



Clay County, Missouri

Midwest National Air Center
13106 Rhodus Road, Excelsior Springs, MO 64024

November 16, 2021

Mr. William Ragan
Ms. Dinah Ragan
[REDACTED]

SENT VIA US MAIL CMRRR
AND VIA EMAIL TO A [REDACTED]

RE: NOTICE OF ABANDONED AIRCRAFT

Dear William Ragan:

Your lease ended on August 31, 2021. You have not removed your inoperable aircraft as required, and the property is deemed abandoned. As of the date of this letter you are hereby notified that:

- (1) the derelict or abandoned aircraft on the airport property has been located on the storage tarmac at 13106 Rhodus Road, Excelsior Springs, MO 64024;
- (2) That fees and charges for the use of the airport by the aircraft have accrued and the amount of those fees and charges through the date of this letter are [REDACTED] (double rent for the months of September through November 2021);
- (3) That the aircraft is subject to a lien under section 305.806 for any unpaid and accrued fees and charges for the use of the airport and for the transportation, storage, and removal of the aircraft;
- (4) That the lien is subject to enforcement under this section;
- (5) That the airport may use, trade, sell, or remove the aircraft as described in section 305.804 if, within thirty calendar days after the date of receipt of the notice, the owner or other interested party has not removed the aircraft from the airport and paid in full all accrued fees and charges for the use of the airport and for the transportation, storage, and removal of the aircraft; and
- (6) That the airport superintendent may remove the aircraft in less than thirty calendar days if the aircraft poses a danger to the health or safety of users of the airport, as determined by the airport superintendent.

If the aircraft is not removed within thirty days from the date of this letter, I will instruct my client to take one of the following actions as allowed by §305.804 RSMo:

- (1) Retain the aircraft for use by the airport, the state, or the unit of local government owning or operating the airport;

- (2) Trade the aircraft to another unit of local government or a state agency;
- (3) Sell the aircraft; or
- (4) Dispose of the aircraft through an appropriate refuse removal company or a company that provides salvage services for aircraft.

You are further notified that all costs incurred by the airport superintendent in the removal, storage, and sale of any aircraft shall be recoverable against the owners of the aircraft.

If you have any questions, please call our legal counsel, Jason Davey, at [REDACTED]

Thank you,

Robert Smith,
Airport Manager

Cc: Jason Davey, Assistant County Counselor



Clay County, Missouri

Midwest National Air Center
13106 Rhodus Road, Excelsior Springs, MO 64024

November 22, 2021

Mr. William Ragan

Ms. Dinah Ragan

SENT VIA US MAIL CMRRR

AND VIA EMAIL TO [REDACTED]

RE: NOTICE OF ABANDONED AIRCRAFT

Dear William Ragan:

Your lease ended on August 31, 2021. You have not removed your inoperable aircraft as required, and the property is deemed abandoned. As of the date of this letter you are hereby notified that:

(1) the derelict or abandoned aircraft on the airport property has been located on the storage tarmac at 13106 Rhodus Road, Excelsior Springs, MO 64024;

(2) That fees and charges for the use of the airport by the aircraft have accrued and the amount of those fees and charges through the date of this letter are [REDACTED] (double rent for the months of September through November 2021);

(3) That the aircraft is subject to a lien under section 305.806 for any unpaid and accrued fees and charges for the use of the airport and for the transportation, storage, and removal of the aircraft;

(4) That the lien is subject to enforcement under this section;

(5) That the airport may use, trade, sell, or remove the aircraft as described in section 305.804 if, within thirty calendar days after the date of receipt of the notice, the owner or other interested party has not removed the aircraft from the airport and paid in full all accrued fees and charges for the use of the airport and for the transportation, storage, and removal of the aircraft; and

(6) That the airport superintendent may remove the aircraft in less than thirty calendar days if the aircraft poses a danger to the health or safety of users of the airport, as determined by the airport superintendent.

If the aircraft is not removed within thirty days from the date of this letter, I will instruct my client to take one of the following actions as allowed by §305.804 RSMo:

(1) Retain the aircraft for use by the airport, the state, or the unit of local government owning or operating the airport;

- (2) Trade the aircraft to another unit of local government or a state agency;
- (3) Sell the aircraft; or
- (4) Dispose of the aircraft through an appropriate refuse removal company or a company that provides salvage services for aircraft.

You are further notified that all costs incurred by the airport Manager in the removal, storage, and sale of any aircraft shall be recoverable against the owners of the aircraft.

If you have any questions, please call our legal counsel, Jason Davey, at [REDACTED]

Thank you,

Robert Smith,
Airport Manager

Cc: Jason Davey, Assistant County Counselor

[REDACTED]

From: Smith, Robert
Sent: Tuesday, December 21, 2021 8:38 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: 200RA

Mr. Ragan

We at this time cannot provide you with a final invoice since the aircraft is still here, but we are more than happy to send you an invoice once you have removed 200RA. In the last letter from the county attorney it stated that there was a balance of [REDACTED] and that was rent for September through November. We would be more than happy to send your final invoice after the aircraft is moved.

Please if you have any questions contact Jason Davey at [REDACTED]

Thank you,

Robert Smith
Airport manager
13106 Rhodus Rd.
Excelsior Springs MO. 64024
[REDACTED]

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SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. William Ragan

2. Article Number (Transfer from service label)**COMPLETE THIS SECTION****A. Signature**

X

B. Received by (Printed Name)

Coult

D. Is delivery address different from the address on the label? If YES, enter delivery address**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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