TENTATIVE
CITY COUNCIL AGENDA
AUGUST 18, 2026
6:00 P.M.

CITY OFFICE BUILDING
214 N. LAFAYETTE AVE., MARSHALL, MO 65340

1. Roll Call
2. Adoption of Agenda
3. Approve or Correct Regular Session Minutes of August 4, 2026
4. Public Hearing to Hear Comments or Concerns Regarding the 2026-2027 Tax Levy
5. Committee Reports
    1. Public Relations and Public Safety Committee
    2. Municipal Services and Personnel Committee
    3. Property, Finance, Budget and Audit Committee
    4. Community Development and Code Committee
    5. City Administrator's Report
    6. Mayor's Report
6. Business From the Audience – Limited to 3 minutes per speaker. Any person, resident or non resident, wishing to address the Council may approach the microphone and state their name and comments.
7. Appointments
    1. Marshall Tourism Commission
    2. Library Board
8. Ordinances
    1. Execute Contract Between the City of Marshall, Board of Public Works and Burns & McDonnell – Second Reading
    2. Authorize Release of Certain Restrictive Covenants and Reversionary Interest Affecting Property Located at 868 South Brunswick Avenue, Approving a Covenant Release Agreement, Authorizing the Mayor to Execute All Necessary Documents, and Finding that the Release Serves a Public Purpose – Second Reading
    3. Provide for Registration, Regulation, and Enforcement of Abandoned or Vacant Properties; Repealing Ordinance No. 8605; and for Related Purposes – Second Reading
    4. Repeal and Replace Ordinance No. 8941; Authorize Sale of Certain Property Owned by the City of Marshall, Missouri, to Osage Equities, Inc. or its Permitted Assignee; Approving a Revised Real Estate Purchase Agreement; Authorize the Mayor to Execute All Necessary Documents
    5. Provide for the Levying of Taxes on All Taxable Property Subject to Taxation in the City of Marshall, Missouri, for the Year 2026
    6. Appropriation
9. Other Council Business
10. Adjourn

POSTED 8/13/26
4:00 P.M.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF MARSHALL, MISSOURI, TO EXECUTE A CONTRACT BETWEEN THE CITY OF MARSHALL, THE BOARD OF PUBLIC WORKS, AND BURNS & MCDONNELL.

BE IT ORDAINED by the Council of the City of Marshall, Missouri, as follows:

Section 1. That the Mayor of the City of Marshall, Missouri, is hereby authorized and directed to execute on behalf of said City a contract between the City of Marshall, Missouri; Marshall Municipal Utilities Board of Public Works, and Burns & McDonnell, 9400 Ward Parkway, Kansas City, MO 64114 to complete task order #12 which involves developing the design, starting pre-construction activities, and requesting bids for replacing the filter belt presses at the Wastewater Treatment Plant for a lump sum fee of $400,000.

Section 2. This ordinance shall be in full force and effective from and after its passage and approval.

PASSED by the Council of the City of Marshall, Missouri, this ___ day of_____, 2026.

_____
President

APPROVED by the Mayor this ___ day of _____, 2026.

_____
Mayor

FILED this ____day of_____, 2026.

_____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE OF CERTAIN RESTRICTIVE COVENANTS AND REVERSIONARY INTEREST AFFECTING PROPERTY LOCATED AT 868 SOUTH BRUNSWICK AVENUE, APPROVING A COVENANT RELEASE AGREEMENT, AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS, AND FINDING THAT THE RELEASE SERVES A PUBLIC PURPOSE

WHEREAS, by Ordinance No. 8837, the City authorized the sale of certain real property located at 868 South Brunswick Avenue to Steinmetz, Inc., pursuant to a Real Estate Purchase and Sale Agreement dated July 2, 2024 (the "Agreement");

WHEREAS, the Agreement required that the property be conveyed subject to certain restrictive covenants and reserved to the City certain enforcement rights and a reversionary interest;

WHEREAS, title to the property has since been conveyed;

WHEREAS, the current owner has requested that the City release or modify certain restrictive covenants affecting the property;

WHEREAS, the City Council finds that the requested release will facilitate redevelopment of the property, promote economic development, increase the City's tax base, and otherwise serve a valid public purpose;

WHEREAS, the City Council further finds that the City has received adequate and sufficient consideration in exchange for the release authorized herein.

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

Section 1. Findings.

The recitals above are incorporated as findings of the City Council.

Section 2. Approval of Release.

The City hereby approves the release of the restrictive covenants contained in the Real Estate Purchase and Sale Agreement dated July 2, 2024, and any corresponding deed restrictions affecting the Property legally described in **Exhibit A** attached hereto.

Section 3. Release of Reversionary Interest.

The City further releases and extinguishes any reversionary interest, right of re-entry, or other future interest reserved to the City under the Agreement and any deed conveying the Property, effective upon recording of the Release authorized herein.

Section 5. Authorization.

The Mayor is authorized to execute:

1. A Release of Restrictive Covenants and of Reversionary Interest;
2. Any other documents reasonably necessary to carry out this Ordinance.

Section 6. Recording.

Following execution, the Release shall be recorded in the Office of the Saline County Recorder of Deeds.

Section 7. Severability.

If any provision of this Ordinance is held invalid, the remaining provisions shall remain in full force and effect.

Section 8. Effective Date.

This Ordinance shall take effect upon passage and approval as provided by law.

PASSED by the City Council of the City of Marshall, Missouri this ___ day of _____, 2026.

_____
President

APPROVED by the Mayor this day of , 2026.

_____

Mayor

FILED this day of , 2026.

_____

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARSHALL, MISSOURI, PROVIDING FOR THE REGISTRATION, REGULATION, AND ENFORCEMENT OF ABANDONED OR VACANT PROPERTIES; REPEALING ORDINANCE NO. 8605; AND FOR RELATED PURPOSES.

WHEREAS, the City of Marshall, Missouri (the "City") is a city of the third class and a political subdivision of the State of Missouri, duly created, organized and existing under the Constitution and the laws of the State of Missouri; and

WHEREAS, the City Council has determined that the presence of abandoned or vacant properties in the City creates an element of neighborhood blight, and further, that this blight lowers property values, leads to deteriorating housing conditions, undermines the quality of neighborhood life, negatively affects the public health, safety, and general welfare, and can also result in human injury and criminal activities; and

WHEREAS, abandoned or vacant properties occupy an inordinate amount of City administrative and ordinance enforcement resources, and the City Council finds the prolonged presence of abandoned or vacant properties to be unacceptable to the citizens of Marshall; and

WHEREAS, the City previously enacted Ordinance No. 8605 on July 19, 2021, providing a framework for the registration of abandoned or vacant properties within the City; and

WHEREAS, experience in administering Ordinance No. 8605 has identified specific areas in which the vacant property registration framework would benefit from strengthening, including the establishment of an enforceable Statement of Intent with timelines, clear limits on temporary window and door covering methods, a fee structure tied to the City's annual budget process, and strengthened re-occupancy standards; and

WHEREAS, the City Council desires to repeal Ordinance No. 8605 and replace it in its entirety with this restated ordinance, incorporating all provisions of Ordinance No. 8605 as strengthened and clarified herein, so that one comprehensive and self-contained ordinance governs the registration of abandoned or vacant properties in the City of Marshall.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Marshall, Missouri, as follows:

Section 1. Findings. The City Council determines that the presence of abandoned or vacant properties creates an element of neighborhood blight. It is recognized that blight lowers property values, leads to deteriorating housing conditions, undermines the quality of neighborhood life, negatively affects the public health, safety, and general welfare, and can also result in human injury and criminal activities. It is also determined that vacant and unoccupied properties occupy an inordinate amount of City administrative and ordinance enforcement

resources. The City Council finds the prolonged presence of vacant and abandoned properties to be unacceptable to the citizens of Marshall.

Section 2. Definitions. As used in this chapter:

A. Abandoned property or vacant property means any building, including any accessory building, including buildings owned, operated, or subsidized by public or nonprofit agencies, which:

1. Has been unoccupied for a period of at least ninety (90) consecutive days; and

2. Which also meets at least two (2) of the following conditions:

a. Is unsecured;

b. Is fire damaged to an extent which prohibits safe human occupancy;

c. Is the site of loitering or vagrancy;

d. Demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the City Codes;

e. Has been boarded up for at least ninety (90) days;

f. Has taxes in arrears to the City for a period of time exceeding three hundred sixty-five (365) days;

g. Has water or electricity that has been disconnected;

h. Is structurally unsound; or

i. Is a potential hazard or danger to persons.

B. Accessory building means a subordinate structure on the same premises as the main structure, the use of which would be naturally and normally incidental to that of the main structure, whether the main structure is an abandoned or vacant structure or not, such as, but not limited to, a garage, barn, or storage shed.

C. Code Official means the City's Building Inspector or his or her designee.

D. Owner means any person with a legal or equitable ownership interest in the property.

E. Secured means a building which has all points of entry into the property either:

1. Closed by use of windows and doors which are in proper working order, intact, without holes, broken elements, and are locked; or

2. Temporarily secured by clear polycarbonate sheeting in compliance with this ordinance, subject to the time limits set forth in Section 8 of this ordinance.

F. Statement of Intent means the written plan submitted by the owner pursuant to Section 5 of this ordinance describing the owner's plan and timeline for rehabilitation, sale, demolition, or other disposition of the property.

Section 3. Registration Requirement. Owners of abandoned or vacant properties shall register such properties with the City and pay a registration fee in the amount established by the annual City Fee Schedule. Registration shall occur upon the property meeting the requirements set forth in this ordinance, and in no event more than fifteen (15) days after notice from the City is received indicating that the property is required to be registered. The owner shall have a duty to register a property, whether the City provides notice to the owner or not. Registration of an abandoned or vacant property does not preclude the City from taking appropriate actions to secure the property or to issue orders to repair or abate dangerous, hazardous, or unlawful conditions, or from acting to eliminate an imminent hazard to public health and safety. Failure of the City to discover a vacant property shall not relieve the owner of any obligation imposed by this ordinance.

Section 4. Registration Information.

A. For each abandoned or vacant property, each owner shall register with the City and provide the following information on a registration form to be made available by the City:

1. The common name of the property, if any, and exact street address, including unit number and total number of units on the property;

2. The legal names of all owners of the property;

3. The complete mailing address of all owners;

4. Telephone numbers of each owner, including cellular phone numbers;

5. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust, or real estate investment trust, the name, address, and phone number for the following individuals or entities shall be provided:

a. For a corporation: a corporate officer and the chief operating officer;

b. For a partnership: the managing partner;

c. For a limited liability company: the managing or administrative member;

d. For a limited partnership: a general partner;

e. For a trust: a trustee; or

f. For a real estate investment trust: a general partner or an officer.

6. The full name, address, telephone number, and email address of a local agent or representative authorized by the owner to manage the property. The local agent or representative shall be an individual over the age of eighteen (18) years. For this subsection, "local" shall mean a person who resides within the City of Marshall or within fifty (50) miles of the City limits and may be one of the owners. If the local representative is not an owner, the owners shall provide proof that the local representative is authorized to act on the owner's behalf;

7. The reason for the abandonment or vacancy of the property;

8. The estimated length of time the property is expected to remain abandoned or vacant.

B. An owner shall notify the City and file an amended registration form within fourteen (14) days of any change in the registration information required by this section.

Section 5. Statement of Intent.

A. Requirement. Within fifteen (15) days of initial registration of an abandoned or vacant property, whether registered by the owner or by the Code Official pursuant to Section 6 of this ordinance, the owner shall submit to the Code Official a written Statement of Intent on a form provided by the City.

B. Content. The Statement of Intent shall include, at a minimum:

1. A description of the owner's plan for the property, including whether the owner intends to rehabilitate, sell, donate, or demolish the property;

2. Specific milestones with projected completion dates for each phase of the owner's plan, including but not limited to permitting, contracting, commencement of work, and completion of work;

3. The name, address, telephone number, and email address of any licensed contractor, real estate agent, or other professional retained or to be retained in furtherance of the owner's plan, if any;

4. A projected date by which the property is expected to be brought into full Code compliance and reoccupied, sold, or otherwise removed from vacancy registration; and

5. Any other information the Code Official deems reasonably necessary to evaluate the owner's plan.

C. Enforceability. The milestones and timelines set forth in a Statement of Intent are binding obligations of the owner. Material failure to substantially comply with an approved Statement of Intent, without good cause shown, shall constitute evidence that the owner is not making reasonable progress toward rehabilitation and may constitute a violation of this ordinance. The Code Official shall evaluate compliance with the Statement of Intent at each required inspection of the property.

D. Amendment. An owner may submit an amended Statement of Intent at any time. The amended Statement shall supersede all prior Statements. Submission of an amended Statement does not cure any prior violation arising from failure to meet a milestone stated in a prior Statement of Intent.

E. Failure to Submit. Failure to submit a Statement of Intent within fifteen (15) days of registration shall constitute a separate and continuing violation of this ordinance in addition to any other penalties provided herein or by law.

Section 6. Registration Procedure.

A. An owner of an abandoned or vacant property, whether registered or not, shall pay a registration fee for the time during which such property remains an abandoned or vacant property.

B. The Code Official shall investigate any property that may be subject to registration. Based upon his or her findings, the Code Official may register a property as an abandoned or vacant property subject to this ordinance.

C. Within five (5) business days of such registration, the Code Official shall notify the owners of the registered property by mail at their last known address according to the records of the City of Marshall and Saline County, Missouri. Such notice shall state:

1. A description of the property registered;

2. A description of the abandoned or vacant property criteria found on the property;

3. The fact that a semi-annual registration fee has been levied on the property; and

4. The amount of the semi-annual registration fee.

D. Within thirty (30) days of the date of the notice, the owner may complete any improvements to the property that may be necessary to remove the property from registration under this ordinance and may request an inspection of the property and reconsideration of the levy of the registration fee. Upon receipt of a written request for reconsideration which sets out the reasons claimed by the owner as to why the registration fee should be waived, the Code Official may waive the levy of the registration fee following timely compliance.

E. Within thirty (30) days of the date of such notification or within thirty (30) days of the date of reconsideration by the Code Official, the owner may appeal the decision to the Board of Building Code Enforcement. The decision of the Board of Code Enforcement shall constitute a final administrative decision pursuant to Section 536 of the Revised Statutes of Missouri.

Section 7. Registration Fee.

A. **Amount of Fee.**

1. Registration fees, renewal fees, and any additional fees assessed under this ordinance shall be in the amounts established by the City Council in the annual Fee Schedule adopted as part of the City of Marshall budget process. The Fee Schedule may establish different fee amounts based on the duration of vacancy, property type, or such other factors as the City Council deems appropriate. Fees so established shall have the same force and effect as if set forth herein.

2. In the event the City Council does not adopt a Fee Schedule establishing registration fees prior to the commencement of any registration period, the fees in effect under the most recently adopted Fee Schedule shall remain in effect until a new Fee Schedule is adopted.

3. The City Clerk shall maintain the current Fee Schedule on file and shall make it available to the public and to any owner subject to registration under this ordinance upon request.

B. **Owner Responsible.** It shall be the joint and several responsibility of each owner of property registered pursuant to this ordinance to pay the semi-annual registration fee.

C. **Accrual of Fee.** The registration fee shall begin to accrue thirty (30) days after the date of registration by the Code Official or the date of any reconsideration decision by the Code Official, whichever is later. If an appeal is filed with the Circuit Court, registration fees shall continue to accrue and be payable during the pendency of any such appeal.

D. **Billing and Late Penalties.** The City shall cause to be mailed to the owner of property registered under this ordinance, at the owner's last known address, a bill for the semi-annual registration fee. The fee shall be due and payable within thirty (30) days of mailing. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property within thirty (30) days of the date of mailing, a late payment fee as established in the annual City Fee Schedule shall be assessed for each month during which the fee remains unpaid.

E. **Failure to Pay Fee Unlawful.** It shall be unlawful for any owner of property registered pursuant to this ordinance to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in Section 100.220 of the City's Code of Ordinances.

F. **Collection of Delinquent Fees; Lien on Property; Foreclosure.**

1. **Action to Recover.** In addition to any other penalties provided by law, the City may initiate and pursue an action in a court of competent jurisdiction to recover any unpaid fees, interest, and penalties from any person liable therefor and, in addition, may recover the cost of such action, including reasonable attorney fees.

2. **Lien on Property.** Any unpaid or delinquent fees, interest, and/or penalties, whether or not reduced to judgment, shall constitute a lien against the property for which the fee was originally assessed until the same shall be fully satisfied. The City Clerk is authorized to take all steps necessary to file and perfect such liens as may be required or directed by the Code Official from time to time.

3. **Obtaining Permits Prohibited.** In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property, including any late payment fee subsequently imposed, within sixty (60) days of the date of mailing of the initial bill, said owner shall not be permitted to apply for, obtain, or renew any City license or permit of any kind until such delinquency has been satisfied.

4. **Foreclosure.** Any registration fees which are delinquent for a period of one (1) year shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes. The owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of the applicable City Codes and Ordinances cited by the Code Official have been cured and presenting payment of all registration fees and penalties.

5. **Sale of Property.** Upon a bona fide sale of the property to an unrelated party, the lien on such property for the registration fees shall be considered released and the delinquent registration fee forgiven.

Section 8. Owner's Duty to Maintain and Secure. All abandoned or vacant properties must be secured upon qualifying as an abandoned or vacant property, or upon notice that the building must be registered as an abandoned or vacant property, or upon order of the Code Official or his or her designee.

A. A City order to secure an abandoned or vacant property shall be complied with by the owner within seventy-two (72) hours. If the property is not secured within that time period, the City shall secure the property and bill the owner for all costs incurred, including service fees and administrative costs. The amount so billed may be assessed as a lien against the property and shall also be a personal debt against the owner of the abandoned or vacant property.

B. If any abandoned or vacant property secured by the City subsequently becomes unsecured, the City shall be permitted to re-secure the property. The costs of re-securing the property shall be assessed against the owner as a lien against the property and shall also be a personal debt against the owner of the abandoned or vacant property.

C. Temporary Securing with Polycarbonate Sheeting. Clear polycarbonate sheeting shall be placed over all points of entry on an abandoned or vacant property such that all exterior openings suitable for animal or human entry are secured as follows:

1. On all first story and ground accessible points of entry, the property shall be secured by use of clear polycarbonate sheeting or its equivalent, of approved thickness, cut to the size of the opening and secured using an appropriate mounting system; and

2. On entry points being secured above the first story or where not accessible from ground level, such property shall be secured by use of clear polycarbonate sheeting or its equivalent of approved thickness, cut to the size of the opening and secured using an appropriate mounting system.

Polycarbonate sheeting used pursuant to this subsection is subject to the time limits and requirements set forth in Section 8(D) of this ordinance.

D. Time Limit on Temporary Coverings.

1. Declaration of Temporary Status. Any covering of a window or door opening on an abandoned or vacant property, including but not limited to clear polycarbonate sheeting, shall constitute a temporary measure only and is not a permanent remedy for unsecured openings. Such coverings do not constitute compliance with the permanent property maintenance standards of the City.

2. Thirty-Day Limit. No temporary covering of any window or door opening on a registered abandoned or vacant property shall remain in place for more than thirty (30) days from the date of initial registration or from the date of any City securing order, whichever is earlier. Within said thirty (30) day period, the owner shall repair or replace all affected windows and doors with Code-compliant glazing, framing, and hardware as required by the International Property Maintenance Code and International Building Code as adopted by the City.

3. Extension. Upon written request by an owner demonstrating documented good-faith progress toward repair or replacement, the Code Official may grant an extension of up to (30) additional days. Such a request must be received by the Code Official prior to expiration of the initial thirty (30) day period and must demonstrate extenuating circumstances beyond the owner's control such as contractor shortages, supply chain delays, weather, or insurance delays.

4. Prohibited Materials. Plywood, OSB, and all other opaque boarding materials are prohibited as a covering for any window or door opening on any registered abandoned or vacant property at any time. The use of any such prohibited material shall constitute a separate and immediate violation of this ordinance.

E. The property registered shall be kept free of trash, junk, debris, weeds, dry brush, dead vegetation, building materials, any accumulation of newspapers, circulars, flyers, or notices except those required by federal, state, or local law, discarded personal items including but not limited to furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned or vacant.

Section 9. Emergency Abatement. If the Code Official determines that an abandoned or vacant property registered under this ordinance presents an immediate and imminent threat to the public health, safety, or welfare, including but not limited to structural collapse, fire hazard, gas or utility emergency, or biological contamination, the City may take immediate action to abate such condition without prior notice to the owner or without waiting for the compliance periods set forth in Section 8(A) of this ordinance.

A. Such emergency action may include but is not limited to securing the property, removing hazardous materials or conditions, stabilizing the structure, or taking such other action as the Code Official deems necessary to eliminate the imminent threat.

B. The City shall notify the owner of the emergency action taken as soon as practicable following such action.

C. All costs incurred by the City in connection with emergency abatement under this section, including labor, materials, equipment, service fees, and administrative costs, shall be billed to the owner and shall constitute a lien against the property and a personal debt of the owner in the same manner as provided in Sections 7(F) and 8(A) of this ordinance.

D. Emergency action taken under this section does not limit or waive any other enforcement authority available to the City under this ordinance, Ordinance No. 8594, Ordinance No. 8744, or any applicable provision of Missouri law.

Section 10. Right of Entry and Inspection. If the owner has failed to secure a property and it has been secured by the City, the City may enter or reenter the property to conduct necessary inspections to ensure compliance with the requirements of this ordinance and to determine if there are any emergency or hazardous conditions.

Section 11. Reuse and Occupancy. No abandoned or vacant property registered under this ordinance shall be reoccupied until each of the following conditions has been satisfied:

A. The property has been inspected by the Code Official and found to be in full compliance with all applicable City codes, including but not limited to the International Property Maintenance Code, the International Building Code, and the International Residential Code as adopted by the City;

B. All windows and door openings have been restored to full Code-compliant glazing, framing, and hardware. No temporary covering, boarding, or polycarbonate sheeting of any kind shall remain on any window or door opening at the time of re-occupancy;

C. A certificate of occupancy has been issued by the City; and

D. No property shall be removed from the vacant or abandoned property registry until all registration fees, renewal fees, late fees, and any other assessments or penalties under this ordinance have been paid in full.

Section 12. Responsibility for Violations. Notice of all nuisance, housing, building, and related code violations shall be provided in writing to the owner and thereafter, it shall become the owner's responsibility to bring an abandoned or vacant property into compliance with the

City's codes and ordinances. If the owner sells, transfers, or conveys the property, the new owner shall not be entitled to any extension of time to correct or address violations that existed at the time the property was sold, transferred, or conveyed.

Section 13. Penalty.

A. A person who fails to comply with the requirements of this ordinance is guilty of an ordinance violation and shall be punished as provided in Section 100.220 of the City's Code of Ordinances.

B. In addition to any other penalties provided by this ordinance, the City may enforce this ordinance by a suit for an injunction, mandamus, specific performance, and any other lawful and equitable relief.

C. Prior to charging any person with violating the registration requirements in this ordinance, the Code Official shall notify the owner of the violation and give the owner ten (10) days to register the abandoned or vacant property. If the owner registers the property within the said ten (10) days, then this shall be a complete defense to the charge of failure to register.

Section 14. Repeal of Prior Ordinance. Ordinance No. 8605 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety. All enforcement actions, liens, fees, assessments, or proceedings initiated under Ordinance No. 8605 prior to the effective date of this ordinance remain valid and shall continue under this ordinance. For purposes of calculating any fee tiers, vacancy periods, or other time-based provisions of this ordinance, the vacancy period shall be calculated from the date of initial registration under Ordinance No. 8605 where applicable.

Section 15. Severability. Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid. The City Council hereby declares that it would have passed this ordinance, and each section and provision thereof, irrespective of the fact that any one or more sections or provisions be declared invalid.

Section 16. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the Council of the City of Marshall, Missouri, this _____ day of _____, 2026.

_____
President

APPROVED by the Mayor this _____ day of _____, 2026.

_____
Mayor

FILED this _____ day of _____, 2026.

_____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 8941; AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF MARSHALL, MISSOURI TO OSAGE EQUITIES, INC., OR ITS PERMITTED ASSIGNEE; APPROVING A REVISED REAL ESTATE PURCHASE AGREEMENT; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Marshall, Missouri ("City"), is the owner of certain real property legally described in Exhibit A, attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, the City Council previously adopted Ordinance No. 8941 on August 4, 2026, authorizing the sale of the Property and approving a Real Estate Purchase Agreement identifying Glenwood Equities, Inc., or its assignee, as the purchaser; and

WHEREAS, the purchaser entity identified in Ordinance No. 8941 and the Real Estate Purchase Agreement approved thereby was incorrect, and the proper purchaser is Osage Equities, Inc.; and

WHEREAS, Osage Equities, Inc. ("Purchaser") has offered to purchase the Property pursuant to the terms and conditions set forth in the revised Real Estate Purchase Agreement attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the City Council desires to repeal and replace Ordinance No. 8941 in its entirety in order to correctly identify the Purchaser and approve the revised Real Estate Purchase Agreement; and

WHEREAS, the City Council finds that the sale of the Property will promote economic development, expand retail opportunities, increase the City's tax base, and otherwise serve a valid public purpose and is in the best interests of the City and its residents.

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

Section 1. Repeal and Replacement of Ordinance No. 8941.

Ordinance No. 8941, adopted August 4, 2026, is hereby repealed and withdrawn in its entirety and is replaced and superseded by this Ordinance.

No rights or authority to convey the Property shall arise under Ordinance No. 8941 following the effective date of this Ordinance.

Section 2. Approval of Sale.

The City Council hereby approves the sale of the real property described in Exhibit A to Osage Equities, Inc., or its permitted assignee, subject to the terms and conditions contained in the revised Real Estate Purchase Agreement attached hereto as Exhibit B.

Section 3. Purchase Price.

The Property shall be sold for the purchase price of One Hundred Seventy-Five Thousand Dollars ($175,000.00), together with such additional consideration and upon such terms as are provided in the Real Estate Purchase Agreement.

Section 4. Approval of Revised Real Estate Purchase Agreement.

The revised Real Estate Purchase Agreement attached hereto as Exhibit B is hereby approved.

The Mayor is hereby authorized and directed to execute the Real Estate Purchase Agreement on behalf of the City, together with such non-material modifications, corrections, or amendments as may be approved by the City Counselor and determined to be necessary or appropriate to complete the transaction contemplated herein.

Section 5. Authorization to Execute Closing Documents.

The Mayor is hereby authorized and directed to execute, on behalf of the City, the General Warranty Deed, closing statements, affidavits, certificates, easements, declarations, and any other documents reasonably necessary or appropriate to complete the transaction contemplated by the Real Estate Purchase Agreement and this Ordinance.

Section 6. Closing.

The City officials are authorized to take all actions reasonably necessary to complete the closing of the transaction in accordance with the Real Estate Purchase Agreement.

Section 7. Severability.

If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 8. Effective Date.

This Ordinance shall take effect and be in full force from and after its passage and approval according to law.

PASSED by the City Council of the City of Marshall, Missouri this ___ day of _____, 2026.

_____
President

APPROVED by the Mayor this day of ,2026.

_____

Mayor

FILED this day of ,2026.

_____

City Clerk

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE LEVYING OF TAXES ON ALL TAXABLE PROPERTY SUBJECT TO TAXATION IN THE CITY OF MARSHALL, MISSOURI, FOR THE YEAR 2026

BE IT ORDAINED by the City Council of the City of Marshall, Missouri, as follows:

SECTION 1. There is hereby levied on all property subject to taxation in the City of Marshall, Missouri, for the year 2026, the sum of fifty one zero eight (.5108) cents on the one hundred dollar valuation thereof as returned by Assessor and the Board of Equalization for said year for General purposes.

SECTION 2. There is hereby levied on all property subject to taxation in the City of Marshall, Missouri, for the year 2026, the sum of twenty two zero seven (.2207) cents on the one hundred dollar valuation thereof as returned by the Assessor and the Board of Equalization for said year for the purpose of creating a special fund to be known as the "Park Fund" to be used for the maintenance of free public parks.

SECTION 3. There is hereby levied on all property subject to taxation in the City of Marshall, Missouri, for the year 2026, the sum of zero three forty two (.0342) cents on the one hundred dollar valuation thereof as returned by Assessor and the Board of Equalization for said year for the purpose of creating a special fund to be known as the "Band Fund" to be used for the purposes as directed by the City Council. This levy is made under authorization by the vote of the people of Marshall, Missouri, on April 3, 1934, and reaffirmed in April, 1938.

SECTION 4. There is hereby levied on all property subject to taxation in the City of Marshall, Missouri, for the year 2026, the sum of thirteen twelve (.1312) cents on the one hundred dollar valuation thereof as returned by the Assessor and the Board of Equalization for said year for the purpose of creating a special fund to be known as the "Library Fund" to be used for the establishment and maintenance of a public library. This levy is made under authorization by the vote of the people of Marshall, Missouri, on April 4, 1989.

SECTION 5. The City Clerk is hereby directed to extend on the tax books of the City of Marshall, Missouri, for the year 2026, the taxes as in this ordinance provided, and when said taxes are so extended, said tax books shall be by the City Clerk delivered over to the County Collector for collection of the taxes herein provided and levied, and the County Collector shall by said City Clerk be charged with the respective amounts of such taxes shown by said tax books.

PASSED by the City Council of the City of Marshall, Missouri, this 18th day of August, 2026.

_____
President, City Council

APPROVED by the Mayor of the City of Marshall, Missouri, this 18th day of August, 2026.

_____
Mayor

FILED this 18th day of August, 2026.

_____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE MAKING THE APPROPRIATION FOR THE PAYMENT OF ACCOUNTS OUT OF THE DIFFERENT CITY FUNDS.

BE IT ORDAINED by the Council of the City of Marshall, Missouri, as follows:

SECTION I. There is hereby appropriated out of the different funds as follows:

GENERAL FUND	$ 169,646.45
SANITATION FUND	82,318.14
LIBRARY FUND	13,591.40
BAND FUND	990.88
PARK FUND	116,177.87
STREET FUND	37,443.72
AIRPORT OPERATING FUND	48,855.44
TOURISM	260.00
MARTIN COMMUNITY CENTER	1,623.13
HAB CENTER FUND	
PARK CAPITAL IMPROVEMENT	
CITY OFFICE	
SOUTH ODELL SEWER	
ECONOMIC DEVELOPMENT	

WATER OPERATING FUND	$ 154,917.15
ELECTRIC OPERATING FUND	1,320,067.64
SEWER REVENUE FUND	222,377.92
INTERNET OPERATING FUND	149,060.93
NATURAL GAS OPERATING FUND	3,802.01
ELECTRIC RESERVES	
SEWER EQUIPMENT FUND	
WATER SEGREGATED	

SECTION II. The City Clerk is hereby instructed to make out warrants in favor of the respective parties set out in the hereto attached lists and when said warrants are properly signed to deliver them to the proper parties.

PASSED by the City Council of the City of Marshall, Missouri, this 18th day of AUGUST, 2026.

_____
President of the City Council

APPROVED by the Mayor of the City of Marshall, Missouri, this 18TH day of AUGUST 2026.

_____
Mayor

FILED this 18TH day of AUGUST, 2026.

_____
City Clerk