	-	544,941	-
Accrued interest	27,228	-	2,743	-	29,971	-
Current portion of long-term debt	716,372	133,502	111,675	16,331	977,880	-
Total current liabilities:	809,355	2,105,700	160,259	45,961	3,121,275	43,184
Long-term liabilities:						
Long-term debt	6,068,106	222,656	854,909	3,817	7,149,488	-
Total long-term liabilities:	6,068,106	222,656	854,909	3,817	7,149,488	-
Total liabilities	6,877,461	2,328,356	1,015,168	49,778	10,270,763	43,184
Deferred Inflows of Resources						
Deferred inflows - pension related activity	41,049	92,622	31,980	14,322	179,973	-
Net position						
Net investment in capital assets	8,430,276	2,096,109	8,328,016	700,035	19,554,436	-
Restricted net position for:						
Debt service	798,145	-	1,379,011	-	2,177,156	-
Pension benefits	470,947	1,062,630	366,900	164,307	2,064,784	-
Unrestricted	4,184,263	7,259,075	2,318,805	1,246,662	15,008,805	156,538
Total net position	$ 13,883,631	$ 10,417,814	$ 12,392,732	$ 2,111,004	$ 38,805,181	$ 156,538

See accompanying notes to the basic financial statements

CITY OF MONETT, MISSOURI
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Year Ended March 31, 2025

	Waterworks Fund	Electric Fund	Sewer Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Operating revenues:						
Charges for services	$ 3,167,525	$ 24,499,580	$ 3,250,256	$ 1,008,816	$ 31,926,177	$ 1,342,291
Other	50,454	159,240	7,897	6,604	224,195	86,546
Total operating revenues	3,217,979	24,658,820	3,258,153	1,015,420	32,150,372	1,428,837
Operating expenses:						
Wages and benefits	765,539	1,353,620	584,645	280,641	2,984,445	176,862
Professional and consulting services	33,648	11,262	165,878	8,082	218,870	-
Insurance	62,230	69,371	81,794	24,085	237,480	1,058,170
Repairs and maintenance	741,922	384,410	652,576	127,982	1,906,890	7,713
Utilities	308,971	11,181	362,922	110,332	793,406	4,174
Supplies	52,944	215,221	39,563	20,928	328,656	20,736
Depreciation	591,734	194,741	663,430	92,832	1,542,737	-
Other operating expenses	113,141	131,740	56,893	47,774	349,548	4,644
Purchase of power	-	17,252,689	-	-	17,252,689	-
Landfill and recycling	-	-	-	310,100	310,100	-
Total operating expenses	2,670,129	19,624,235	2,607,701	1,022,756	25,924,821	1,272,299
Operating income	547,850	5,034,585	650,452	(7,336)	6,225,551	156,538
Nonoperating revenues (expenses):						
Interest income	132,933	71,263	119,578	-	323,774	-
Federal and State grants	154,480	-	3,086	39,991	197,557	-
Interest expense and fees	(156,083)	(8,797)	(34,292)	-	(199,172)	-
Total nonoperating revenues (expenses)	131,330	62,466	88,372	39,991	322,159	-
Income before transfers and payment in lieu of taxes	679,180	5,097,051	738,824	32,655	6,547,710	156,538
Transfers in	-	100,000	-	-	100,000	-
Transfers out	(48,053)	(1,141,634)	(120,028)	(120,000)	(1,429,715)	-
Capital contributions	-	-	-	234,879	234,879	-
Payments in lieu of taxes (PILOTS)	(333,623)	(2,480,299)	(336,654)	(11,944)	(3,162,520)	-
Change in net position	297,504	1,575,118	282,142	135,590	2,290,354	156,538
Total net position, beginning of year	13,586,127	8,842,696	12,110,590	1,975,414	36,514,827	-
Total net position, end of year	$ 13,883,631	$ 10,417,814	$ 12,392,732	$ 2,111,004	38,805,181	$ 156,538
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds					50,485	
Net position of Business-type activities					$ 38,855,666	

See accompanying notes to the basic financial statements

Exhibit G

CITY OF MONETT, MISSOURI
Statement of Cash Flows
Proprietary Funds
For the Year Ended March 31, 2025

	Waterworks Fund	Electric Fund	Sewer Fund	Nonmajor Enterprise Funds	Total	Internal Service Funds
Cash flows from operating activities:						
Receipts from customers and others	$ 3,228,898	$ 24,864,225	$ 3,253,789	$ 1,046,802	$ 32,393,714	$ 1,428,837
Payments to suppliers	(1,342,711)	(18,730,862)	(1,375,526)	(651,191)	(22,100,290)	(1,095,437)
Payments to employees	(859,136)	(1,659,742)	(640,122)	(311,110)	(3,470,110)	(176,862)
Net cash flows from operating activities	1,027,051	4,473,621	1,238,141	84,501	6,823,314	156,538
Cash flows from noncapital financing activities:						
Transfers in (out)	(48,053)	(1,041,634)	(120,028)	(120,000)	(1,329,715)	-
Interfund advances	-	-	-	-	-	43,184
Pilots in lieu of taxes	(333,623)	(2,480,299)	(336,654)	(11,944)	(3,162,520)	-
Intergovernmental revenues	154,480	-	-	39,991	194,471	-
Net cash flows from noncapital financing activities	(227,196)	(3,521,933)	(456,682)	(91,953)	(4,297,764)	43,184
Cash flows from investing activities:						
Interest received	132,933	71,263	119,578	-	323,774	-
Net cash flows from investing activities	132,933	71,263	119,578	-	323,774	-
Cash flows from capital and related financing activities:						
Purchases of capital assets	(149,590)	(865,274)	1,214	-	(1,013,650)	-
Intergovernmental revenues	-	-	3,086	-	3,086	-
Interest and fiscal charges	(158,096)	(8,797)	(39,804)	-	(206,697)	-
Proceeds from long-term debt	-	260,062	-	-	260,062	-
Principal payments on long-term debt	(680,100)	(26,552)	(777,600)	-	(1,484,252)	-
Net cash flows from capital and related financing activities	(987,786)	(640,561)	(813,104)	-	(2,441,451)	-
Net change in cash and equivalents	(54,998)	382,390	87,933	(7,452)	407,873	199,722
Cash and equivalents, beginning of year	4,567,509	4,983,986	3,306,190	1,161,314	14,018,999	-
Cash and equivalents, end of year	$ 4,512,511	$ 5,366,376	$ 3,394,123	$ 1,153,862	$ 14,426,872	$ 199,722
Total cash and investments reported on the Statement of Net Position	$ 4,512,511	$ 5,366,376	$ 3,394,123	$ 1,153,862	$ 14,426,872	$ 199,722
Cash and investments reported on the Statement of Net Position						
Cash and investments	$ 3,714,366	$ 5,366,376	$ 2,015,112	$ 1,153,862	$ 12,249,716	$ 199,722
Restricted cash and investments	798,145	-	1,379,011	-	2,177,156	-
Total cash and investments	$ 4,512,511	$ 5,366,376	$ 3,394,123	$ 1,153,862	$ 14,426,872	$ 199,722
Reconciliation of operating income to net cash flows from operating activities:						
Operating income	$ 547,850	$ 5,034,585	$ 650,452	$ (7,336)	$ 6,225,551	$ 156,538
Adjustments to reconcile operating income to net cash flows from operations:						
Depreciation and amortization	591,734	194,741	663,430	92,832	1,542,737	-
Change in compensated absences	(25,203)	(55,719)	(7,411)	6,281	(82,052)	-
Changes in net pension asset/liability	55,386	44,958	49,251	10,799	160,394	-
Changes in deferred outflows of resources	(112,963)	(296,462)	(84,835)	(43,841)	(538,101)	-
Changes in deferred inflows of resources	(37,011)	(62,625)	(30,427)	(10,687)	(140,750)	-
Changes in:						-
Receivables	10,108	200,659	(37,018)	31,382	205,131	-
Inventory	(27,848)	(370,668)	(9,803)	(4,585)	(412,904)	-
Accounts payable	(836)	(275,931)	(3,823)	3,326	(277,264)	-
Accrued liabilities	26,194	63,726	17,945	6,979	114,844	-
Customer deposits	811	4,746	-	-	5,557	-
Net cash flows from operating activities	$ 1,027,051	$ 4,473,621	$ 1,238,141	$ 84,501	$ 6,823,314	$ 156,538
Noncash capital and financing activities:						
Capital contributions	$ -	$ -	$ -	$ 234,879	$ 234,879	$ -

See accompanying notes to the basic financial statements

(1) Summary of Significant Accounting Policies

The City of Monett, Missouri (the City) was incorporated on March 3, 1913. The City is a third-class city and operates under a Mayor-Board of Commission form of government. The Mayor and the two Commissioners serve four-year terms. The City provides a variety of general governmental services to residents including general administrative services, public safety, public works, parks and recreation, airport, and cemetery operations. Other services include water, electric, sewer, fiber optic, and sanitation operations.

The accounting and reporting policies of the City conform to generally accepted accounting principles (GAAP) in the United States of America applicable to local governments. The following represent the more significant accounting and reporting policies and practices of the City.

A. Financial Reporting Entity

In evaluating how to define the government for financial reporting purposes, management has considered all potential component units. Component units are separate legal entities which are included in the primary government's financial report. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic, but not only, criterion for including a potential component unit within the reporting entity is the City's financial accountability for the potential component unit. An entity is considered a component unit if City officials appoint a voting majority of the component unit's governing body and the City is able to impose its will upon the component unit. Additionally, if the entity provides specific financial benefits to or imposes specific financial burdens on the City, it may be considered a component unit.

This report includes the financial statements of the City (the primary government) and its blended component unit, the City of Monett, Missouri Tax Increment Financing (TIF) Commission (the Commission). The Commission is governed by a board of which six members are appointed by the Mayor with the consent of the Board of Commission, two members appointed by the school district and one member each appointed by the commission of Lawrence and Barry County. Although it is legally separate from the City, the Commission is reported as if it were part of the primary government because its sole function is to use TIF as a method to finance economic development through payments in lieu of taxes (PILOTS) and economic activity taxes (EATS). The Commission does not issue separate financial statements.

B. Basis of Presentation

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds).

Government-wide financial statements

The statement of net position and the statement of activities display information about the City, the primary government, as a whole. These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties. Expenses are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program is self-financing or supported from the general revenues of the City.

Fund financial statements

Fund financial statements report detailed information about the City. The focus of governmental and proprietary fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column.

GOVERNMENTAL FUNDS

Governmental Funds are those through which most governmental functions of the City are financed. The acquisition, use, and balances of the City's expendable financial resources and the related liabilities (other than those in Proprietary Funds) are accounted for through Governmental Funds. The measurement focus is upon determination of financial position and changes in financial position, rather than upon net income determination.

The following are the City's major governmental funds:

General Fund: The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Transportation Sales Tax Fund: The Transportation Sales Tax Fund accounts for the City's transportation sales taxes proceeds that are restricted to being used for transportation related purposes.

Park Sales Tax Fund: The Park Sales Tax Fund accounts for the City's park sales taxes that are restricted to being used for parks and recreational related purposes.

PROPRIETARY FUNDS

Proprietary Funds are used to account for the City's ongoing activities, which are similar to those found in the private sector. The measurement focus is upon determination of net income, financial position, and changes in financial position.

The following are the City's major proprietary funds:

Waterworks Fund: This Fund accounts for the operations, maintenance, and improvement activities of the existing water system and capital improvements pertaining to the City wells, facilities, equipment, and infrastructure.

Electric Fund: This fund accounts for the operations, maintenance, and improvement activities of the existing electric system and capital improvements pertaining to the City substations, facilities, equipment, and infrastructure.

Sewer Fund: This fund accounts for the operations, maintenance, and' improvement activities of the existing sewer system and capital improvements pertaining to the treatment plant, lift stations, equipment, and infrastructure.

The City reports the following fund type of nonmajor funds:

Special Revenue Funds – These funds account for specific revenue sources that are restricted for specified purposes.

Enterprise Funds – These funds account for the operations, maintenance, and improvement activities of the sanitation and fiber services.

Internal Service Funds - accounts for fleet management services provided to other departments on a cost reimbursement basis and for contributions made by the City to be used for payment of health insurance premiums.

C. Basis of Accounting

Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned or when all eligibility requirements have been satisfied and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, sales tax, and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. This is a similar approach to that used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. Therefore, the governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Governmental Fund Financial Statements

All governmental funds are accounted for using the modified accrual basis of accounting and the current financial resources measurement focus. Under this basis, revenues are recognized in the accounting period in which they become measurable and available. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable.

Revenue Recognition

In applying the susceptible to accrual concept under the modified accrual basis, certain revenue sources are deemed both measurable and available. The City considers all revenues for investment earnings, special assessments and state levied locally shared taxes (including motor vehicle fees) and other intergovernmental revenues to be available if the revenues are collected within sixty days after year-end. Proceeds and payments of long-term debt are reported as other financing sources and uses.

Expenditure Recognition

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Most expenditures are measurable and are recorded when the related fund liability is incurred. However, principal and interest on general long-term debt, which have not matured are recognized when due. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

Proprietary Fund Financial Statements

The economic resources measurement focus and the accrual basis of accounting are utilized by the proprietary funds. Under this basis of accounting, revenues are recognized when earned and expenses are recorded when liabilities are incurred. All assets and liabilities (whether current or noncurrent) associated with a proprietary fund’s activities are included on its statement of net position and statement of activities. Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. All other revenues and expenses are considered nonoperating.

D. Cash and Investments

The City maintains a cash and investment pool in which a majority of the City's funds share. Each fund type's portion of this pool is displayed in the financial statements as cash and investments, and investments made in accordance with bond ordinances are reflected as restricted cash and investments. Permissible investments include obligations of the U.S. Government, State of Missouri, bonds, bills, or notes guaranteed by the U.S., state or city governments, certificates of deposit, repurchase agreements, banker's acceptances, and commercial paper. Investments are reported at fair value based on quoted market prices. Interest earned from the pool is allocated to the funds on the basis of average monthly cash and investment balances.

E. Accounts Receivable

Governmental activities accounts receivable consist of miscellaneous services provided to citizens. Business-type activities represent billed and unbilled charges for water, electric, sewer, sanitation, and fiber services. Accounts receivable are shown net of an allowance for uncollectible accounts.

F. Prepaid Items

Prepaid items reflect the payment of insurance premiums for coverage that benefits more than one fiscal period. The premium amounts are amortized using the consumption method over the policy periods in both the government-wide and fund financial statements.

G. Inventory

Inventory is stated at average cost. Inventories in the enterprise funds consist of expendable supplies and merchandise held for consumption or resale. The costs of these inventories are recorded as an expense when consumed or sold.

H. Capital Assets

Capital assets include land, construction in progress, buildings, improvements, equipment, and infrastructure assets (e.g., roads, bridges, storm sewers, and similar items) and are included in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are charged to expenditures as purchased in the governmental fund statements and capitalized in the proprietary fund statements. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair value as of the date of the donation.

Capital assets are defined by the City as assets with an initial, individual cost of $5,000 or more and an estimated useful life of greater than one year. Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Fully depreciated capital assets are included in their respective accounts until their disposal.

In conformity with GASB 34, infrastructure, such as streets and storm sewers, has been capitalized. Additionally, the City elected to depreciate its infrastructure assets. Depreciation on exhaustible assets is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position and is provided on the straight-line basis over the following estimated useful lives:

Buildings	20 – 50 years
Improvements	10 – 30 years
Machinery and equipment	3 – 20 years
Right of use equipment	5 years
Infrastructure	10 – 50 years

I. Compensated Absences

Employees earn vacation time based on the number of years' service to the City. Outstanding vacation leave is payable upon termination of employment. Compensated absences are recorded as a liability in the Statement of Net Position.

J. Deferred Outflows/inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category. The item results from actuarial assumption changes, the difference between actual and projected earnings in calculating the net pension asset/liability, and pension contributions made by the City subsequent to the pension valuation date. The contribution amount will be applied during the next fiscal year while the changes in actual versus projected amounts will be amortized over five to seven years.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category. The first item relates to the change in actual and projected experience in calculating the pension asset/liability. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The second item relates to leases reported in both the government-wide statement of net position and in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources over the remaining term of the lease.

For purposes of measuring the net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when they are due and payable in accordance with the benefit terms. Investments are reported at fair value.

K. Interfund Activity

Loans – amounts provided with a requirement for repayment. Interfund loans are reported as interfund receivables (i.e., due from other funds) in lender funds and interfund payables (i.e., due to other funds) in borrower funds.

Services provided and used – sales and purchases of goods and services between funds for a price approximating their fair value. Interfund services provided and used are reported as revenues in funds providing the good or service and expenditures or expenses in the fund purchasing the good or service. Unpaid amounts are reported as interfund receivables and payables in the fund balance sheets or statement of net position.

Payment in Lieu of Taxes (PILOTS) – paid from the City's enterprise funds to the general fund were $3,162,520 for the year ended March 31, 2025.

Reimbursements – repayments from the funds responsible for particular expenditures or expenses to the funds that initially paid for them. Reimbursements are reported as expenditures in the reimbursing fund and as a reduction of expenditures in the reimbursed fund.

Transfers – flows of assets (such as cash or goods) without equivalent flows of assets in return and without a requirement for repayment. In governmental funds, transfers are reported as other financing uses in the funds making transfers and as other financing sources in the funds receiving transfers.

L. Fund Balances

In the fund financial statements, governmental funds report the following fund balance classifications:

Non-Spendable – This consists of amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact.

Restricted – This consists of amounts where constraints are placed on the use of those resources which are either externally imposed by creditors, grantors, contributors, laws, or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation.

Committed – This consists of amounts which can only be used for specific purposes determined by a formal action of passing an ordinance or resolution by City Council, the City's highest level of decision-making authority. Any changes or removal of specific purpose requires the same action by the City Council.

Assigned – This consists of amounts which are constrained by City management's intent to be used for a specific purpose but do not meet the criteria to be classified as committed. In accordance with City policy, only the City Council has the authority to assign amounts for a specific purpose in this category.

Unassigned – This consists of the residual fund balance that does not meet the requirements for the non-spendable, restricted, committed, or assigned classifications. A positive unassigned fund balance is only possible in the general fund.

The City has a fund balance policy that provides guidance for programs with multiple revenue sources. The policy is to use restricted resources first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in order by committed fund balance, assigned fund balance and lastly unassigned fund balance.

Per City policy, the general fund balance should be no less than 8% of general fund appropriations for the succeeding fiscal year in order to provide financial stability and provide the City with resources to achieve its objectives and the flexibility to respond to unexpected opportunities.

M. Net Position Classifications

In the government-wide statements, equity is shown as net position and classified into three components:

(1) Net investment in capital assets – consisting of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgage notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

(2) Restricted net position – consisting of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The City first utilizes restricted resources to finance qualifying activities.

(3) Unrestricted net position – All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

N. Budgetary Information

Missouri statutes require that all political subdivisions of the State prepare an annual budget. Governmental funds required to have legally adopted annual budgets are the general fund, the special revenue funds, and the debt service fund. Legally adopted annual budgets are not required for the capital projects fund and the permanent fund. Annual budgets for all governmental funds are adopted using the modified accrual basis of accounting. Budgeted expenditures cannot exceed budgeted revenues and unencumbered positive fund balances as required by Sanction 67.010 RSMo.

Actual expenditures and transfers out exceeded budgeted appropriation in the General Fund by $561,833 and the Fleet Fund by $55,879.

O. Use of Estimates

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(2) Cash and Investments

A reconciliation of cash and investments as shown on the government-wide statement of net position is as follows:

Cash on hand	$	1,100
Demand deposits		7,676,555
Certificates of deposits		15,958,305
U.S. treasuries and agency securities		170,783
Restricted cash equivalents held in trust		52,726
US Treasury Bills		4,137,426
Total cash and investments	$	27,996,895

Government-wide Statement of Net Position

	Governmental Activities	Business-type Activities	Total
Cash and investments	$ 13,570,023	$ 12,249,716	$ 25,819,739
Restricted cash and investments	-	2,177,156	2,177,156
Total cash and investments	$ 13,570,023	$ 14,426,872	$ 27,996,895

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of failure of a depository financial institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is that, in the event of the failure of a counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City's policy is to collateralize deposits with a standby letter of credit with the primary financial institution. The City collateralizes deposits at other financial institutions with securities held by the financial institution's agent and in the City's name.

As of March 31, 2025, the City's deposits were insured with Federal depository insurance, with the remaining uninsured balance collateralized by a $10.0 million standby letter of credit and securities held in the City's name by their financial institution's agent. Accordingly, management has determined that none of the City's deposits were exposed to custodial credit risk as of March 31, 2025.

Credit Risk

Credit risk is the risk that the issuer or other counterparty to an investment will be unable to fulfill its obligations. It is the City's policy to minimize credit risk by limiting its investments to Certificates of Deposit, bonds, or other obligations of the United States, and other debt securities given the highest available rating by a nationally recognized statistical rating organization. The ratings shown on the next page are by Standard & Poor's as of year-end for each investment.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City structures the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and by investing operating funds primarily in shorter-term securities.

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by general accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted in active markets for identical assets; Level 2 inputs are significant other observable inputs such as third-party pricing services for identical assets; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of March 31, 2025:

	Level 1	S&P Rating
US Treasuries and Agency Securities		
Government National Mortgage Association	$ 50,309	AA+
Federal Home Loan Bank	2,333	AA+
Federal National Mortgage Association	84	AA+
Total US Treasuries and Agency Securities	$ 52,726	

All of the City's investments are classified as Level 1 of the fair value hierarchy using prices quoted in active markets for those securities.

(3) Tax Revenues and Taxes Receivable

The City's property taxes are levied and recorded each November 1 on the assessed value as of the prior January 1 for all property located in the City and are delinquent on January 1 (the lien date) following the levy date. Assessed values are established by county assessors, subject to review by the County's Board of Equalization. The City is permitted by the Missouri State Constitution to levy (without a vote of two-thirds of the voting electorate) taxes up to $1.00 per $100 of assessed valuation for general governmental services other than the payment of principal and interest on long-term debt. The City does not levy property taxes.

Tax revenues for the year ended March 31, 2025 consisted of the following:

	Sales Taxes	Franchise Taxes	Other Taxes	Total
Governmental funds:				
General Fund	$ 3,466,821	$ 305,518	$ 62,187	$ 3,834,526
Transportation Sales Tax Fund	1,164,508	-	-	1,164,508
Parks Sales Tax Fund	610,131	-	-	610,131
Nonmajor funds	1,047,281	-	-	1,047,281
	$ 6,288,741	$ 305,518	$ 62,187	$ 6,656,446

Taxes receivable represent sales tax and franchise taxes. Taxes receivable consisted of the following at March 31, 2025:

	Sales Taxes	Franchise Taxes	Total
Governmental funds:			
General Fund	$ 569,645	$ 91,801	$ 661,446
Transportation Sales Tax Fund	179,953	-	179,953
Parks Sales Tax Fund	95,379	-	95,379
Nonmajor funds	157,944	-	157,944
	$ 1,002,921	$ 91,801	$ 1,094,722

4) Leases Receivable

The City implemented Government Accounting Standards Board No. 87, Leases (GASB 87). Under GASB 87, a lessor is required to recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflows of resources are measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that is related to future periods. Additional information for leases receivable is as follows:

The City leases facilities and the right to place communication equipment on towers owned by the City. As of the year ended March 31, 2025, the City had five leases, with original lease terms ranging from five to 15 years with options to extend in certain leases. As of March 31, 2025, the leases had approximately 3 to 20 years remaining. The City recognized $32,536 in lease revenue and $7,186 in interest revenue during the current fiscal year related to these leases. Also, the City has deferred inflows of resources associated with these leases that will be recognized as revenue over the lease term.

The City's leases receivable activity for the year ended March 31, 2025, is as follows:

Lease Description	2025	Additions	Retirements	Balance March 31, 2025	Current
Leases receivable	$ 170,702	$ -	$ 32,536	$ 138,166	$ 31,069

The future minimum lease revenue due under the lease arrangements for the years ending March 31 are as follows:

	Leases Receivable		
Year Ended March 31:	**Principal**	**Interest**	**Total**
2026	$ 31,069	$ 5,633	$ 36,702
2027	23,675	4,284	27,959
2028	18,679	3,030	21,709
2029	10,550	2,409	12,959
2030	11,009	1,950	12,959
2031-2035	30,392	3,977	34,369
2036-2040	7,963	1,512	9,475
2041-2043	4,829	856	5,685
	$ 138,166	$ 23,651	$ 161,817

(5) Intergovernmental Revenue/Receivables

Intergovernmental revenue during the year ended March 31, 2025 consisted of the following:

	General Fund	Transportation Sales Tax Fund	Airport Project Fund	Total Governmenta Funds
Grants:				
Federal, State and Local	$ 1,489,577	$ 12,678	$ -	$ 1,502,255
State:				
Motor vehicle fees and taxes	529,628	-	-	529,628
Total intergovernmental revenue	$ 2,019,205	$ 12,678	$ -	$ 2,031,883

	Enterprise Fund	Total Enterprise Funds
Grants - State and Local	$ 197,557	$ 197,557

Amounts due from other governments at March 31, 2025, were as follows:

	General Fund	Total
Motor vehicle fees and taxes	$ 40,542	$ 40,542
Total due from other governments	$ 40,542	$ 40,542

(6) Interfund Activity

Transfers between funds for the year ended March 31, 2025 were as follows:

	Transfers Out:							
	General	Transportation Sales Tax Fund	Nonmajor Governmental Funds	Water Fund	Electric Fund	Sewer Fund	Nonmajor Enterprise Funds	Total
Transfers In:								
General fund	$ -	$ -	$ 255	$ -	$ 800,000	$ -	$ -	$ 800,255
Nonmajor Gov. Funds	406,634	54,167	429,684	48,053	341,634	120,028	120,000	1,520,200
Electric Fund	-	-	100,000	-	-	-	-	100,000
	$ 406,634	$ 54,167	$ 529,939	$ 48,053	$ 1,141,634	$ 120,028	$ 120,000	$ 2,420,455

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, and (2) use unrestricted revenues collected in the Electric Fund to finance administrative services provided by the General fund. Any transfers within the governmental funds or within the proprietary funds have been eliminated in the government-wide statement of activities.

(7) Capital Assets

A summary of the changes in capital assets for the year ended March 31, 2025 is as follows:

Governmental activities:	2024	Additions	Retirements	2025
Capital assets, not being depreciated				
Land	$ 4,342,260	$ -	$ -	$ 4,342,260
Construction in progress	28,465,612	626,565	27,495,842	1,596,335
Total capital assets, not being depreciated	32,807,872	626,565	27,495,842	5,938,595
Capital assets, being depreciated				
Building and improvements	13,395,214	215,895	-	13,611,109
Machinery and equipment	9,297,870	1,593,688	-	10,891,558
Vehciles Leases	-	985,003	-	985,003
Right of use equipment	130,286	-	-	130,286
Infrastructure	34,341,517	27,299,158	-	61,640,675
Total capital assets, being depreciated	57,164,887	30,093,744	-	87,258,631
Less accumulated depreciation for:				
Building and improvements	5,288,141	395,813	-	5,683,954
Machinery and equipment	7,588,794	518,469	-	8,107,263
Vehciles Leases	-	169,267	-	169,267
Right of use equipment	51,672	26,040	-	77,712
Infrastructure	22,960,107	1,479,459	-	24,439,566
Total accumulated depreciation	35,888,714	2,589,048	-	38,477,762
Total capital assets being depreciated, net	21,276,173			48,780,869
Governmental activities capital assets, net	$ 54,084,045			$ 54,719,464

Business-type Activities:	March 31, 2024	Additions	Retirements	March 31, 2025
Capital assets, not being depreciated				
Land	$ 305,104	$ -	$ -	$ 305,104
Construction in progress	1,338,052	94,292	1,394,720	37,624
Total capital assets, not being depreciated	1,643,156	-	1,394,720	342,728
Capital assets, being depreciated				
Building and improvements	16,812,742	-	-	16,812,742
Machinery and equipment	5,877,568	1,031,217	-	6,908,785
Infrastructure	45,568,257	1,517,739	-	47,085,996
Total capital assets being depreciated	68,258,566	2,548,956	-	70,807,523
Less accumulated depreciation for:				
Building and improvements	4,724,620	366,352	-	5,090,972
Machinery and equipment	3,875,170	352,413	-	4,227,583
Infrastructure	33,580,078	823,972	-	34,404,050
Total accumulated depreciation	42,179,868	1,542,737	-	43,722,605
Total capital assets being depreciated, net	26,078,698			27,084,918
Business-type activities capital assets, net	$ 27,721,854			$ 27,427,646

Depreciation expense was charged to functions and programs of the primary government as follows:

Governmental Activates:		
General government	$	23,361
Public safety		563,014
Public works		1,122,719
Parks and recreation		284,759
Airport		558,238
Cemetery		36,957
Total depreciation expense for Governmental activates	$	2,589,048
Business-type Activities:		
Waterworks	$	591,734
Electric		194,741
Sewer		663,430
Sanitation		86,950
Fiber		5,882
Total depreciation expense for Business type activities	$	1,542,737

(8) Long Term Debt

A summary of the changes in long term debt for the year ended March 31, 2025 is as follows:

Governmental Activities:	Beginning of Year	Adjustments/ Additions	Adjustments/ Retirements	End of Year	Due Within One Year
Lease purchase agreement	$ 1,510,000	$ -	$ 1,510,000	$ -	$ -
Lease liabilities - ROU	81,574	-	25,567	56,007	26,411
Finance purchase agreements	-	1,138,451	183,325	955,126	257,015
Developer agreements	-			-	
Compensated absences *	807,473	-	183,356	624,117	361,033
Total Governmental activities	2,399,047	1,138,451	1,902,248	1,635,250	644,459
Business-Type Activities:					
Revenue Bonds:					
Series 2003B	710,000	-	710,000	-	-
Series 2013	6,082,900	-	500,100	5,582,800	510,000
Series 2015	959,500	-	67,600	891,900	69,000
Certificates of Participation:					-
Series 2020	1,345,000	-	180,000	1,165,000	185,000
Finance purchase agreement	-	260,062	26,552	233,510	48,412
Compensated absences *	336,210	-	82,052	254,158	165,468
Total Business-type activities	9,433,610	260,062	1,566,304	8,127,368	977,880
Total primary government	$ 11,832,657	$ 1,398,513	$ 3,468,552	$ 9,762,618	$ 1,622,339

* Compensated absences are presented as a net change

A. Governmental Activities Debt

Lease Purchase Agreement

$3,484,000 Series 2017, Lease Purchase Agreement. issued for the purpose of constructing the Aquatic Center. Due in annual installment of $301,000 to $393,000 through December 1, 2027; interest at 2.73%. Outstanding balance of $1,510,000 paid in full during the year ended March 31, 2025.

Lease Liabilities – Right of Use (ROU)

Lease liabilities represent the City's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the commencement date based on the present value of the expected lease payments over the lease term, less any lease incentives. Interest expense is recognized ratably over the contract term. The length of the lease is 72 months, at an interest rate of 3.25% with monthly payments of $2,320. The lease term may include options to extend or terminate the lease when it is reasonably certain that the City will exercise that option.

The future minimum lease obligation and the net present value of these minimum lease payments as of March 31, 2025, were as follows:

For the years ending March 31:	Principal	Interest	Total
2026	$ 26,411	$ 1,431	$ 27,842
2027	27,282	561	27,843
2028	2,314	6	2,320
	$ 56,007	$ 1,998	$ 58,005

Finance Purchase Agreements

The City has entered into eighteen (18) financing purchase agreements for the acquisition of various vehicles and equipment under terms generally from thirty-six (36) to sixty (60) months. Under the financing purchase agreements, the City is scheduled to make monthly payments ranging from $1,008 to $2,179 with interest varying from 3.6 to 7.3%.

The future minimum finance purchase agreement payments and the net present value of these minimum payments as of March 31, 2025, were as follows:

For the years ending March 31:	Principal	Interest	Total
2026	$ 257,078	$ 33,957	$ 291,035
2027	270,424	22,704	293,128
2028	214,596	11,895	226,491
2029	178,546	4,380	182,926
2030	34,482	330	34,812
	$ 955,126	$ 73,266	$ 1,028,392

B. Business-type Activities Debts

Revenue Bonds

$8,950,000 Series 2003B Combined Waterworks and Sewerage System Revenue Bonds, (State Revolving Funds Program). Proceeds from this debt issuance were combined with monies from the State Environment Improvement and Energy Resources Authority to construct wastewater treatment and clean water facilities for the City. Due in annual installments through January 1, 2025; interest at 2.00% to 4.70%.

$10,002,321 Series 2013 Combined Waterworks and Sewerage System Revenue Bonds - Direct Loan Program (Original amount not to exceed $11,012,000). Proceeds were used for certain costs of improving the water and sewerage system. Due in annual instalments through 2035; interest at 1.61% and a semi-annual administrative fee of 0.25% of the outstanding principal balance of the bonds.

$1,397,482 Series 2015 Combined Waterworks and Sewerage System Revenue Bonds - Direct Loan Program (Original amount not to exceed $1,895,000). Proceeds were used for the purpose of extending and improving the City's sewage system. Due in annual installments through 2037; interest at 1.23% and a semi-annual administrative fee of 0.50% of the outstanding principal balance of the bonds.

Refunding Lease Purchase Agreement

$1,845,000 Refunding Lease Purchase Agreement, Series 2020. The Refunding Equipment Lease Purchase Agreement is due in annual installments through July 1, 2030; interest at 2.45%.

Finance Purchase Agreement

The City has entered into a financing purchase agreement for the acquisition of equipment. The length of the finance purchase agreement is 60 months, at an interest rate of 4.9% with monthly payments ranging from $4,873 to $4,929.

C. ***Future Debt Service Requirements***

	Business-type Activities					
	Series 2013 Waterworks and Sewerage Bonds		Series 2015 Waterworks and Sewerage Bonds		Series 2020 Refunding Equipment Lease Purchase	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 510,000	$ 87,838	$ 69,000	$ 10,758	$ 185,000	$ 26,276
2027	519,900	79,590	70,400	9,905	190,000	21,683
2028	530,800	71,177	72,000	9,034	190,000	17,028
2029	541,700	62,586	73,400	8,144	195,000	12,311
2030	552,500	53,822	75,600	7,237	200,000	7,473
2031-2035	2,927,900	131,489	403,000	21,766	205,000	2,511
2036-2037	-	-	128,500	1,581	-	-
Totals	$ 5,582,800	$ 486,501	$ 891,900	$ 68,426	$ 1,165,000	$ 87,282

	Finance Purchase Agreement		Total	
	Principal	Interest	Principal	Interest
2026	$ 48,412	$ 10,365	$ 812,412	$ 135,237
2027	50,916	7,937	831,216	119,116
2028	53,548	5,383	846,348	102,622
2029	56,317	2,698	866,417	85,740
2030	24,317	299	852,417	68,831
2031-2035	-	-	3,535,900	155,766
2036-2037	-	-	128,500	1,581
Totals	$ 233,510	$ 26,682	$ 7,873,210	$ 668,892

(9) Employees Retirement System

A. Plan Description

The City's defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The City participates in the Missouri Local Government Employees Retirement System (LAGERS). LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees, consisting of seven persons. LAGERS' issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

B. Benefits Provided

LAGERS provides retirement, death, and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police) and receive a reduced allowance.

	2024 Valuation
Benefit Multiplier:	2% for Life
Final Average Salary	3 Years
Member Contributions:	4%

Benefit terms provide for annual post-retirement adjustments to each member's retirement allowance subsequent to the member's retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

C. Employees Covered by Benefit Terms

The following employees were covered by the benefit terms:

	General	Police	Fire	Total
Inactive employees or beneficiaries currently receiving benefits	66	20	14	100
Inactive employees entitled to but not yet receiving benefits	32	10	8	50
Active employees	77	23	11	111
	175	53	33	261

D. Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4% to the pension plan. Employer contribution rates are 7.6% (General), 7.1% (Police) and 1.0% (Fire) of annual covered payroll.

E. Net Pension Liability (Asset)

The City's net pension asset was measured as of June 30, 2024, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of February 29, 2024.

F. Actuarial Assumptions

The total pension liability in the February 29, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation; 2.25% price inflation
Salary Increase	2.75% to 6.75% including wage inflation (General)
	2.75% to 6.55% including wage inflation (Police)
	2.75% to 7.15% including wage inflation (Fire)
Investment rate of return	7.00%, net of investment expenses

The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Alpha	15.00%	3.67%
Equity	35.00%	4.78%
Fixed Income	31.00%	1.41%
Real Assets	36.00%	3.29%
Strategic Assets	8.00%	5.25%
Cash	10.00%	0.00%
Leverage	-35.00%	-0.29%

G. Discount Rate

The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

H. Changes in the Net Pension Liability/ (Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset)/Liability (a) - (b)
Balances at beginning of year	$ 34,844,568	$ 39,577,876	$ (4,733,308)
Changes for the year:			
Service cost	820,760	-	820,760
Interest	2,413,473	-	2,413,473
Difference between expected and actual experience	1,350,535	-	1,350,535
Contributions - employer	-	439,920	(439,920)
Contributions - employee	-	254,089	(254,089)
Net investment income	-	2,163,724	(2,163,724)
Benefit payments, including refunds	(1,566,115)	(1,566,115)	-
Administrative expense	-	(31,169)	31,169
Other changes (net transfer)	-	268,087	(268,087)
Net changes	3,018,653	1,528,536	1,490,117
Balances at end of year	$ 37,863,221	$ 41,106,412	$ (3,243,191)

I. Sensitivity of the Net Pension Liability/ (Asset) to Changes in the Discount Rate

The following presents the Net Pension Liability/(Asset) of the employer, calculated using the discount rate of 7.00%, as well as what the employer's Net Pension Liability/(Asset) would be using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

	1% Decrease 6.00%	Current Single Discount Rate Assumption 7.00%	1% Increase 8.00%
Total Pension Liability (TPL)	$ 43,246,326	$ 37,863,221	$ 33,444,836
Plan Fiduciary Net Position	(41,106,412)	(41,106,412)	(41,106,412)
Net Pension Liability/(Asset)	$ 2,139,914	$ (3,243,191)	$ (7,661,576)

J. *Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

For the year ended March 31, 2025, the City recognized LAGERS pension expense of $277,558, ($23,040 (General), $196,263 (Police) and $58,255 (Fire)). The City reported deferred outflows related to LAGERS pension from the following sources:

	General	Police	Fire	Total
Deferred Outflows of Resources:				
Difference between expected and actual experience	$ 1,040,811	$ 325,480	$ 610,735	$ 1,977,026
Difference in projected and actual earnings on pension plan investments	711,733	182,146	185,621	1,079,500
Contributions subsequent to measurement date*	265,748	100,334	6,812	372,894
Total	$ 2,018,292	$ 607,960	$ 803,168	$ 3,429,420
Deferred Inflows of Resources:				
Changes in assumptions	$ (86,790)	$ -	$ (27,854)	$ (114,644)
Difference between expected and actual experience	(221,947)	-	(101,313)	(323,260)
Total	$ (308,737)	$ -	$ (129,167)	$ (437,904)

*The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability/(Asset) for the year ending March 31, 2026.

Net amounts reported as deferred outflows and deferred inflows of resources, excluding contributions subsequent to the measurement date, related to LAGERS pension will be recognized in pension expense as follows:

Year ending March 31:	General	Police	Fire	Total
2025	$ (183,252)	$ 83,191	$ 69,164	$ (30,897)
2026	906,097	274,616	297,063	1,477,776
2027	498,658	129,435	195,012	823,105
2028	216,824	20,384	105,950	343,158
2029	5,480	-	-	5,480
Total	$ 1,443,807	$ 507,626	$ 667,189	$ 2,618,622

K. *Payable to the Pension Plan*

At March 31, 2025, the City's outstanding contributions due to the LAGERS pension plan was $63,141.

L. Summary of financial reporting of the City's pension plan:

	General	Police	Fire	Total
Governmental activities:				
Net Pension Asset/(Liability)	$ 764,269	$ 246,604	$ 1,164,094	$ 2,174,967
Business-type activities:				
Net Pension Asset/(Liability)	1,068,224	-	-	1,068,224
Total	$ 1,832,493	$ 246,604	$ 1,164,094	$ 3,243,191
Governmental activities:				
Pension related deferred outflows	$ 841,759	$ 607,960	$ 803,168	$ 2,252,887
Pension related deferred inflows	(128,764)	-	(129,167)	(257,931)
Business-type activities:				
Pension related deferred outflows	1,176,533	-	-	1,176,533
Pension related deferred inflows	(179,973)	-	-	(179,973)
Total	$ 1,709,555	$ 607,960	$ 674,001	$ 2,991,516

(10) Commitments and Contingencies

A. Insurance

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City has transferred its risk by obtaining coverage from a public self-insured insurance pool. In addition, it has effectively managed risk through various employee education and prevention programs. There has been no significant reduction in insurance coverage from the previous year.

The amount of settlements has not exceeded the City's insurance coverage in any of the past three fiscal years.

B. Federal and State Grants

The City has received financial assistance from various federal, state, and local agencies in the form of grants and entitlements. These programs are subject to audit by agents of the granting authority. Management does not believe that liabilities for reimbursements, if any, will have a materially adverse effect upon the financial condition of the City.

C. *Litigation*

Legal action was taken against the City seeking $2.4 million in damages in connection with a construction contract associated with the airport expansion project. The City intends to vigorously defend against the claim. The ultimate outcome cannot reasonably be determined at this time.

The City is involved in other legal proceedings arising from the ordinary course of City activities. While these proceedings may have future financial effect, management believes that their ultimate outcome will not be material to the basic financial statements.

D. *Purchased Power*

In 2021, the cities of Monett and Mount Vernon established the Southwest Missouri Public Energy Pool (SWMPEP). On March 20, 2024, the City of Monett approved an Amended and Restated Power Supply and Administration Agreement (the Agreement) between the Missouri Joint Municipal Electric Utility Commission (MEC) and the members of SWMPEP.

The Agreement governs how MEC supplies full-requirements electric service (capacity, energy, transmission, and related services) to participating SWPEP members at cost-based rates and replaces all prior agreements. Under the Agreement, MEC agrees to provide each SWPEP member all power and energy needs to service retail customers, transmission and ancillary services, and energy management and scheduling services.

The City can terminate the Agreement with a 5 year's written notice to MEC. MEC may cancel the Agreement if the City fails to maintain MEC membership. Agreement termination can also occur upon an event of default as defined in the Agreement.

In February 2021, the Midwest region experienced polar vortex weather conditions (the Event) for several days. This Event caused natural gas delivery equipment and multiple coal plants to freeze up and limited the availability of natural gas and coal in a time of very high demand. These limitations during this Event caused prices to increase drastically, which had the effect of causing electric prices to also increase drastically resulting in additional power costs of approximately $5.3 million for the Event. MEC utilized a line of credit to pay the additional $5.3 million costs associated with the Event to be invoiced to SWMPEP over a period up to 24 months. Invoicing of the monthly costs of $222,406 began with the April 2021 through the June 2021 billing to the City. In May 2021, the State of Missouri (the State) established a $50 million relief fund for municipal utilities who experienced extraordinary natural gas and electric prices during the Event. This relief fund provides, on a first-come, first served, basis, zero percent loans with a payback period of no more than five years. MEC has received $4,987,506 in funding from the State to satisfy the original outstanding balance of the MEC Event obligation. The monthly payback to the State is scheduled to be $83,125 per month over a five-year period. The $83,125 loan repayment amount will be included in the monthly billings to the City over the five-year timeframe beginning in July 2021 through June 2026.

(11) Subsequent Events

Management has evaluated subsequent events through March 20, 2026, the date the financial statements were available to be issued. Subsequent to year end, the City issued its not to exceed $4,598,936 Combined Waterworks and Sewage System Revenue Bonds (State of Missouri – Direct Loan Program) Series 2025 bonds. No other subsequent events were identified that required adjustment to or disclosure in the financial statements.

The City utilizes the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to April, the City Administrator submits to the City Commission a proposed operating budget for the fiscal year commencing the following April 1. The operating budget includes proposed expenditure plans for all fund types and the proposed means of financing them.

2. One public hearing is conducted by the City Commission in late February or early March to obtain taxpayers' comments on the proposed budget and tax levy.

3. Prior to April 1, ordinances are passed by the City Commission which provide for legally adopted budgets for all funds of the City.

4. The City operates on a program performance budget system, with legally adopted budgets prepared by fund, program and department. The level of budgetary control is at the department level. The City's department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the City Commission.

5. Formal budgetary integration is employed as a management control device for all funds of the City.

6. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with GAAP. Budgeted amounts may be amended during the year by the City Commission on approved budget adjustment forms.

Schedule 1

CITY OF MONETT, MISSOURI
Required Supplementary Information
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
General Fund
For the Year Ended March 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Taxes	$ 4,165,000	$ 4,165,000	$ 3,834,526	$ (330,474)
Licenses and permits	30,000	30,000	69,447	39,447
Intergovernmental	979,750	979,750	2,019,205	1,039,455
Charges for services	702,250	702,250	856,325	154,075
Rental	80,500	80,500	78,472	(2,028)
Investment earnings	210,000	210,000	811,842	601,842
Miscellaneous	18,000	18,000	51,190	33,190
Total Revenues	6,185,500	6,185,500	7,721,007	1,535,507
Expenditures:				
Current:				
General government	520,000	520,000	768,087	(248,087)
Public safety	5,727,500	5,727,500	6,035,165	(307,665)
Public works	2,181,000	2,181,000	1,807,709	373,291
Parks and recreation	1,953,000	1,953,000	2,189,949	(236,949)
Airport	387,500	387,500	408,800	(21,300)
Cemetery	355,500	355,500	-	355,500
Debt service:				
Principal	-	-	46,339	(46,339)
Interest and fiscal charges	-	-	10,132	(10,132)
Total Expenditures	11,124,500	11,124,500	11,667,699	(543,199)
Excess of Revenues Over (Under) Expenditures	(4,939,000)	(4,939,000)	(3,946,692)	992,308
Other financing sources (uses):				
Transfers in	800,000	800,000	800,255	255
Transfers out	(388,000)	(388,000)	(406,634)	(18,634)
Payments in lieu of taxes	3,027,500	3,027,500	3,162,520	135,020
Total Other Financing Sources (Uses)	3,439,500	3,439,500	3,556,141	116,641
Net change in fund balances	$ (1,499,500)	$ (1,499,500)	(390,551)	$ 1,108,949
Fund balances, beginning of year			6,446,008	
Fund balances, end of year			$ 6,055,457	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 2

CITY OF MONETT, MISSOURI
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Transportation Sales Tax Fund
For the Year Ended March 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Taxes	$ 1,200,000	$ 1,200,000	$ 1,164,508	$ (35,492)
Intergovernmental	250,000	250,000	-	(250,000)
Charges for services	-	-	12,678	12,678
Investment earnings	100,000	100,000	-	(100,000)
Total Revenues	1,550,000	1,550,000	1,177,186	(372,814)
Expenditures:				
Current:				
Public works	2,450,000	2,450,000	365,531	2,084,469
Total Expenditures	2,450,000	2,450,000	365,531	2,084,469
Excess of Revenues Over (Under) Expenditures	(900,000)	(900,000)	811,655	1,711,655
Other financing sources (uses):				
Transfers out	(50,000)	(50,000)	(54,167)	(4,167)
Total Other Financing Sources (Uses)	(50,000)	(50,000)	(54,167)	(4,167)
Net change in fund balances	$ (950,000)	$ (950,000)	757,488	$ 1,707,488
Fund balances, beginning of year			3,424,751	
Fund balances, end of year			$ 4,182,239	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 3

CITY OF MONETT, MISSOURI
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Park Sales Tax Fund
For the Year Ended March 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Taxes	$ 575,000	$ 575,000	$ 610,131	$ 35,131
Total Revenues	575,000	575,000	610,131	35,131
Expenditures:				
Current:				
Parks and recreation	13,500	13,500	-	13,500
Debt service:				
Principal	1,510,000	1,510,000	1,510,000	-
Interest and fiscal charges	41,500	41,500	38,775	2,725
Total Expenditures	1,565,000	1,565,000	1,548,775	16,225
Net change in fund balances	$ (990,000)	$ (990,000)	(938,644)	$ 51,356
Fund balances, beginning of year			1,219,027	
Fund balances, end of year			$ 280,383	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 4

CITY OF MONETT, MISSOURI
Required Supplementary Information
Schedule of Changes in Net Pension Liability (Asset) and Related Ratios
For the Year Ended March 31, 2025

	LAGERS									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Total Pension Liability										
Service costs	$ 820,760	$ 761,621	$ 727,024	$ 708,058	$ 657,759	$ 656,616	$ 668,004	$ 639,391	$ 616,931	$ 617,375
Interest on total pension liability	2,413,473	2,228,128	2,108,190	2,239,943	2,073,445	1,974,712	1,874,884	1,797,932	1,637,666	1,564,778
Difference between expected and actual experience of the total pension liability	1,350,535	1,191,365	456,197	(1,733,415)	797,018	47,750	(92,430)	(559,892)	(136,413)	(472,412)
Changes of assumptions	-	-	-	(620,009)	-	-	-	-	828,489	-
Benefit payments and refunds	(1,566,115)	(1,558,779)	(1,630,030)	(1,143,304)	(1,365,629)	(1,271,635)	(871,222)	(790,364)	(705,369)	(703,043)
Net change in total pension liability	3,018,653	2,622,335	1,661,381	(548,727)	2,162,593	1,407,443	1,579,236	1,087,067	2,241,304	1,006,698
Total pension liability - beginning of year	34,844,568	32,222,233	30,560,852	31,109,579	28,946,986	27,539,543	25,960,307	24,873,240	22,631,936	21,625,238
Total pension liability - end of year (a)	$ 37,863,221	$ 34,844,568	$ 32,222,233	$ 30,560,852	$ 31,109,579	$ 28,946,986	$ 27,539,543	$ 25,960,307	$ 24,873,240	$ 22,631,936
Plan Fiduciary Net Position										
Contributions - employer	$ 439,920	$ 473,051	$ 484,243	$ 438,185	$ 409,556	$ 407,417	$ 428,796	$ 438,751	$ 476,923	$ 524,504
Contributions - employee	254,089	259,890	231,551	222,265	210,133	207,724	208,301	207,953	196,430	187,564
Net investment income	2,163,724	1,398,842	28,978	8,507,883	417,751	2,084,456	3,465,410	2,959,657	(70,888)	465,017
Benefit payments and refunds	(1,566,115)	(1,558,779)	(1,630,030)	(1,143,304)	(1,365,629)	(1,271,635)	(871,222)	(790,364)	(705,369)	(703,043)
Administrative expenses	(31,169)	(35,009)	(27,403)	(24,654)	(31,327)	(26,441)	(18,184)	(17,532)	(17,162)	(17,989)
Other (net transfer)	268,087	184,483	535,351	(533,186)	(35,931)	217,677	17,828	(388,493)	68,562	119,677
Net change in plan fiduciary net position	1,528,536	722,478	(377,310)	7,467,189	(395,447)	1,619,198	3,230,929	2,409,972	(51,504)	575,730
Plan fiduciary net position - beginning of year	39,577,876	38,855,398	39,232,708	31,765,519	32,160,966	30,541,768	27,310,839	24,900,867	24,952,371	24,376,851
Plan fiduciary net position - end of year (b)	$ 41,106,412	$ 39,577,876	$ 38,855,398	$ 39,232,708	$ 31,765,519	$ 32,160,966	$ 30,541,768	$ 27,310,839	$ 24,900,867	$ 24,952,581
Net pension liability/(asset) (a) - (b)	$ (3,243,191)	$ (4,733,308)	$ (6,633,165)	$ (8,671,856)	$ (655,940)	$ (3,213,980)	$ (3,002,225)	$ (1,350,532)	$ (27,627)	$ (2,320,645)
Plan net position as a percentage of the total pension liability	108.57%	113.58%	120.59%	128.38%	102.11%	111.10%	110.90%	105.20%	100.11%	110.25%
Covered employee payroll	$ 6,196,117	$ 6,130,928	$ 5,551,170	$ 5,457,675	$ 5,364,444	$ 4,917,388	$ 5,119,628	$ 5,143,013	$ 4,744,999	$ 4,657,747
Net pension liability/(asset) as a percentage of covered payroll	-52.34%	-77.20%	-119.49%	-158.89%	-12.23%	-65.36%	-58.64%	-26.26%	-0.58%	-49.82%

CITY OF MONETT, MISSOURI
Required Supplementary Information
Schedule of Employer Contributions
For the Year Ended March 31, 2025

LAGERS (General, Police and Fire)

Fiscal Year	Actuarially Determined Contribution	Contribution in Relation	Contribution Deficiency	Covered Employee Payroll	Contribution as Percentage
2016	$ 497,151	$ 497,151	$ -	$ 4,883,423	10.18%
2017	449,748	449,748	-	5,324,136	8.45%
2018	435,453	435,453	-	5,209,876	8.36%
2019	409,885	409,885	-	5,200,340	7.88%
2020	405,001	405,001	-	5,207,349	7.78%
2021	418,282	418,282	-	5,472,634	7.64%
2022	535,944	490,010	45,934	5,652,980	8.67%
2023	472,404	472,404	-	6,309,888	7.49%
2024	412,673	412,673	-	6,186,485	6.67%
2025	516,374	498,944	17,430	6,715,715	7.43%

Lagers

Valuation Date February 29, 2024

Notes: The roll-forward of total pension liability from February 29, 2024 to June 30, 2024 reflects expected service cost and interest reduced by actual benefit payments and administrative expenses.

Methods and assumptions used to determine contributions rates:

Actuarial cost method Entry Age Normal and Modified Terminal Funding

Amortization method Level percentage of payroll amortized method is used to amortize the UAAL over a closed period of years. If the UAAL (excluding the UAAL associated with benefit changes) is negative, then this amount is amortized over the greater of (i) the remaining initial amortization period or (ii) 15 years.

Remaining amortization period Multiple bases from 15 to 18 years

Asset valuation method 5-year smoothed market; 20% corridor

Inflation assumption 2.75% wage inflation; 2.25% price inflation

Salary increases 2.75% to 6.75% including wage inflation (General)
2.75% to 6.55% including wage inflation (Police)
2.75% to 7.15% including wage inflation (Fire)

Investment rate of return 7.00%, net of investment and administrative expenses

Retirement age Experienced-based table of rates that are specific to the type of eligibility condition

Mortality The healthy retiree mortality tables, for post retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females/ . The ore-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

Other information: None

Schedule 6

CITY OF MONETT, MISSOURI
Combining Balance Sheet - Nonmajor Governmental Funds
March 31, 2025

	Tax Increment Financing #1 Fund	Tax Increment Financing #2 Fund	Use Sales Tax Fund	Capital Improvement Fund	Airport Project Fund	Airport Improvement Fund	Fleet Fund	Equipment Reserve Fund	Total
Assets									
Cash and investments	$ -	$ -	$ 442,742	$ 49	$ -	$ 1,144,875	$ 255,789	$ 1,417,620	$ 3,261,075
Receivables:									
Taxes	-	-	157,944	-	-	-	-	-	157,944
Total Assets	$ -	$ -	$ 600,686	$ 49	$ -	$ 1,144,875	$ 255,789	$ 1,417,620	$ 3,419,019
Liabilities									
Accounts payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Due to other funds	-	-	-	-	70,503	-	-	-	70,503
Total Liabilities	-	-	-	-	70,503	-	-	-	70,503
Fund balances:									
Restricted:									
Capital outlay	$ -	$ -	$ 600,686	$ 49	-	$ 1,144,875	$ 255,789	$ 1,417,620	$ 3,419,019
Unassigned (deficit)	-	-	-	-	(70,503)	-	-	-	(70,503)
Total fund balance	-	-	600,686	49	(70,503)	1,144,875	255,789	1,417,620	3,348,516
Total liabilities and fund balances	$ -	$ -	$ 600,686	$ 49	$ -	$ 1,144,875	$ 255,789	$ 1,417,620	$ 3,419,019

Schedule 7

CITY OF MONETT, MISSOURI
Combining Statement of Revenues, Expenditures and
Changes in Fund Balances - Nonmajor Governmental Funds
For the Year Ended March 31, 2025

	Tax Increment Financing #1 Fund	Tax Increment Financing #2 Fund	Use Sales 503	Capital Improvement Fund	Airport Project Fund	Airport Improvement Fund	Fleet Fund	Equipment Reserve Fund	Total
Revenues:									
Taxes	$ -	$ -	$ 1,046,977	$ 304	$ -	$ -	$ -	$ -	$ 1,047,281
Miscellaneous	-	-	-	-	18,537	-	-	-	18,537
Total Revenues	-	-	1,046,977	304	18,537	-	-	-	1,065,818
Expenditures:									
Current:									
General government	29	3,795	-	-	-	-	-	-	3,824
Public safety	-	-	16,607	-	-	-	-	-	16,607
Airport	-	-	-	-	89,040	-	-	-	89,040
Capital outlay	-	-	-	-	-	-	1,198,207	234,880	1,433,087
Debt service:									
Principal	-	-	-	-	-	-	162,553	-	162,553
Interest and fiscal charges	-	-	-	-	-	-	28,122	-	28,122
Total Expenditures	29	3,795	16,607	-	89,040	-	1,388,882	234,880	1,733,233
Excess of Revenues Over (Under) Expenditures	(29)	(3,795)	1,030,370	304	(70,503)	-	(1,388,882)	(234,880)	(667,415)
Other financing (uses):									
Transfers in	-	-	-	-	-	140,532	659,668	720,000	1,520,200
Transfers out	-	-	(429,684)	(255)	-	(100,000)	-	-	(529,939)
Sale of capital assets	-	-	-	-	-	27,300	-	-	27,300
Issuance of long-term debt	-	-	-	-	-	-	985,003	-	985,003
Total Other Financing (Uses)	-	-	(429,684)	(255)	-	67,832	1,644,671	720,000	2,002,564
Net change in fund balances	(29)	(3,795)	600,686	49	(70,503)	67,832	255,789	485,120	1,335,149
Fund balances, beginning of year	29	3,795	-	-	-	1,077,043	-	932,500	2,013,367
Fund balances, (deficit) end of year	$ -	$ -	$ 600,686	$ 49	$ (70,503)	$ 1,144,875	$ 255,789	$ 1,417,620	$ 3,348,516

Schedule 8

CITY OF MONETT, MISSOURI

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Use Tax Fund
For the Year Ended March 31, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:			
Taxes	$ 600,000	$ 1,046,977	$ 446,977
Total Revenues	600,000	1,046,977	446,977
Expenditures:			
Current:			
Public safety	360,000	16,607	343,393
Capital outaly	200,000	-	200,000
Total Expenditures	560,000	16,607	543,393
Excess of Revenues Over (Under) Expenditures	40,000	1,030,370	990,370
Other financing sources (uses):			
Transfers out	-	(429,684)	429,684
Total Other Financing Sources (Uses)	-	(429,684)	429,684
Net change in fund balances	$ 40,000	600,686	$ 1,420,054
Fund balances, beginning of year		-	
Fund balances, end of year		$ 600,686	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 9

CITY OF MONETT, MISSOURI

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Airport Improvement Fund
For the Year Ended March 31, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:			
Investment earnings	$ 30,000	$ -	$ (30,000)
Total Revenues	30,000	-	(30,000)
Expenditures:			
Capital outlay	250,000	-	250,000
Total Expenditures	250,000	-	250,000
Excess of Revenues Over (Under) Expenditures	(220,000)	-	220,000
Other financing sources (uses):			
Transfers in	100,000	140,532	40,532
Transfers out	(100,000)	(100,000)	-
Total Other Financing Sources (Uses)	-	67,832	13,232
Net change in fund balances	$ (220,000)	67,832	$ 233,232
Fund balances, beginning of year		1,077,043	
Fund balances, end of year		$ 1,144,875	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 10

CITY OF MONETT, MISSOURI
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Fleet Fund
For the Year Ended March 31, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Expenditures:			
Capital outlay	$ 348,000	$ 213,204	$ 134,796
Debt service:			
Principal	-	162,553	(162,553)
Interest and fiscal charges	-	28,122	(28,122)
Total Expenditures	348,000	403,879	(55,879)
Excess of Revenues Over (Under) Expenditures	(348,000)	(403,879)	(55,879)
Other financing sources (uses):			
Transfers in	348,000	659,668	311,668
Total Other Financing Sources (Uses)	348,000	659,668	311,668
Net change in fund balances	$ -	255,789	$ 255,789
Fund balances, beginning of year		-	
Fund balances, end of year		$ 255,789	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 11

CITY OF MONETT, MISSOURI
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Equipment Reserve Fund
For the Year Ended March 31, 2025

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Expenditures:			
Capital outlay	$ 1,567,500	$ 234,880	$ 1,332,620
Total Expenditures	1,567,500	234,880	1,332,620
Excess of Revenues Over (Under) Expenditures	(1,567,500)	(234,880)	1,332,620
Other financing sources (uses):			
Transfers in	720,000	720,000	-
Total Other Financing Sources (Uses)	720,000	720,000	-
Net change in fund balances	$ (847,500)	485,120	$ 1,332,620
Fund balances, beginning of year		932,500	
Fund balances, end of year		$ 1,417,620	

Note: GAAP is the budgetary basis used to prepare this schedule

Schedule 12

CITY OF MONETT, MISSOURI
Combining Statement of Net Position
Nonmajor Enterprise Funds
March 31, 2025

	Sanitation Fund	Fiber Fund	Total
Assets			
Current assets:			
Cash and investments	$ 399,058	$ 754,804	$ 1,153,862
Receivables			
Accounts and other	114,328	4,720	119,048
Prepaid expenses	3,012	-	3,012
Inventory	-	20,518	20,518
Total current assets	516,398	780,042	1,296,440
Noncurrent assets:			
Capital assets:			
Not being depreciated	12,101	-	12,101
Being depreciated, net of depreciation	673,005	14,929	687,934
Net pension asset	85,005	-	85,005
Total noncurrent assets	770,111	14,929	785,040
Total assets	1,286,509	794,971	2,081,480
Deferred outflows of resources			
Deferred outflows - pension related activity	93,624	-	93,624
Liabilities			
Current liabilities:			
Accounts payable	22,651	-	22,651
Current portion of long-term debt	16,331	-	16,331
Total current liabilities:	45,961	-	45,961
Long-term liabilities:			
Long-term debt	3,817	-	3,817
Total long-term liabilities:	3,817	-	3,817
Total liabilities	49,778	-	49,778
Deferred inflows of resources			
Deferred inflows - pension related activity	14,322	-	14,322
Net position			
Net investment in capital assets	685,106	14,929	700,035
Restricted net position for:			
Pension benefits	164,307	-	164,307
Unrestricted	466,620	780,042	1,246,662
Total net position	$ 1,316,033	$ 794,971	$ 2,111,004

Schedule 13

CITY OF MONETT, MISSOURI
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Nonmajor Enterprise Funds
For the Year Ended March 31, 2025

	Sanitation Fund	Fiber Fund	Total
Operating revenues:			
Charges for services	$ 880,016	$ 128,800	$ 1,008,816
Other	6,604	-	6,604
Total operating revenues	886,620	128,800	1,015,420
Operating expenses:			
Wages and benefits	257,603	23,038	280,641
Professional and consulting services	4,041	4,041	8,082
Insurance	24,085	-	24,085
Repairs and maintenance	118,436	9,546	127,982
Utilities	1,143	109,189	110,332
Supplies	15,677	5,251	20,928
Depreciation	86,950	5,882	92,832
Other operating expenses	42,319	5,455	47,774
Landfill and recycling	310,100	-	310,100
Total operating expenses	860,354	162,402	1,022,756
Operating income	26,266	(33,602)	(7,336)
Nonoperating revenues (expenses):			
Federal and State grants	39,991	-	39,991
Total nonoperating revenues (expenses)	39,991	-	39,991
Income (loss) before transfers, capital grants, and payment in lieu of taxes	66,257	(33,602)	32,655
Transfers out	(120,000)	-	(120,000)
Capital grants	234,879	-	234,879
Payments in lieu of taxes (PILOTS)	-	(11,944)	(11,944)
	114,879	(11,944)	102,935
Change in net position	181,136	(45,546)	135,590
Total net position, beginning of year	1,134,897	840,517	1,975,414
Total net position, end of year	$ 1,316,033	$ 794,971	$ 2,111,004

Schedule 14

CITY OF MONETT, MISSOURI
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended March 31, 2025

	Sanitation Fund	Fiber Fund	Total
Cash flows from operating activities:			
Receipts from customers and others	$ 903,447	$ 143,355	$ 1,046,802
Payments to suppliers	(513,124)	(138,067)	(651,191)
Payments to employees	(288,072)	(23,038)	(311,110)
Net cash flows from operating activities	102,251	(17,750)	84,501
Cash Flows from noncapital financing activities:			
Transfers in (out)	(120,000)	-	(120,000)
Pilots in lieu of taxes	-	(11,944)	(11,944)
Intergovernmental revenues	39,991	-	39,991
Net cash flows from noncapital financing activities	(80,009)	(11,944)	(91,953)
Net change in cash and equivalents	22,242	(29,694)	(7,452)
Cash and equivalents, beginning of year	376,816	784,498	1,161,314
Cash and equivalents, end of year	$ 399,058	$ 754,804	$ 1,153,862
Total cash and investments reported on the Statement of Net Position	$ 399,058	$ 754,804	$ 1,153,862
Reconciliation of operating income (loss) to net cash flows from operating activities:			
Operating income	$ 26,266	$ (33,602)	$ (7,336)
Adjustments to reconcile operating income (loss) to net cash flows from operations:			
Depreciation and amortization	86,950	5,882	92,832
Change in compensated absences	6,281	-	6,281
Changes in net pension asset/liability	10,799	-	10,799
Changes in deferred outflows of resources	(43,841)	-	(43,841)
Changes in deferred inflows of resources	(10,687)	-	(10,687)
Changes in:			
Receivables	16,827	14,555	31,382
Inventory	-	(4,585)	(4,585)
Accounts payable	3,326	-	3,326
Accrued liabilities	6,979	-	6,979
Net cash flows from operating activities	$ 102,251	$ (17,750)	$ 84,501
Noncash capital and financing activities:			
Capital contributions	$ 234,879	$ -	$ 234,879

CITY OF MONETT, MISSOURI
Combining Statement of Net Position
Internal Service Funds
March 31, 2025

	Mechanic Fund	Heath Insurance Fund	Total Internal Service Funds
Assets			
Current assets:			
Cash and investments	$ -	$ 199,722	$ 199,722
Total current assets	-	199,722	199,722
Total assets	-	199,722	199,722
Liabilities			
Current liabilities:			
Due to other funds	43,184	-	43,184
Total current liabilities:	43,184	-	43,184
Total liabilities	43,184	-	43,184
Net position			
Unrestricted (deficit)	(43,184)	199,722	156,538
Total net position	$ (43,184)	$ 199,722	$ 156,538

CITY OF MONETT, MISSOURI
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Internal Serviced Funds
For the Year Ended March 31, 2025

	Mechanic Fund	Heath Insurance Fund	Total Internal Service Funds
Operating revenues:			
Charges for services	$ 175,000	$ 1,167,291	$ 1,342,291
Other	9	86,537	86,546
Total operating revenues	175,009	1,253,828	1,428,837
Operating expenses:			
Wages and benefits	176,862	-	176,862
Insurance	4,064	1,054,106	1,058,170
Repairs and maintenance	7,713	-	7,713
Utilities	4,174	-	4,174
Supplies	20,736	-	20,736
Other operating expenses	4,644	-	4,644
Total operating expenses	218,193	1,054,106	1,272,299
Operating income	(43,184)	199,722	156,538
Total net position, beginning of year	-	-	-
Total net position (deficit), end of year	$ (43,184)	$ 199,722	$ 156,538

Schedule 17

CITY OF MONETT, MISSOURI
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended March 31, 2025

	Mechanic Fund	Heath Insurance Fund	Total Internal Service Funds
Cash flows from operating activities:			
Receipts from customers and others	$ 175,009	$ 1,253,828	$ 1,428,837
Payments to suppliers	(41,331)	(1,054,106)	(1,095,437)
Payments to employees	(176,862)	-	(176,862)
Net cash flows from operating activities	(43,184)	199,722	156,538
Cash flows from noncapital financing activities:			
Interfund advances	43,184	-	43,184
Intergovernmental revenues	-	-	-
Net cash flows from noncapital financing activities	43,184	-	43,184
Net change in cash and equivalents	-	199,722	199,722
Cash and equivalents, beginning of year	-	-	-
Cash and equivalents, end of year	$ -	$ 199,722	$ 199,722
Total cash and investments reported on the Statement of Net Position	$ -	$ 199,722	$ 199,722
Cash and investments reported on the Statement of Net Position			
Cash and investments	$ -	$ 199,722	$ 199,722
Restricted cash and investments	-	-	-
Total cash and investments	$ -	$ 199,722	$ 199,722
Reconciliation of operating income (loss) to net cash flows from operating activities:			
Operating income (loss)	$ (43,184)	$ 199,722	$ 156,538
Adjustments to reconcile operating income (loss) to net cash flows from operations	-	-	-
Net cash flows from operating activities	$ (43,184)	$ 199,722	$ 156,538

CITY OF MONETT, MISSOURI

REQUIRED COMMUNICATIONS and MANAGEMENT LETTER

For the Year Ended March 31, 2025

City of Monett, Missouri

Required Communications and Management Letter

For the Year Ended March 31, 2025

Table of Contents

March 20, 2026

To the Honorable Mayor and Commissioners
City of Monett, Missouri

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Monett, Missouri (the City) for the year ended March 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. Significant accounting estimates used by the City's management include determining the estimated historical cost of infrastructure and the related estimated useful lives used in recording depreciation and accumulated depreciation for capital assets; and the estimated obligation relating to pension benefits. We evaluated the key factors and assumptions used in developing the above estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit. However, we experienced delays in receiving certain information.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. In addition, we assisted with certain adjustments and adjustments necessary in converting them from the cash basis of accounting to the modified and accrual basis of accounting used in the City's government-wide and fund financial statements. The attached Schedule A includes misstatements and adjustments that we brought to the attention of and were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 20, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the City's management's discussion and analysis, budgetary comparison information, schedule of changes in net pension liability (asset) and related ratios and schedule of employer contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and schedules which accompany the financial statements but are not RSI. With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Monett, Missouri as of and for the year ended March 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the third paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

As part of our annual audit, we try to identify opportunities for improving the management of financial resources and for improving the internal controls over financial reporting. We are submitting, for your consideration, our observations and recommendations with regard to these matters.

Management's responses to our comments are included with this report. We did not audit the City's responses and, accordingly, we express no opinion on them.

CURRENT YEAR COMMENTS

Financial Reporting – Material Weakness

Management is responsible for establishing, maintaining and monitoring internal controls over financial reporting, and for the fair presentation of the financial statements and related notes in conformity with U.S. generally accepted accounting principles.

Our audit procedures identified adjustments that were required to properly report certain transactions of the City in accordance with generally accepted accounting principles. These adjustments were not initially identified by the City's internal controls over financial reporting.

We recommend that management review year-end closing procedures to ensure that transactions are properly recorded and reported in accordance with generally accepted accounting principles.

Management's Response

There was significant turnover in finance personnel. Management will pursue additional software and other training opportunities. Management will also review and revise year end closing procedures, including developing a year end closing checklist and closing process to ensure that all transactions have been properly recorded and reported in accordance with generally accepted accounting principles.

Budgeting

We noted that actual expenditures and transfers out exceeded budgeted appropriation in the General Fund by $561,833 and the Fleet Fund By $55,879.

We recommend that management review its processes and procedures for monitoring and amending the budget.

Management's Response

City management is currently reviewing processes and procedures for monitoring and amending the budget.

Future Accounting Pronouncements

The Governmental Accounting Standards Board (GASB) has recently issued the following statements which may impact the City's financial reporting requirements.

- GASB Statement 102 *Certain Risk Disclosures,* effective for fiscal year beginning April 1, 2025.
- GASB Statement 103 *Financial Reporting Model Improvements,* effective for fiscal year beginning April 1, 2026.
- GASB Statement No. 105, *Subsequent Events*, effective for the fiscal year beginning April 1, 2027.

We recommend management review these standards to determine the impact they may have on the City's financial reporting.

Management's Response

City staff will review all recent and upcoming GASB statements and ensure that any required changes are incorporated in future financial reporting.

Prior Comments

In the prior year, we issued certain comments and recommendations in regard to City accounting, internal control, and financial reporting issues. The following table summarizes the nature of these comments, the significance of the comments as described in the prior year's reports and our determination of the status of those comments.

Prior Year Comment Description	Significance	Current Period Status
Financial Policy and Procedure Review	Considering the multifaceted nature of the City's services and operations, management should consider completing a comprehensive assessment of the City's financial related policies and procedures. Such assessment might include reviewing and updating significant financial policies and procedures including but not limited to, cash receipts, cash disbursements, purchasing policy, payroll processing and approvals, personnel manual, credit card policy, grants compliance and management, and financial reporting practices. Well established and defined policies and procedures are the key fundamentals of financial management and internal controls.	We continue to recommend consideration of completing a comprehensive assessment of the City's financial related policies and procedures.
Cyber Security	Organizations are being exposed to an ever-increasing risks of cyberattacks. We recommended that the City continue reviewing current policies and procedures related to cyber security. Procedures should include evaluating existing insurance coverage, using strong passwords, multi-factor authentication, training employees on how to identify phishing emails and what to do if one is suspected, review cyber security protocols for key systems, test back-up systems with key data, and developing an incident response plan in the event a breach occurs	The City continually reviews current policies and procedures related to cyber security.
Future Accounting Pronouncements	We recommended that management review upcoming standards to determine what impact they may have on the City's financial reporting.	The City implemented all applicable standards that became effective during fiscal year 2025. See the current comments section for additional upcoming accounting standards.

This report is intended solely for the information and use of the Mayor, Commissioners, and management of the City, and is not intended to be and should not be used by anyone other than these specified parties.

Hood & Associates CPAs PC

CITY OF MONETT, MISSOURI

SINGLE AUDIT REPORT

FOR THE YEAR ENDED MARCH 31, 2025

City of Monett, Missouri
Single Audit Report

For the Year Ended March 31, 2025

Table of Contents

HOOD AND ASSOCIATES CPAs, PC

To the Honorable Mayor and Members of the City Council
City of Monett, Missouri

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Monett, Missouri (the City) as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 20, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Hood and Associates CPAs, PC

Kansas City, Missouri
March 20, 2026

ADDITIONAL INFORMATION

City of Monett, Missouri
Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2025

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Pass-through Grantor's Number	Current Year Expenditures
U.S. Department of Justice			
Passed through Missouri Department of Public Safety			
Edward Byrne Memorial Justice Assistance Grant	16.738	15PBJ-23-GG-02992	$ 6,349
Total U.S. Department of Justice			6,349
U.S. Department of Transportation			
Coronavirus State and Local Fiscal Recovery Funds	21.027		1,033,833
Passed through State of Missouri			
Coronavirus State and Local Fiscal Recovery Funds	21.027		192,921
Passed through Missouri Department of Transportation			
Chapell Drive overpass railway-highway crossing improvement program	20.314	RRP-000S(628)	12,668
Total U.S. Department of Transportation			1,239,422
U.S Environmental Protection Agency			
Passed through Missouri Department of Natual Resources			
Capitalization Grants - Drinking Water SRF	66.468	DWLSL - 175-23	132,500
Total U.S. Enviormental Protection Agency			132,500
U.S. Department of Health and Human Services			
Passed through Missouri Department of Health			
Epidemiology and Laboratory Capacity for Infections Diseases (ELC)	93.323	DH240054924	165,182
Total U.S. Department of Health and Human Services			165,182
U.S. Department of Homeland Security			
Passed through Missouri Department of Public Safety			
Emergency Management Performance Grant	97.042	EMK-2023-EP-00004-062	$ 8,032
Emergency Management Performance Grant	97.042	EMK-2024-EP-05000-061	2,667
Total U.S. Department of Homeland Security			10,699
Total Expenditures of Federal Awards			$ 1,554,152

See accompanying notes to the schedule of expenditures of federal awards.

City of Monett, Missouri
Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended March 31, 2025

Note 1. Organization

The City of Monett, Missouri, is the recipient of several federal awards. All federal awards received directly from federal agencies as well as those awards that are passed through other government agencies, are included on the Schedule of Expenditures of Federal Awards.

Note 2. Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Monett, Missouri, and is presented on the modified accrual basis of accounting. The information presented in this schedule is in accordance with the requirements of Title 2 U.S. *Code of Federal Regulation* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.* Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 3. Local Government Contributions

Local cost sharing, as defined by Title 2 CFR Part 200, Subpart D, Section 200.306 is required by certain federal grants. The amount of cost sharing varies with each program. Only the federal share of expenditures is presented in the Schedule of Expenditures of Federal Awards.

Note 4. Additional Audits

Grantor agencies reserve the right to conduct additional audits of the City's grant programs for economy and efficiency and program results that may result in disallowed costs to the City of Monett, Missouri. However, management does not believe such audits would result in any disallowed costs that would be material to the City's financial position at March 31, 2025.

Note 5. Indirect Cost Rate

The City does not allocate indirect costs, and therefore has not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

City of Monett, Missouri
Schedule of Findings and Questioned Costs
For the Year Ended March 31, 2025

Section 1 - Summary of Auditor's Results

Financial Statements:

Type Audit Report Issued on the Basic Financial Statements of Auditee
Unmodified

Internal Control Over Financial Reporting
No significant deficiencies reported. Material weakness identified.
See finding 2025-001

General Compliance
The audit did not disclose any instances of noncompliance, which would be material to the basic financial statements.

Federal Awards:

Internal Control Over Major Programs
No significant deficiencies reported, no material weaknesses identified.

Type Audit Report Issued on Compliance for Major Programs
Unmodified

Audit Findings
None

Major Programs

Assistance Listing Number	Name of Federal Program
21.027	Coronavirus State and Local Fiscal Recovery Funds

Dollar Threshold Used to Distinguish Between Type A and Type B Program
$750,000

Auditee Qualified as a Low-risk Auditee
Yes

City of Monett, Missouri
Schedule of Findings and Questioned Costs (continued)
For the Year Ended March 31, 2025

Section 2 – Financial Statement Findings

Financial Statement Findings Required to be Reported in Accordance with Generally Accepted Government Auditing Standards

25-001 Financial Reporting

Criteria
An effective internal control system over financial reporting should be in place to ensure year-end balances and external financial reporting conforms to generally accepted accounting principles.

Condition
Our audit procedures identified adjustments that were required to properly report certain transactions of the City in accordance with generally accepted accounting principles. These adjustments were not initially identified by the City's internal controls over financial reporting.

Cause
Year-end procedures were not sufficient to identify the adjustments noted above in a timely manner.

Effect
Potential exists for material misstatements to the financial statements.

Recommendation
We recommend that management review year-end closing procedures to ensure that transactions are properly recorded and approved in accordance with generally accepted accounting principles.

Management's Response/Corrective Action
See Corrective Action Plan – page 6

Summary Schedule of Prior Audit Findings

None

Section 3 – Federal Award Findings and Questioned Costs

Federal Award Findings Required to be Reported in Accordance with the Uniform Guidance

None

Summary Schedule of Prior Audit Findings

None

MONETT
PRIDE AND PROGRESS

Randy Burke, Mayor

www.monettmo.gov

Ken Gaspar, Commissioner • Darren Indovina, Commissioner
Mickey Ary, City Administrator

217 Fifth Street • Monett, Missouri 65708
(417) 235-3763

Corrective Action Plan
Year Ended March 31, 2025

2025-001 Financial Reporting

Criteria
An effective internal control system over financial reporting should be in place to ensure year-end balances and external financial reporting conforms to generally accepted accounting principles.

Condition
Our audit procedures identified adjustments that were required to properly report certain transactions of the City in accordance with generally accepted accounting principles. These adjustments were not initially identified by the City's internal controls over financial reporting.

Cause
Year-end procedures were not sufficient to identify the adjustments noted above in a timely manner.

Effect
Potential exists for material misstatements to the financial statements.

Recommendation
We recommend that management review year-end closing procedures to ensure that transactions are properly recorded and approved in accordance with generally accepted accounting principles.

Corrective Action Plan

There was significant turnover in finance personnel. Management will pursue additional software and other training opportunities. Management will also review and revise year end closing procedures, including developing a year end closing checklist and closing process to ensure that all transactions have been properly recorded and reported in accordance with generally accepted accounting principles.
.
Personnel responsible For Corrective Action:
Sandra Phipps, Finance Director, (417) 235-3763 ext. 2408

Anticipated Completion Date:
March 31, 2026

COMPLIANCE REPORTS

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and Members of the City Council
City of Monett, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Monett, Missouri (the City), as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 20, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2025-001 to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

City's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance *with Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hood and Associates CPAs, PC

Kansas City, Missouri
March 20, 2026

HOOD AND ASSOCIATES CPAs, PC

Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance

To the Honorable Mayor and City Council
City of Monett, Missouri

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Monett, Missouri's (the City) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended March 31, 2025. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended March 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Hood and Associates CPAs, PC

Kansas City, Missouri
March 20, 2026