



CITY OF ST. PETERS BOARD OF ALDERMEN

TENTATIVE AGENDA FOR REGULAR MEETING
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DRIVE, ST. PETERS, MO 63376

JANUARY 23, 2020 – 6:30 P.M.

- A. Call to Order, Mayor Len Pagano
- B. Roll Call
- C. Opening Ceremonies
 - 1. Invocation
 - 2. Pledge of Allegiance
 - 3. Recognition: Random Acts of Kindness
 - 4. Presentation: Outstanding Citizenship Award
 - 5. Recognition: Eagle Scout Awards, Erik Thomas and Josh Thomas
 - 6. Oath of Office: Police Officer Matthew J. Wagner
- D. Approval of Minutes: The [Board of Aldermen Work Session meeting of December 19, 2019](#); the [Regular Board of Aldermen meeting of December 19, 2019](#); and [Board of Aldermen Legislative Meeting of January 10, 2020](#).
- E. Reports of Officers, Boards and Commissions
 - 1. Mayoral Report of Appointments to Boards and Commissions
 - a. [Veterans Memorial Commission Appointment](#)
 - b. [Parks, Recreation and Arts Advisory Board Re-Appointments](#)
 - 2. City Administrator's Report:
 - 3. Report of Director, Planning, Community and Economic Development: None
 - 4. St. Peters Business Spotlight:
 - a. Grace River Church, Ward 1 - Chris Highfill

F. Open Forum

1. Citizens Petitions and Comments
2. Communications from the Elected Officials
3. Announcements

G. Public Hearings:

1. [Suemandy Drive One and Suemandy Drive Two](#) Petition to Amend and to enter into the First Amendment

H. Unfinished Business Items: None

I. New Business Items:

1. [Bill No. 20-01: Bill](#) authorizing the City Administrator of the City of St. Peters, Missouri to enter into a contract with Wastezero Inc. for the purchase of blue bags for recycling purposes
2. [Bill No. 20-02: Bill](#) authorizing the Mayor of the City of St. Peters, Missouri to execute a first amendment to the Cooperative Agreement by and between the City of St. Peters, St. Charles County and the Dardenne Creek Drainage District #3 for the maintenance of Dardenne Creek
3. [Bill No. 20-03: Bill](#) authorizing the City Administrator of the City of St. Peters, Missouri to enter into contract with Lamke Trenching & Excavating, Inc. for construction of the Country Hill Estates Storm Water Improvement Project – Phase Two – P-24
4. [Bill No. 20-04: Bill](#) amending Ordinance No. 7002, Ordinance No. 7145, Ordinance No. 7197, and Ordinance No. 7208 providing for the adoption of the General Fund, Debt Service Fund, Community Development Block Grant Subrecipient Fund, County Sewer Lateral Repair Program Fund, Local Parks and Storm Water Fund, Sewer Lateral Repair Program Fund, Special Allocation Funds, Transportation Trust Fund, Water Service Line Repair Program Fund, 370 Lakeside Park Fund, Central Materials Processing Facility Fund, Golf and Banquet Center Fund, Recreation Fund, Solid Waste Fund, and Water/Sewer Fund Budgets for the City of Saint Peters for Fiscal Year Commencing on October 1, 2018 and ending September 30, 2019
5. [Bill No. 20-05: Bill](#) directing the City Administrator of the City of St. Peters, Missouri, to enter into a contract with International Truck and Engine Corporation for the purchase of two tandem axle dump trucks
6. [Bill No. 20-06: Bill](#) repealing Chapter 230 Health and Sanitation, of Title II: Public Health, Safety and Welfare, of the Code of the City of St. Peters, Missouri, in its entirety and enacting a new Chapter 230 Health and Sanitation, in lieu thereof, by adopting Chapters 1 through 8 of the Food Code 2017, published by the U.S. Public Health Service and the Food and Drug Administration (Division of the U.S. Department of Health and Human Services), as amended, as the Food Code of the City of St. Peters, Missouri
7. [Bill No. 20-07: Bill](#) repealing Section 710.210 Fats, Oils and Grease Control, of Article IV Restricted Use of Public Sewers, of Title VII Utilities, of the Code of the City of St. Peters, Missouri, in its entirety and enacting, in lieu thereof, a new Section 710.210 Fats, Oils and Grease Control

8. [Bill No. 20-08](#): [Bill](#) authorizing the Mayor of the City of St. Peters, Missouri to enter into an Intergovernmental Cooperation Agreement between the City of St. Charles, Missouri, and the City of St. Peters, Missouri, for the acquisition of easements and right-of-way across certain tracts of land for the design and construction of public multi-use path improvements and maintenance of said improvements associated with the Centennial Greenway Phase 4 Project
 9. [Bill No. 20-09](#): [Bill](#) directing the City Administrator of the City of St. Peters, Missouri, to enter into a contract with Drake-Scruggs Equipment Company for the purchase of an Aerial Boom Truck
 10. [Bill No. 20-10](#): [Bill](#) directing the City Administrator of the City of St. Peters, Missouri, to enter into a contract with Don Brown Chevrolet for the purchase of a One-Ton Dump Truck, Snow Plow, and Salt Spreader
 11. [Bill No. 20-11](#): [Bill](#) approving a Record Plat within the City of St. Peters, Missouri, for the purpose of recording in St. Charles County, Missouri (Bold on Blvd. Apartments)
 12. [Bill No. 20-12](#): [Bill](#) approving a Record Plat within the City of St. Peters, Missouri, for the purpose of recording in St. Charles County, Missouri (Clarendale of St. Peters)
 13. [Bill No. 20-13](#): [Bill](#) approving a Record Plat within the City of St. Peters, Missouri, for the purpose of recording in St. Charles County, Missouri (Alpine Heights)
 14. [Bill No. 20-14](#): [Bill](#) approving a Record Plat within the City of St. Peters, Missouri, for the purpose of recording in St. Charles County, Missouri (Weekends Only St. Peters)
 15. [Bill No. 20-15](#): [Bill](#) approving a petition to add real property to the Suemandy Drive Two Community Improvement District and to amend the amended petition for the creation of the Suemandy Drive Two Community Improvement District; approving the first amendment to development agreement among the City, the Grewe Limited Partnership, Suemandy Drive One Community Improvement District and Suemandy Drive Two Community Improvement District; and authorizing certain actions in connection therewith
 16. [Resolution](#) calling upon the City Clerk to transmit to the St. Charles County Election Authority the legal notice to be published for the general municipal election to be held in the City of St. Peters, Missouri on April 7, 2020
 17. [Resolution](#) of the City of St. Peters, Missouri, selecting an underwriter and authorizing certain preliminary actions relating to the proposed sale of the City's refunding certificates of participation (City of St. Peters, Missouri, lessee), Series 2020
- J. Executive Session re: Litigation, Real Estate and Personnel, pursuant to Section 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)
- K. Adjournment

AGENDA Posted at City Hall: January 21, 2020 at 9:00 a.m.
By: P. Smith, City Clerk

**Revised Agenda posted on January 22, 2020 at 1:00pm
at: One St. Peters Centre Blvd., St. Peters MO
by: Patricia E. Smith, City Clerk**

**Added: Public Hearing, Petition to Amend and to enter into the First Amendment and
New Business Item I-15 Bill No. 20-15, Suemandy Drive One and Suemandy Drive Two CID**

Next Regular Board of Aldermen Meeting: February 13, 2020



CITY OF ST. PETERS BOARD OF ALDERMEN
WORK SESSION MINUTES
December 19, 2019

The Work Session was called to order at approximately 5:00 p.m. on Thursday, December 19, 2019 at the St. Peters Justice Center located at 1020 Grand Teton Drive. Patty Smith, City Clerk, called the roll. The following were present: Mayor Pagano; Board President Bateman; Alderman Barclay; Aldermen Hollingsworth; Alderman Reimer; Alderman Reitmeyer; Alderman Townsend; Alderman Trupiano; Alderman Violet; Burt Benesek, Transportation and Development Services Manager; Rick Oloteo, Recreation and Cultural Services Manager; Bill Malach, Water Environment Services Manager; Vicki Phillips, Acting Director of Parks; Cathy Pratt, Staff Support Services Manager; Rick Struttman, Police Chief; Russ Batzel, City Administrator; Randy Weber, City Attorney.

COMMUNICATIONS FROM BOARD MEMBERS/ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

BOA ITEMS FOR DISCUSSION

UNFINISHED BUSINESS ITEMS: NONE

NEW BUSINESS ITEMS:

Alderman Townsend moved and Alderman Violet seconded the motion to remove Discussion/ Kimberly Drive Speed & Safety Resolutions from the agenda for discussion. The motion was approved.

DISCUSSION/ KIMBERLY DRIVE SPEED & SAFETY RESOLUTIONS –
BATEMAN/HOLLINGSWORTH

Alderman Bateman explained to resident Ron Staszczuk, who was sitting in the audience due to his concerns with Kimberly Drive speed and safety issues, that a public comments period is not part of the Board of Aldermen Work Session meeting. However, Alderman Bateman informed that the City's Transportation and Development Services Manager, Burt Benesek would speak about the history of the issues in the area of Kimberly and Mexico Road. Alderman Bateman stated that email correspondence between staff and Mr. Staszczuk pertaining this item will be read and entered into the record of the Board of Aldermen Work Session meeting.

Alderman Bateman read into the record the following electronic communications between herself, Mr. Ron Staszczuk, resident of Ward 2, and Amanda Rich, Transportation Engineer:
From Ron Staszczuk:

"I left you a message yesterday to call me...we have two problems here:

- 1) cars speeding up Kimberly Lane at 30 to 45 mph on a consistent basis
- 2) more care cars turning off Mexico Road on to Kimberly Lane...yes I know it is prohibited but people are doing it...

Two different solutions:

1) do what was going to be done originally(make the street no outlet) when the city decided to make it a one way out....originally the street was supposed to be closed off but supposedly some people complained...

2) speed bumps down the two blocks of Kimberly Lane which I think would eliminate the speeding

DO NOT SUGGEST THE ELECTRONIC SPEEDING SIGNS WHICH NEVER WORK...if the city has any concerns about your citizens and children, you will do the right thing

PS...I still think you need to make a 4 way stop at the park...I think if you researched most communities do have stop signs at their local parks...."

From Amanda Rich:

"The average daily traffic for northbound Kimberly Lane was 624 vehicles. The total number of vehicles traveling northbound for the week that we collected data was 4,371 vehicles."

From Ron Staszczuk:

"I was referring to where you ran the test on my block at # 5 Kimberly Lane...I wanted to know how many cars went up this street (going north) when you ran the test."

From Alderman Bateman:

"but possibly we could do a double fine zone"

From Ron Staszczuk:

"the speed limit signs already have a 'double fine zone' on them"

From Alderman Bateman:

"we can talk with the Board to see what we can do"

From Ron Staszczuk:

"26% going over the speed limit on a residential area seems high plus 8% going faster than 35mph????...I still think there should be some kind change(s) to stop the speeding..."

From Amanda Rich:

"26 percent of vehicles are traveling at or above 30 mph. The majority of those vehicles are traveling between 30 and 34 mph."

Mr. Benesek provided a slideshow presentation to show the area of concern, which is attached and made a part of these minutes. Questions were addressed and comments were made by the Aldermen regarding possible solutions such as an all way stop at the park location, controlled law enforcement stops, extending the curb at Kimberly Lane right out at Mexico, a pilot program with a dip at the tot lot park or entrances to parks as traffic calming test program. Mr. Benesek suggested next steps to review these comments to rerun the stop

sign warrant study, collecting data directly at the intersection for future Board of Aldermen review on those findings. **This item will be brought back for future Board of Aldermen review.**

MAYOR/CITY ADMINISTRATOR ITEM

UNFINISHED BUSINESS ITEMS:

Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to remove City Code Amendment Recommendations of Chapters 205, 600 and 605 from the agenda for discussion. The motion was approved.

CITY CODE AMENDMENT RECOMMENDATIONS OF CHAPTERS 205, 600 AND 605 – PRATT/SMITH

Ms. Pratt reminded the Board of Aldermen that at the November Work Session it was discussed that after working on implementation to the online permitting and business licensing portal, needed amendments to City Code Chapters 205, 600, and 605 were found to accommodate background check requirements during the online application process. Staff's recommendations include removing notarization requirements, record retention, and a general cleanup for current practices or additional recommendations from licensing staff or Chief of Police. Alderman Townsend commented about the word "kennel" used in Chapter 205 of the City Code and recommended amending the word "kennel" to "overnight boarding facility". Ms. Pratt suggested a staff review of the term "kennel" in the city code, and the term "overnight boarding", as this change may affect additional sections of the code. No further comments or questions from the Board of Aldermen. **This is business item I-18 on this evening's Board of Aldermen meeting agenda for consideration.**

NEW BUSINESS ITEMS:

Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to remove 2020 Water Service Line Repair Program Contract from the agenda for discussion. The motion was approved.

2020 WATER SERVICE LINE REPAIR PROGRAM CONTRACT – BENESEK

Mr. Benesek gave a slideshow to explain the 2020 Water Service Line Repair Program. This program is authorized by Missouri State Statue and funded by \$12 annual assessment. The program allows eligible repairs to private, residential domestic water service lines from water meter to house foundation wall, and covers 85% of the repair cost, up to \$3,000. The City of St. Peters will administer the repair. Staff is recommending utilizing a renewal clause in the existing contract with Flynn Drilling for the 2020 Water Service Line Repair Program in the amount of \$180,000. Alderman Barclay reminded residents that waterline insurance from other water supply companies is not needed for residents of St. Peters. No further comments or questions from the Board of Aldermen. **This is business item I-09 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Bateman moved and Alderman Hollingsworth seconded the motion to remove Chapter 365 Parking Code Update from the agenda for discussion. The motion was approved.

CHAPTER 365 PARKING CODE UPDATE – BENESEK

Mr. Benesek gave a slideshow regarding concerns received on street parking of commercial vehicles in non-residential areas. Staff is recommending repealing and replacing City Code Section 365.070 to prohibit commercial vehicle and trailer parking on public streets outside of Industrial Zoned Districts. An aerial photo was displayed. This recommendation was previously discussed at the May, 2019 joint Board of Aldermen and Planning and Zoning Commission meeting. Chief Struttman addressed questions concerning the procedure to handle these violations. No further comments or questions from the Board of Aldermen. **This is business item I-08 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to remove Chapter 230 Health and Sanitation Code Update from the agenda for discussion. The motion was approved.

CHAPTER 230 HEALTH AND SANITATION CODE UPDATE – BENESEK

Claire Toledo, Health Department Supervisor, gave a slideshow presentation on the recommended Chapter 230 Health and Sanitation Code updates. Updates will include prohibiting use of vapor products in addition to tobacco products in City buildings, move from the 2013 FDA Food Code to the 2017 FDA Food Code, increase re-inspection fees for food code violation to reflect current City costs, and move enforcement of the City's Fats, Oils, and Grease (FOG) program to the Health Department. Ms. Toledo discussed the proposed fee guidelines. With the move of the FOG Program elements from the WES Group to the Health and Sanitation Code, an amendment will also be needed on certain portions of City Code Chapter 710.210. With Board approval, a draft ordinance will be placed on the January 23, 2020 Board of Aldermen agenda for consideration. No further comments or questions from the Board of Aldermen. Alderman Violet moved and Alderman Townsend seconded the motion to place this item on the January 23, 2020 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the January 23, 2020 Board of Aldermen meeting agenda for consideration.**

Alderman Townsend moved and Alderman Hollingsworth seconded the motion to remove P-24 Country Hill Phase 2 Storm Water Improvements Bid Recommendation from the agenda for discussion. The motion was approved.

P-24 COUNTRY HILL PHASE 2 STORM WATER IMPROVEMENTS BID RECOMMENDATION – BENESEK

Mr. Benesek gave a slideshow presentation and displayed an aerial view to explain the project area. On November 19, 2019, staff received nine (9) bids for the P-24 Country Hill Estates Phase Two Storm Water Improvement Project. After a thorough review, staff is recommending awarding the project to the second lowest bidder to Lamke Trenching and

Excavating Inc. in the amount of \$262,567.37. This bid is 2.8% higher than the lowest bid received and 20.8% lower than the average of the bids received. With Board approval, a draft ordinance will be placed on the January 23, 2020 Board of Aldermen agenda for consideration. No further comments or questions from the Board of Aldermen. Alderman Violet moved and Alderman Reitmeyer seconded the motion to place this item on the January 23, 2020 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the January 23, 2020 Board of Aldermen meeting agenda for consideration.**

Alderman Hollingsworth moved and Alderman Barclay seconded the motion to remove Sanitary and Storm Sewer CIPP Lining Bid Recommendation from the agenda for discussion. The motion was approved.

SANITARY AND STORM SEWER CIPP LINING BID RECOMMENDATION – MALACH

Mr. Malach stated that on November 14, 2019, the City received three (3) bids for the Sanitary and Storm Sewer Cured-In-Place Pipe (CIPP) Lining Project. Staff Recommends awarding the bid to Insituform Technologies who submitted the lowest responsive bid in the amount of \$239,735.00. The public sanitary sewer lining will be funded from the water Sewer Operating & Maintenance Funds, the laterals will be funded from the Sewer Lateral Fund, and the Storm Sewer portion will be funded from the Local Parks and Storm Water Fund. No comments or questions from the Board of Aldermen. **This is business item I-10 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Reimer moved and Alderman Bateman seconded the motion to remove 2020 Recycling Bag Purchase from the agenda for discussion. The motion was approved.

2020 RECYCLING BAG PURCHASE – MALACH

Mr. Malach explained on February 6, 2018, staff received one bid response for the yearly purchase of recycling bags. WasteZero has successfully won the bid for the past several years and has agreed to hold the pricing for the City's FY20 Blue Bag order. Staff is recommending the bid amount of \$116,800 for 40,000 rolls. Mr. Malach recounted that before the City started the Blue Cart Program, the City was spending an average of \$157,695 per year on blue bags over the previous five years. With Board approval, a draft ordinance will be placed on the January 23, 2020 Board of Aldermen agenda for consideration. No comments or questions from the Board of Aldermen. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to place this item on the January 23, 2020 Board of Aldermen meeting agenda. The motion was approved. **This item will be placed on the January 23, 2020 Board of Aldermen meeting agenda for consideration.**

Alderman Barclay moved and Alderman Reimer seconded the motion to remove Toro Rotary Mowers Bid Recommendation from the agenda for discussion. The motion was approved.

TORO ROTARY MOWERS BID RECOMMENDATION – PHILLIPS

Ms. Phillips stated that two (2) Parks Department large Toro Rotary area mowers are due to be replaced per the CIP schedule. Staff is recommending the sole bidder from the advertised competitive bid, as they met all specifications and are well within the budgeted amount after

the trade-in. Each mower was priced at \$80,091.13. Staff is also recommending to carry forward funds from the FY19 budget to purchase these mowers from MTI Distributing in Berkeley, Missouri, in the total amount of \$125,182.26; with \$35,000 in trade-in values of three (3) mowers. No further comments or questions from the Board of Aldermen. **This is business item I-15 on this evening's Board of Aldermen meeting agenda for consideration.**

Alderman Violet moved and Alderman Hollingsworth seconded the motion to remove School Resource Officer Agreement Amendments from the agenda for discussion. The motion was approved.

SCHOOL RESOURCE OFFICER AGREEMENT AMENDMENTS – BATZEL

Mr. Batzel reminded the Board of Aldermen they approved an ordinance in August authorizing for a School Resource Officer for Fort Zumwalt and Francis Howell School Districts. In negotiating with Fort Zumwalt, the school district had concerns with some of the language for indemnification. After staff review, there was a revision made to the Intergovernmental Cooperation Agreement for School Resource Officers with the Fort Zumwalt and Francis Howell School Districts. School Resource Officers are budgeted with the City paying 58% of the annual salaries and benefits and the school districts paying 42%. Since the Intergovernmental Cooperation Agreement has been amended, there is a need to acquire re-approval. No further comments or questions from the Board of Aldermen. **This is business item I-14 on this evening's Board of Aldermen meeting agenda for consideration.**

MISCELLANEOUS UPDATES – BATZEL

- Amendment to Intergovernmental Cooperation Agreement for Dardenne Creek Maintenance

Mr. Batzel reminded the Board of Aldermen that at the last work session meeting, a time extension on an intergovernmental cooperation agreement amendment was approved between the City of St. Peters, St. Charles County and the Dardenne Creek Drainage District No. 3 in order to remove a significant log jam within Dardenne Creek. St. Charles County and the contractor has approved the amendment for a six-month extension in time; however, the agreement will not be presented to the Board of Aldermen until the next Regular Board of Aldermen meeting.

BOARD MEETING AGENDA ITEM REVISIONS – BATZEL

Mr. Batzel reminded the Board that City Clerk Smith distributed two handouts to the Board of Aldermen prior to the meeting; Bills 19-171 and 19-181, and a corrected agenda.

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)

Alderman Barclay moved and Alderman Violet seconded the motion to enter Executive Session re: Litigation, Real Estate and Personnel, pursuant to Section

610.021(1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6) and then adjourn the Work Session meeting from the Executive Session. With the motion approved, the Board of Aldermen entered Executive Session at approximately 6:17 p.m. Roll Call was taken as follows: President of the Board of Aldermen, Alderman Bateman: yes; Alderman Violet: yes; Alderman Hollingsworth: yes; Alderman Reitmeyer: yes; Alderman Townsend: yes; Alderman Barclay: yes; Alderman Reimer: yes; Alderman Trupiano: yes.

ADJOURNMENT OF THE EXECUTIVE SESSION AND THE WORK SESSION

Alderman Barclay moved and Alderman Hollingsworth seconded the motion to adjourn the Executive Session and the Work Session meetings. The motion carried and the Executive Session and the Work Session was adjourned at approximately 6:34 p.m. with roll call shown as follows: President of the Board of Aldermen, Alderman Bateman, yes; Alderman Violet, yes; Alderman Hollingsworth: yes; Alderman Reitmeyer, yes; Alderman Reimer, yes; Alderman Barclay, yes; Alderman Townsend, yes; Alderman Trupiano, yes.

Submitted by,

Patricia E. Smith, City Clerk



CITY OF ST. PETERS CITY HALL
BOARD OF ALDERMEN REGULAR MEETING MINUTES
DECEMBER 19, 2019

CALL TO ORDER

Mayor Pagano called the Board of Aldermen meeting to order at approximately 6:30 p.m. on December 19, 2019, at the St. Peters Justice Center located at 1020 Grand Teton Drive. Patty Smith, City Clerk, called the roll. Present were: Mayor Pagano; Alderman Barclay; Board President Bateman; Alderman Hollingsworth; Alderman Reimer; Alderman Reitmeyer; Alderman Townsend; Alderman Trupiano; Alderman Violet; City Attorney Weber; Chief Struttmann; City Administrator Batzel; and City Clerk Smith. Steve Koeneman delivered the Invocation. Mayor Pagano led the Pledge of Allegiance.

Alderman Reitmeyer stepped out of the meeting in progress at 6:41 p.m. and returned at approximately 6:43 p.m.

RECOGNITION: GIRL SCOUT GOLD AWARD, LINDSAY PICHA

Alderman Townsend presented Lindsay Picha, Ward 1, with a recognition for achieving the Girl Scout Gold Award for organizing a healthy cooking camp compiled of lesson plans and materials necessary for elementary students. This event is now an annual event hosted by Fort Zumwalt South School. Lindsay introduced her family in attendance and spoke about her favorite part of her experience with the Girl Scouts in Troop 4879.

RECOGNITION: GIRL SCOUT GOLD AWARD, ANN MEISTER

Alderman Reimer along with Alderman Violet and Alderman Townsend presented Ann Meister with a recognition for achieving the Girl Scout Gold Award for providing educational tools and producing videos to help eliminate food waste in her community. Ann introduced her parents in attendance and spoke about the best part of achieving her Gold Award.

RECOGNITION: ABOVE & BEYOND AWARD, MARY KUPPLER

Alderman Bateman presented Mary Kuppler with the Above & Beyond Award for reconciling 20-years of customer account records to provide reimbursement credits to adhere to a change in the Parks and Recreation guidelines.

PRESENTATION: USO PENNIES FOR PATRIOTS

Alderman Reitmeyer, along with the Mayor and entire Board of Aldermen, presented to the USO of Missouri a check in the amount of \$3,000.00 collected from the "Pennies for Patriots" program through aluminum can donations.

PRESENTATION: OUTSTANDING CITIZENSHIP AWARD, DON STRAUSS OF WARD 4

Aldermen Barclay and Trupiano presented Don Strauss with the Outstanding Citizenship Award for his 13-years of service as a trustee in the Highland's Subdivision.

CITIZEN POLICE ACADEMY GRADUATION, OFFICER MELISSA DOSS

Officer Doss and Chief Struttman introduced and presented the fall 2019 Citizens Police Academy class with certificates of graduation.

APPROVAL OF MINUTES: THE BOARD OF ALDERMEN WORK SESSION MEETING OF NOVEMBER 14, 2019; AND THE REGULAR BOARD OF ALDERMEN MEETING OF NOVEMBER 14, 2019

Alderman Violet moved and Alderman Reitmeyer seconded the motion to approve the Board of Aldermen Work Session meeting minutes of November 14, 2019; and the Regular Board of Aldermen meeting minutes of November 14, 2019. All in favor, the motion carried and the minutes were approved.

REPORTS OF OFFICERS, BOARDS AND COMMISSIONS

MAYORAL REPORT OF APPOINTMENTS TO BOARDS AND COMMISSIONS

APPOINTMENTS TO THE VETEREANS MEMORIAL COMMISSION

Alderman Reimer read the re-appointments of the following individuals as members to the Veterans Memorial Commissions: John Gonzales, 34 Countrywood Drive, St. Peters (Ward 1); Michael Sanchez, 400 Sorano Way, St. Peters (Ward 4); Francine King, 1005 Treeshade Drive, St. Peters (Ward 2); Donald Philips, 6 Country Hill Road, St. Peters (Ward 1); Brittany Smith, 24 Appletree Drive, St. Peters (Ward 3); Garrett Kasper, 244 Dogwood Meadow Court, St. Peters (Ward 2); Jared McGowen, 1123 Cherry Creek Court, St. Peters (Ward 2); and re-appoint Bob Zahner, 23 Oakshire Court, St. Peters (Ward 4) as an alternate member. Alderman Reitmeyer moved and Alderman Townsend seconded the motion to approve the appointments. All in favor, the motion carried and the appointments were approved.

CITY ADMINISTRATOR'S REPORT

None

REPORT OF DIRECTOR OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT

UPDATE TO SECTION 210.390 OF THE CITY CODE – POWERS

Ms. Julie Powers gave an update to the noise regulation City Code in the SD-District that applies to a concern in Old Town that was discussed at the October 24, 2019 Work Session meeting. Ms. Powers displayed an aerial photo of the area. After a public hearing process at the Planning and Zoning Commission meeting, staff and the Planning and Zoning Commission recommended approval of the update to City Code Section 210.390, Regulation of Noise Levels. No further comments or questions from the Board of Aldermen. This is Business Item I-01 on tonight's Board of Aldermen meeting agenda.

ST. PETERS BUSINESS SPOTLIGHT:

NONE

OPEN FORUM

CITIZENS PETITIONS AND COMMENTS

None

COMMUNICATIONS FROM THE ELECTED OFFICIALS

Elected Officials made comments during this time.

ANNOUNCEMENTS

PUBLIC HEARINGS

None

UNFINISHED BUSINESS ITEMS: NONE

NEW BUSINESS ITEMS

MOTION/APPROVED: BILL NO. 19-164: ORDINANCE NO. 7236: AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI, AMENDING SUBSECTIONS B AND F OF SECTION 210.390 OF THE CITY CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, NEW SUBSECTIONS B AND F OF SECTION 210.390; REGULATING NOISE LEVELS IN CERTAIN ZONING DISTRICTS IN THE CITY; AND OTHER MATTERS RELATING THERETO [MAYOR PAGANO]

Alderman Reimer moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Reitmeyer seconded the motion to read Bill No. 19-164 for the first time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Bateman moved and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried and Alderman Townsend read the Bill. Alderman Hollingsworth moved and Alderman Violet seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-164 passed becoming Ordinance No. 7236.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-165: ORDINANCE NO. 7237: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AN AGREEMENT WITH MISSISSIPPI LIME COMPANY FOR THE PURCHASE OF ROTARY HYDRATED LIME

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to read Bill No. 19-165 for the first time. The motion carried and Alderman Trupiano read the Bill. Alderman Bateman moved and Alderman Reimer seconded the motion to read the Bill for the second time. The

motion carried and Alderman Violet read the Bill. Alderman Hollingsworth moved and Alderman Barclay seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-165 passed becoming Ordinance No. 7237.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-166: ORDINANCE NO. 7238: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH TOTER, A WASTEQUIP COMPANY FOR THE PURCHASE OF CARTS TO BE USED FOR RESIDENTIAL TRASH AND RECYCLING COLLECTION

Alderman Violet moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Violet moved and Alderman Reitmeyer seconded the motion to read Bill No. 19-166 for the first time. The motion carried and Alderman Townsend read the Bill. Alderman Hollingsworth moved and Alderman Bateman seconded the motion to read the Bill for the second time. The motion carried and Alderman Bateman read the Bill. Alderman Reitmeyer moved and Alderman Bateman seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-166 passed becoming Ordinance No. 7238.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-167: ORDINANCE NO. 7239: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH RJN GROUP, INC. TO COMPLETE THE 2020 SANITARY SEWER EVALUATION STUDY

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to read Bill No. 19-167 for the first time. The motion carried and Alderman Barclay read the Bill. Alderman Trupiano moved and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried and Alderman Reimer read the Bill. Alderman Bateman moved and Alderman Hollingsworth seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-167 passed becoming Ordinance No. 7239.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-168: ORDINANCE NO. 7240: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES FOR INDUSTRIAL PRETREATMENT PROGRAM MANAGEMENT

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to read

Bill No. 19-168 for the first time. The motion carried and Alderman Hollingsworth read the Bill. Alderman Reitmeyer moved and Alderman Hollingsworth seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-168 passed becoming Ordinance No. 7240.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-169: ORDINANCE NO. 7241: AN ORDINANCE DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH INTERNATIONAL TRUCK AND ENGINE CORPORATION FOR THE PURCHASE OF A SINGLE AXLE DUMP TRUCK

Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to read Bill No. 19-169 for the first time. The motion carried and Alderman Trupiano read the Bill. Alderman Townsend moved and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried and Alderman Violet read the Bill. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-169 passed becoming Ordinance No. 7241.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-170: ORDINANCE NO. 7242: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT FOR CONSTRUCTION OF THE SALT RIVER ROAD – ARROWHEAD INDUSTRIAL BOULEVARD INTERSECTION IMPROVEMENT PROJECT (FEDERAL PROJECT NO. CMAQ 7305(617))

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to read Bill No. 19-170 for the first time. The motion carried and Alderman Townsend read the Bill. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried and Alderman Bateman read the Bill. Alderman Hollingsworth moved and Alderman Bateman seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-170 passed becoming Ordinance No. 7242.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-171: ORDINANCE NO. 7243: AN ORDINANCE AMENDING SUBSECTION (A)(2) OF CHAPTER 365 STOPPING, STANDING OR PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS OF SECTION 365.070 – PARKING OF CERTAIN VEHICLES RESTRICTED. OF TITLE III: TRAFFIC CODE OF THE CODE OF THE CITY OF ST.

PETERS, MISSOURI, BY DELETING SUBSECTION 365.070(A)(2) IN ITS ENTIRETY, AND ENACTING A NEW SUBSECTION 365.070 (A)(2), IN LIEU THEREOF

Alderman Violet moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Violet moved and Alderman Hollingsworth seconded the motion to read Bill No. 19-171 for the first time. The motion carried and Alderman Barclay read the Bill. Alderman Reitmeyer moved and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried and Alderman Reimer read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-171 passed becoming Ordinance No. 7243.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-172: ORDINANCE NO. 7244: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE A CONTRACT AGREEMENT WITH FLYNN DRILLING CO. FOR THE WATER SERVICE LINE REPAIR PROGRAM

Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to read Bill No. 19-172 for the first time. The motion carried and Alderman Hollingsworth read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-172 passed becoming Ordinance No. 7244.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-173: ORDINANCE NO. 7245: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH INSITUFORM TECHNOLOGIES FOR CURED- IN-PLACE PIPE (CIPP) LINING OF CERTAIN STORM SEWER AND SANITARY SEWER LINES

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to read Bill No. 19-173 for the first time. The motion carried and Alderman Trupiano read the Bill. Alderman Reimer moved and Alderman Townsend seconded the motion to read the Bill for the second time. The motion carried and Alderman Violet read the Bill. Alderman Reimer moved and Alderman Bateman seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-173 passed becoming Ordinance No. 7245.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-174: ORDINANCE NO. 7246: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AN AGREEMENT PROVIDING FOR A TEMPORARY CONSTRUCTION EASEMENT, A STORMWATER DETENTION BASIN MANAGEMENT AGREEMENT AND A STORMWATER DETENTION BASIN EASEMENT AGREEMENT FOR CONSTRUCTION OF THE HUNTERS VALLEY STORMWATER IMPROVEMENTS PROJECT – P-33 (HICKORY RIDGE HOMEOWNERS ASSOCIATION)

Alderman Townsend moved and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Townsend moved and Alderman Reimer seconded the motion to read Bill No. 19-174 for the first time. The motion carried and Alderman Townsend read the Bill. Alderman Reitmeyer moved and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried and Alderman Bateman read the Bill. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-174 passed becoming Ordinance No. 7246.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-175: ORDINANCE NO. 7247: AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (VILLAGE POINT)

Alderman Reimer moved and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Barclay seconded the motion to read Bill No. 19-175 for the first time. The motion carried and Alderman Barclay read the Bill. Alderman Townsend moved and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried and Alderman Reimer read the Bill. Alderman Reitmeyer moved and Alderman Hollingsworth seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-175 passed becoming Ordinance No. 7247.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-176: ORDINANCE NO. 7248: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH ST. CHARLES COUNTY AND VARIOUS MUNICIPALITIES IN ST CHARLES COUNTY TO SHARE COSTS REGARDING ORTHO AND OBLIQUE IMAGERY FROM PICTOMETRY

Alderman Reimer moved and Alderman Hollingsworth seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to read Bill No. 19-176 for the first time. The motion carried and Alderman Hollingsworth read the Bill. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-176 passed becoming Ordinance No. 7248.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-177: ORDINANCE NO. 7249: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT FOR SCHOOL RESOURCE OFFICERS WITH FORT ZUMWALT SCHOOL DISTRICT

Alderman Violet moved and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Violet moved and Alderman Reimer seconded the motion to read Bill No. 19-177 for the first time. The motion carried and Alderman Trupiano read the Bill. Alderman Reimer moved and Alderman Bateman seconded the motion to read the Bill for the second time. The motion carried and Alderman Violet read the Bill. Alderman Hollingsworth moved and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-177 passed becoming Ordinance No. 7249.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-178: ORDINANCE NO. 7250: AN ORDINANCE DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH MTI DISTRIBUTING FOR THE PURCHASE OF TWO TORO ROTARY MOWERS

Alderman Violet moved and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Violet moved and Alderman Reimer seconded the motion to read Bill No. 19-178 for the first time. The motion carried and Alderman Townsend read the Bill. Alderman Townsend moved and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried and Alderman Bateman read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-178 passed becoming Ordinance No. 7250.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-179: ORDINANCE NO. 7251: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AMENDED AND RESTATED INTERGOVERNMENTAL COOPERATION AGREEMENT FOR RECYCLING SERVICES WITH THE CITY OF O'FALLON, MISSOURI

Alderman Reimer moved and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Reitmeyer seconded the motion to read Bill No. 19-179 for the first time. The motion carried and Alderman Barclay read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried and Alderman Reimer read the Bill. Alderman Hollingsworth moved and Alderman

Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-179 passed becoming Ordinance No. 7251.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-180: ORDINANCE NO. 7252: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AMENDED AND RESTATED INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE CITY OF COTTLEVILLE, MISSOURI

Alderman Reitmeyer moved and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved and Alderman Reimer seconded the motion to read Bill No. 19-180 for the first time. The motion carried and Alderman Hollingsworth read the Bill. Alderman Hollingsworth moved and Alderman Townsend seconded the motion to read the Bill for the second time. The motion carried and Alderman Reitmeyer read the Bill. Alderman Reimer moved and Alderman Hollingsworth seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-180 passed becoming Ordinance No. 7252.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-181: ORDINANCE NO. 7253: AN ORDINANCE AMENDING VARIOUS PROVISIONS OF THE ST. PETERS CITY CODE PROVIDING FOR REQUIREMENTS FOR APPLICATIONS AND QUALIFICATIONS FOR VARIOUS LICENSES AND PERMITS WITHIN THE CITY

Alderman Hollingsworth moved and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to read Bill No. 19-181 for the first time. The motion carried and Alderman Trupiano read the Bill. Alderman Reimer moved and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried and Alderman Violet read the Bill. Alderman Hollingsworth moved and Alderman Reimer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-181 passed becoming Ordinance No. 7253.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 19-182: ORDINANCE NO. 7254: AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE A TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT FOR A TEMPORARY CONSTRUCTION EASEMENT PREVIOUSLY GRANTED TO THE CITY OF ST. PETERS BY SSM PROPERTIES, INC. FOR CONSTRUCTION OF A CERTAIN CITY OF ST. PETERS' PUBLIC WORKS PROJECT AT THE INTERSECTION OF MID RIVERS MALL DRIVE AND MEXICO ROAD

Alderman Reimer moved and Alderman Barclay seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved and Alderman Barclay seconded the motion to read Bill No. 19-182 for the first time. The motion carried and Alderman Townsend read the Bill. Alderman Violet moved and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried and Alderman Bateman read the Bill. Alderman Reimer moved and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. Motion approved and Bill No. 19-182 passed becoming Ordinance No. 7254.

Barclay: Yes Reimer: Yes Hollingsworth: Yes Reitmeyer: Yes
Trupiano: Yes Violet: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14) & 610.022 (1-6)

No Executive Session called at this time.

ADJOURNMENT

Alderman Violet moved and Alderman Reitmeyer seconded the motion to adjourn the Regular Board of Aldermen meeting. Motion approved and the Regular Board of Aldermen meeting adjourned at approximately 8:10 p.m.

Respectfully submitted,

Patricia E. Smith
City Clerk



CITY OF ST. PETERS BOARD OF ALDERMEN
BOARD OF ALDERMEN LEGISLATIVE MEETING MINUTES
JANUARY 10, 2020

The Legislative Meeting was called to order at approximately 10:30 a.m. on Friday, January 10, 2020 at the St. Peters City Hall located at One St. Peters Centre Blvd, City Administrator Conference room. The following were present: Mayor Pagano; Alderman Reitmeyer; Alderman Townsend; Alderman Violet; Alderman Reimer; Alderman Barclay; Alderman Trupiano. Also present were Russ Batzel, City Administrator; Patty Smith, City Clerk; Lobbyist Nikki Strong and Mark Bruns with Strong Consulting Group LLC. Alderman Hollingsworth and Board President Bateman were absent.

DISCUSS UPCOMING MISSOURI LEGISLATIVE SESSION – NIKKI STRONG

The meeting began with Mayor Pagano discussing SB 815, prefiled January 3, 2020 by Senator Bill Eigel, which modifies filing deadlines for declarations of candidacy. He stated he will attend Committee meetings at the Capitol to testify in favor of this bill. Mayor spoke of looking into possible changes in State Statute regarding the Planning Commission meeting laws or appointments, to allow an alternate Alderman sitting in for the Aldermanic Liaison, to have the ability to voice their concerns and/or vote on items during Planning Commission meetings. Proposed legislation filed with the House or Senate to watch closely includes modifying the provisions relating to video service providers, as a priority; modifying the provisions related to use tax; modifying provisions related to taxation; and the topic of gambling devices, Video Lottery Devices.

Ms. Strong gave an update on some filed legislation and discussed positive and respectful ways to communicate with our State Representatives/Legislators for support of City proposed legislation. She highlighted the need to identify those groups or political subdivisions possibly affected by any City proposed legislation, educating them on what the City wants and why, in order to obtain their support. Ms. Strong suggests lobbyists contact her regarding support of City proposed legislation and requested that any important information from the Metro Mayors or Missouri Mayors groups or its lobbyists to be forwarded to her. Suggestions on maintaining good relationships and mutual respect with our State Senators and Representatives was discussed and emphasized; and offering reciprocal help to our representatives with some of their legislation for support in return on City proposed legislation. A brief discussion on Video Lottery Terminals was held; and a brief discussion on future redistricting changes was recapped.

ADJOURNMENT

The meeting adjourned at approximately 11:40 a.m.

Respectfully submitted,

Patricia E. Smith, City Clerk



INTEROFFICE MEMORANDUM

TO: BOARD OF ALDERMEN

FROM: MAYOR PAGANO

SUBJECT: APPOINTMENT TO THE VETERANS MEMORIAL COMMISSION

DATE: JANUARY 2, 2020

A handwritten signature in black ink, which appears to read "Jim Pagano".

I am nominating the following individual for appointment as a member of the Veterans Memorial Commission as follows:

Ericka Oxford, 7 Sherri Lane, St. Peters, MO 63376, (Ward 2)

for the term effective immediately and expiring December 31, 2021.

If you have any questions or comments regarding these appointments, please contact me.

APPLICATION

(Applications on file with the City Clerk's Office)



CITY OF ST. PETERS, MO

INTEROFFICE MEMORANDUM

TO: BOARD OF ALDERMEN *Jim Pagano*
FROM: MAYOR PAGANO
SUBJECT: RE-APPOINTMENTS TO THE ST. PETERS PARKS, RECREATION
AND ARTS ADVISORY BOARD
DATE: JANUARY 10, 2020

I am nominating the following individuals for re-appointment as members to the Parks, Recreation and Arts Advisory Board:

- Amanda Darnell, 1436 Schoal Creek Drive, St. Peters, MO 63376, (Ward 1)
- Don L. Moxley, 1521 Heritage Manor Ct, St. Peters, MO 63303, (Ward 4)
- Daniel Karl Frank, 27 Riverboat Drive, St. Peters, MO 63376, (Ward 3)
- Mike Delehaunty, 60 Aspen Ridge Drive, St. Peters, MO 63376, (Ward 2)
- Sam E. Anderson, 47 N. Joyce Ellen Way, St. Peters, Mo. 63376, (Ward 1)
- Linda Hankins, 2209 Maple Tree, St. Peters, MO 63376, (Ward 3)
- Raymond G. Meuer, 344 Timberidge Drive, St. Peters, MO 63376, (Ward 3)
- John Shetterly, 525 Timberidge, St. Peters, MO 63376, (Ward 3)

All positions are for the term effective February 1, 2020 and expiring January 31, 2022.

If you have any questions or comments regarding these appointments, please contact me.

APPLICATION

(Applications on file with the City Clerk's Office)

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. CHARLES

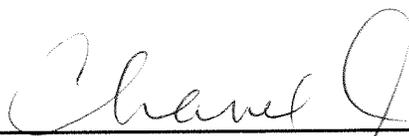
} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Chanel Jones** on behalf of **ST. CHARLES CO. BUSINESS RECORD** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **January 09, 2020** edition and ending with the **January 16, 2020** edition, for a total of 2 publications:

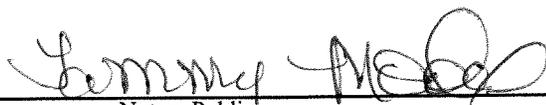
01/09/2020

01/16/2020



Chanel Jones

Subscribed & sworn before me this 16th day of Jun, 2020
(SEAL)



Notary Public

TAMMY MOREHEAD
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: December 25, 2021
Commission Number: 12394743

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING

BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI

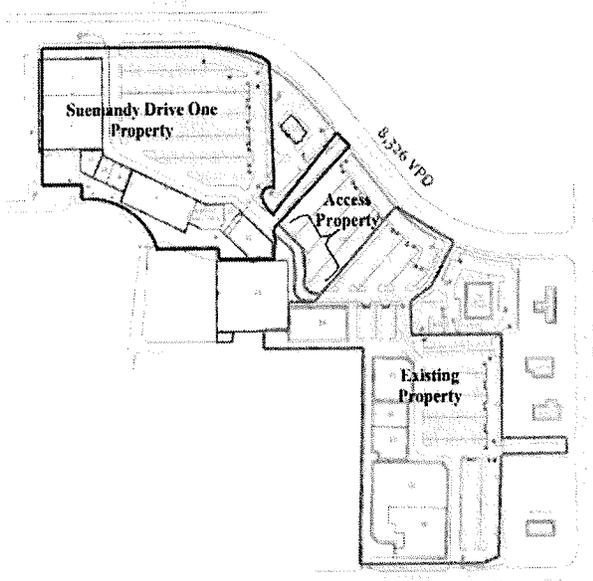
Notice is hereby given that the Board of Aldermen of the City of St. Peters, Missouri (the "City") will conduct a public hearing pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act") on January 23, 2020, at 6:30 p.m. at the St. Peters Justice Center, 1020 Grand Teton Drive, St. Peters, Missouri 63376.

The purpose of the hearing is to consider the approval by the Board of Aldermen of a Petition to Add Real Property to the Suemandy Drive Two Community Improvement District and to Amend the Amended Petition for the Creation of the Suemandy Drive Two Community Improvement District (the "Petition"). The Petition was filed with the City Clerk and is available for review by any interested party during regular business hours at the Office of the City Clerk, City Hall, One St. Peter's Centre Boulevard, St. Peters, Missouri 63376.

All interested persons will be given an opportunity to be heard at the public hearing. Final determination of approval of the Petition will be made by the Board of Aldermen.

The Suemandy Drive Two Community Improvement District (the "District") is currently located at the intersection of Mid Rivers Mall Drive and Suemandy Drive in the City, within a retail development commonly known as "Mid Rivers Plaza" (the "Existing Property"). The Petition proposes that the District boundaries be expanded to include: (a) an approximately ten foot strip of property located along the southwestern edge of the parking lot in front of the former Toys 'R' Us building located at 5221 Suemandy Drive in the City, and which currently serves as a drive lane within the retail development (the "Access Property"), and (b) all of the real property located within the boundaries of the Suemandy Drive One Community Improvement District (the "Suemandy Drive One Property" and together with the Access Property, the "Additional Property").

The existing boundaries of the District and the property proposed to be added to the District are shown on the following map:



ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH WASTEZERO INC. FOR THE PURCHASE OF BLUE BAGS FOR RECYCLING PURPOSES

WHEREAS, the City of St. Peters has identified the need for blue bags to accommodate the recycling purposes; and

WHEREAS, bids for blue bags to be used for recycling by its residents were received from one (1) bidder in February 2018; and

WHEREAS WasteZero Inc.'s bid for perforated bags has agreed to hold their price we paid in 2018 for perforated bags and;

WHEREAS WasteZero Inc. will provide the bags at a cost of \$2.92 per roll for a 26 bag roll,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to enter into an agreement with WasteZero, Inc. for blue bags to be used for recycling. The initial amount of the order will be \$116,800. Upon approval of the City Administrator the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized to negotiate, execute and administer said agreement on behalf of the City of St. Peters.

SECTION 3. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION NO. 4. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise

nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION NO. 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed and approved this 23rd day of January 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

No.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE A FIRST AMENDMENT TO THE COOPERATIVE AGREEMENT BY AND BETWEEN THE CITY OF ST. PETERS, ST. CHARLES COUNTY AND THE DARDENNE CREEK DRAINAGE DISTRICT #3 FOR THE MAINTENANCE OF DARDENNE CREEK

WHEREAS, the City entered into an Agreement with St. Charles County and the Dardenne Creek Drainage District #3 for the maintenance of Dardenne signed on March 27, 2019, which was authorized on July 26, 2018, by Ordinance No. 6991; and

WHEREAS, it is recommended to execute the First Amendment to the Agreement by and between the City of St. Peters, St. Charles County, and Drainage District #3 to extend the time to complete the project defined by the agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the Mayor of the City of St. Peters, Missouri, be and he is hereby authorized to execute a first amendment to the agreement with St. Charles County, Missouri, and Dardenne Creek Drainage District #3 on behalf of the City of St. Peters, which shall provide for Maintenance of Dardenne Creek.

SECTION 2. That the first amendment to the agreement shall be in substantially the same form as attached hereto and incorporated by reference herein as Exhibit "A".

SECTION 3. Whenever there is a conflict between this ordinance and any existing City ordinance, the provisions set forth herein shall govern.

SECTION 4. Each separate provision of this ordinance shall be deemed independent of all other provisions herein, and if any provision of this ordinance shall be declared invalid then all other provisions shall remain valid and enforceable.

SECTION 5. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 6. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of

the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 7. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 23rd day of January, 2020.

Len Pagano, as Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

**COOPERATIVE AGREEMENT FOR
MAINTENANCE OF DARDENNE CREEK**

This Agreement is entered into as of the ____ day of _____, 2020, between ST. CHARLES COUNTY, MISSOURI, a charter county and political subdivision of the state of Missouri (hereinafter referred to as “County”), the City of St. Peters, Missouri, a city of the fourth class and political subdivision of the State of Missouri (hereinafter referred to as “City”), and the DARDENNE CREEK DRAINAGE DISTRICT #3, a political subdivision of the State of Missouri formed pursuant to Missouri Statutes (hereinafter referred to as “DCDD”).

WHEREAS, a stretch of the Dardenne Creek (“Creek”) in St. Charles County runs from the City’s Lakeside 370 Park to the Mississippi River; and

WHEREAS, the County has recently acquired future park land at the location where the Creek flows into the Mississippi River; and

WHEREAS, the County and City desire to establish a recreational canoeing route along the Creek connecting the two park areas; and

WHEREAS, blockages from felled trees and other debris currently present obstacles to canoe navigation on the Creek between the City’s Lakeside 370 Park and the crossing of Highway B over the Creek, which is a part of the aforementioned segment of the Creek being approximately 2.5 miles long along the Creek centerline; and

WHEREAS, DCDD is willing to provide the labor, equipment, and debris disposal necessary to clear such obstacles from the Creek if the County and City contribute toward the cost of such efforts; and

WHEREAS, the parties desire to enter into this agreement to specify their respective obligations regarding the clearance of obstacles in this segment of the Creek and Section 70.220 RSMo. authorizes the County, City, and DCDD to enter into this type of cooperative agreement; and

NOW, THEREFORE, the parties do hereby agree as follows:

General Terms

1. **Creek Maintenance Work.** DCDD shall use all reasonable efforts to remove felled trees and other debris from the Creek from the City’s Lakeside 370 Park to the crossing of Highway B over the Creek so that the Creek will be reasonably navigable by canoes. DCDD agrees to begin such work promptly after receipt of the two payments described below and to continue such work diligently until it is complete. This Agreement replaces the Cooperative Agreement for Maintenance of Dardenne Creek, entered March 27, 2019, among County, City and DCDD, and approved by County Ordinance 19-010.
2. **Cost Reimbursement by County.** County shall pay to DCDD, before work begins, a one-time, lump sum contribution of \$24,485.00 as its share of compensation for the work described herein. DCDD shall not be responsible for accounting for any equipment, labor, or other costs expended.

Exhibit A

3. **Cost Reimbursement by City.** City shall pay to DCDD, before work begins, a one-time, lump sum contribution of \$5,015.00 as its share of compensation for the work described herein. DCDD shall not be responsible for accounting for any equipment, labor, or other costs expended.
4. **Completion of Work.** DCDD shall notify the parties when the work described herein is complete and provide the parties with the opportunity to inspect the subject segment of the Creek and raise any issues they find regarding the satisfactory completion of the work. In the event that a small number of additional trees were to fall into the Creek during the time DCDD is performing its work under this Agreement, DCDD agrees to use reasonable efforts to clear such debris. If, however, a large amount of debris collects in the subject segment of the Creek while the work is in progress, then the parties shall refine the scope of remaining work to be performed by DCDD and/or the payments called for in this Agreement accordingly.
5. **Informal Dispute Resolution.** The parties agree to meet, confer, and attempt to promptly resolve any disagreement over whether the work is complete, whether a large amount of additional debris collects in the Creek while the work is in progress, and how to resolve such other and further disputes as may arise under this Agreement.

Liability to Third Parties

6. DCDD shall indemnify, protect and hold harmless County and City from and against the loss, cost, claims, demands, damage and/or expense arising out of any demand, claim, suit or judgment for damages to property or injury to or death of persons, including the officers, agents and employees of either party hereto, and including payment under any workmen's compensation law, or under any plan for employee's disability or death benefit, which may arise out of or be caused in whole or in part by the fault, failure, negligence, or alleged negligence of DCDD, its agents, servants or employees in performing its obligations under this Agreement.

Limitations

7. This Agreement is not assignable by any party hereto.
8. The parties shall comply with all applicable laws, ordinances, rules, regulations and requirements now in force or which may hereinafter be put into force.

Duration and Termination

9. The initial term of this Agreement shall begin as of the effective date noted above and shall expire on June 30, 2020.
10. This Agreement may also be terminated by any party hereto at any time before payments are made to DCDD by giving advance written notice to the other parties at the addresses shown below. After such payments are made, only DCDD may terminate this Agreement. In the event DCDD terminates such agreement before the work described herein is complete, then DCDD shall promptly refund the full amount of the payments received from County and City pursuant to this Agreement to the payors.

Miscellaneous

11. The headings in this Agreement are for convenience only and neither limit nor amplify the provisions of this Agreement.
12. If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable, the same shall be reduced in scope and coverage to the extent necessary to render the same valid, and, if that is not possible, the remainder of this Agreement shall not be affected and shall continue in full force and effect.
13. No provision of this Agreement shall be construed against or interpreted to the disadvantage of a party by any court or other governmental authority by reason of such party having or being deemed to have structured or dictated such provision.
14. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes all previous agreements relating to the subject flood gates. There are no contemporaneous agreements, written or oral, between the parties with respect to the subject matter hereof. This Agreement may be modified only by a written instrument signed by each of the parties hereto.
15. This Agreement shall become effective upon execution by County, City, and DCDD. The parties may execute the Agreement in one or more counterparts, the combination of which shall be considered one original document.
16. Notices: All notices and other communications hereunder shall be in writing and shall be deemed to be duly given if (a) delivered in person or by commercial delivery service, or (b) if mailed by certified mail, with postage prepaid and return receipt requested, to the party at its address as set forth below, or to such other person and/or address as the party may provide by written notice in the future:

To DCDD:
Herb Iffrig, Trustee
Dardenne Creek Drainage District #3
505 Iffrig Road
St. Peters, Missouri 63376

To County:
County Executive
St. Charles County
100 North Third Street
St. Charles, Missouri 63301

To City:
City Administrator
City of St. Peters
One St. Peters Centre Blvd.
St. Peters, Missouri 63376

Exhibit A

IN WITNESS WHEREOF, each of the undersigned has executed this Agreement after duly obtaining authorization to enter into same from the governing body thereof in accordance with applicable law.

DARDENNE CREEK DRAINAGE DISTRICT #3

ST. CHARLES COUNTY, MISSOURI

By: _____
Mark Chipley, President

By: _____
County Executive

ATTEST:

By: _____
Frank Schlenke, Secretary

By: _____
County Registrar

By: _____
Herb Iffrig, Treasurer

CITY OF ST. PETERS, MISSOURI

By: _____
Len Pagano, Mayor

ATTEST:

By: _____
City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO CONTRACT WITH LAMKE TRENCHING & EXCAVATING, INC. FOR CONSTRUCTION OF THE COUNTRY HILL ESTATES STORM WATER IMPROVEMENT PROJECT – PHASE TWO – P-24

WHEREAS, the City of St. Peters encompasses a land area of approximately 22 square miles and contains more than 47 miles of waterways, 250 storm water basins, and 166 miles of storm sewer pipe as part of the storm water collection and conveyance system; and

WHEREAS, the Missouri Department of Natural Resources has issued a Municipal Separate Storm Sewer System (MS4) discharge permit for the City that requires management of storm water discharges and implementation of best management practices for the watershed area identified in the MS4 permit for the purpose of achieving improved water quality; and

WHEREAS, it is in the best interests of the citizens of the City of St. Peters to complete projects identified in the City’s Storm Water Watershed Management Plan in order to comply with the requirements of the MS4 permit and to improve water quality; and

WHEREAS, the City solicited bids for construction of the Country Hill Estates Storm Water Improvement Project – Phase Two – P-24; and

WHEREAS, bid proposals were received from eight (8) bidders on November 19, 2019; and

WHEREAS, it is recommended that the contract for the construction of the Country Hill Estates Storm Water Improvement Project – Phase Two – P-24 be awarded to Lamke Trenching & Excavating, Inc.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to enter into a contract with Lamke Trenching & Excavating, Inc., in the initial amount of \$262,567.37 for construction of the Country Hill Estates Storm Water Improvement Project – Phase Two – P-24. Upon approval of the City Administrator, the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

No.

SECTION NO. 2. The City Administrator be and he is hereby authorized to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration (“OSHA”) or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

SECTION NO. 4. Savings.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION NO. 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION NO. 6. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 23rd day of January, 2020.

Len Pagano, as Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

No.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 7002, ORDINANCE NO. 7145, ORDINANCE NO. 7197, AND ORDINANCE NO. 7208 PROVIDING FOR THE ADOPTION OF THE GENERAL FUND, DEBT SERVICE FUND, COMMUNITY DEVELOPMENT BLOCK GRANT SUBRECIPIENT FUND, COUNTY SEWER LATERAL REPAIR PROGRAM FUND, LOCAL PARKS AND STORM WATER FUND, SEWER LATERAL REPAIR PROGRAM FUND, SPECIAL ALLOCATION FUNDS, TRANSPORTATION TRUST FUND, WATER SERVICE LINE REPAIR PROGRAM FUND, 370 LAKESIDE PARK FUND, CENTRAL MATERIALS PROCESSING FACILITY FUND, GOLF AND BANQUET CENTER FUND, RECREATION FUND, SOLID WASTE FUND, AND WATER/SEWER FUND BUDGETS FOR THE CITY OF SAINT PETERS FOR FISCAL YEAR COMMENCING ON OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the City Administrator, acting as the Budget Officer for the City of Saint Peters, has prepared budgets for the General Fund, Debt Service Fund, Community Development Block Grant Subrecipient Fund, County Sewer Lateral Repair Program Fund, Local Parks And Storm Water Fund, Sewer Lateral Repair Program Fund, Special Allocation Funds, Transportation Trust Fund, Water Service Line Repair Program Fund, 370 Lakeside Park Fund, Central Materials Processing Facility Fund, Golf and Banquet Center Fund, Recreation Fund, Solid Waste Fund, and Water/Sewer Fund in accordance with the requirements of said funds of the City; and

WHEREAS, the department heads of the operating departments of the City have participated in the drafting of said budgets, and have agreed to the budgeted amount for the operation of their respective department; and

WHEREAS, the anticipated expenditures from each of the above funds do not exceed the anticipated revenues plus any unencumbered fund balance for the fiscal year.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SAINT PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1 – Section 12 of Ordinance No. 7002, Section 11 of Ordinance No. 7145, and Section 4 of Ordinance No. 7197 shall be amended to read as follows:

(a) That the budget for the CMPF Fund of the City prepared as presented for fiscal year 2019 including anticipated revenues, transfers from other funds and unencumbered fund balance of \$7,566,915, anticipated expenditures and transfers out of \$7,566,915, and an anticipated ending unencumbered fund balance of \$0, be and is hereby adopted as the budget for the City of Saint Peters, Missouri.

(b) That the anticipated CMPF Fund expenses as specified in Section 1(a) of this Ordinance are hereby appropriated for operating expenses of the Fund.

SECTION NO. 2 – Section 13 of Ordinance No. 7002, Section 12 of Ordinance No. 7145, and Section 5 of Ordinance No. 7197 shall be amended to read as follows:

(a) That the budget for the Golf and Banquet Center Fund of the City prepared as presented for fiscal year 2019 including anticipated revenues, transfers from other funds and unencumbered fund balance of \$2,500,825, anticipated expenditures and transfers out of \$2,500,825, and an anticipated ending unencumbered fund balance of \$0, be and is hereby adopted as the budget for the City of Saint Peters, Missouri.

(b) That the anticipated Golf and Banquet Center Fund expenses as specified in Section 2(a) of this Ordinance are hereby appropriated for operating expenses of the Fund.

SECTION NO. 3 – Section 15 of Ordinance No. 7002, Section 14 of Ordinance No. 7145, and Section 7 of Ordinance No. 7197 shall be amended to read as follows:

(a) That the budget for the Solid Waste Fund of the City prepared as presented for fiscal year 2019 including anticipated revenues, transfers from other funds and unencumbered fund balance of \$10,386,626, anticipated expenditures and transfers out of \$7,207,600, and an anticipated ending unencumbered fund balance of \$3,179,026, be and is hereby adopted as the budget for the City of Saint Peters, Missouri.

(b) That the anticipated Solid Waste Fund expenses as specified in Section 3(a) of this Ordinance are hereby appropriated for expenditures related to solid waste collection.

SECTION NO. 4 – That the funds shall be expended in substantially the same manner as presented to the Board of Aldermen in the details of the 2018/19 Annual Budget, the original copy, and subsequent amendments, of which are on file this date in the office of the City Clerk, and incorporated herein by this reference.

SECTION NO. 5 – That the Mayor and City Administrator are hereby authorized to expend these funds in accordance with the provisions of this Ordinance, subject to the provision of Ordinance No. 326, or as said Ordinance from time to time may be amended.

SECTION NO. 6 – This Ordinance shall be in full force and effect as of the date of its final passage and approval.

SECTION NO. 7. Savings Clause – Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION NO. 8. Severability Clause – If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

CMPF FUND

	FY'19 BUDGET	ADJUSTMENTS	FY'19 BUDGET JANUARY 23, 2020
BEGINNING FUND BALANCE	\$ 1,841,515	\$ -	\$ 1,841,515
REVENUES	5,338,400	387,000	5,725,400
FUNDS AVAILABLE	7,179,915	387,000	7,566,915
TOTAL EXPENDITURES	5,164,015	(160,900)	5,003,115
OVERHEAD/FLEET ALLOCATION	(350,000)	-	(350,000)
TRANSFER (TO) FROM SOLID WASTE FUND	(1,527,100)	(822,900)	(2,350,000)
TRANSFER (TO) FROM RESERVES	(100,000)	275,000	175,000
TRANSFER (TO) FROM POST RETIREMENT BENEFITS TRUST	(38,800)	-	(38,800)
ENDING FUND BALANCE	\$ -	\$ -	\$ -

DETAIL OF ADJUSTMENTS:

REVENUES

Tipping Fees-Outside Haulers	300,000	Adjust to anticipated actual
Earth Centre Revenue	60,000	Adjust to anticipated actual
Intergovernmental	27,000	Adjust to anticipated actual
TOTAL REVENUES	387,000	

EXPENDITURES

Salaries & Fringes	(266,900)	Increase overtime wages to anticipated actual
Professional Services	(49,000)	Adjust to anticipated actual
Tipping Fees	155,000	Increase tipping expense due to higher volume of tipping from private and individual haulers
TOTAL EXPENDITURES	(160,900)	

TRANSFER (TO) FROM SOLID WASTE FUND (822,900) Transfer remaining fund balance to create the new Environmental Services Fund

TRANSFER (TO) FROM RESERVES 275,000 Reduce reserve transfer and transfer to the new Environmental Services Fund

DRAFT

GOLF AND BANQUET CENTER FUND

	FY'19 BUDGET	ADJUSTMENTS	FY'19 BUDGET JANUARY 23, 2020
BEGINNING FUND BALANCE	\$ 4,779	\$ -	\$ 4,779
TRANSFER FROM LOCAL PARKS AND STORM WATER FUND	812,361	-	812,361
REVENUES	<u>756,185</u>	<u>927,500</u>	<u>1,683,685</u>
FUNDS AVAILABLE	<u>1,573,325</u>	<u>927,500</u>	<u>2,500,825</u>
TOTAL EXPENDITURES	<u>1,573,325</u>	<u>503,515</u>	<u>2,076,840</u>
OVERHEAD/FLEET ALLOCATION	-	-	-
TRANSFER (TO) FROM RESERVES	-	(423,985)	(423,985)
TRANSFER (TO) FROM POST RETIREMENT BENEFITS TRUST	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

DETAIL OF ADJUSTMENTS:

REVENUES

Other Revenue	<u>927,500</u>	Adjust for insurance claim for maintenance shed fire
TOTAL REVENUES	<u>927,500</u>	

EXPENDITURES:

Golf Operations		
Professional Services	6,060	Adjust property insurance expense for maintenance shed fire claim
Supplies & Other	3,886	Adjust property insurance expense for maintenance shed fire claim
Operational	11,367	Adjust property insurance expense for maintenance shed fire claim
Small Tools	8,051	Adjust property insurance expense for maintenance shed fire claim
Capital Expense - Land Improvements	1,950	Adjust property insurance expense for maintenance shed fire claim
Capital Expense - Building Improvements	400	Adjust property insurance expense for maintenance shed fire claim
Capital Expense - Machinery & Equipment	<u>471,801</u>	Adjust property insurance expense for maintenance shed fire claim
Total Golf Operations	<u>503,515</u>	
TRANSFER (TO) FROM RESERVES	<u>423,985</u>	Reserve remaining insurance proceeds for future replacements for fire

DRAFT

SOLID WASTE FUND

	FY'19 BUDGET	ADJUSTMENTS	FY'19 BUDGET JANUARY 23, 2020
BEGINNING FUND BALANCE	\$ 1,695,726	\$ -	\$ 1,695,726
TRANSFER IN FROM CMPF FUND	1,527,100	822,900	2,350,000
REVENUES	<u>6,340,900</u>	-	<u>6,340,900</u>
FUNDS AVAILABLE	<u>9,563,726</u>	<u>822,900</u>	<u>10,386,626</u>
EXPENDITURES:			
Collection Expenses	6,164,000	-	6,164,000
TOTAL EXPENDITURES	<u>6,164,000</u>	-	<u>6,164,000</u>
OVERHEAD/FLEET ALLOCATION	(691,800)	-	(691,800)
TRANSFER (TO) FROM POST RETIREMENT BENEFITS TRUST	(51,800)	-	(51,800)
TRANSFER (TO) FROM RESERVES	<u>(125,000)</u>	<u>(175,000)</u>	<u>(300,000)</u>
ENDING FUND BALANCE	\$ <u>2,531,126</u>	\$ <u>647,900</u>	\$ <u>3,179,026</u>

DETAIL OF ADJUSTMENTS:

TRANSFER IN FROM CMPF FUND	<u>822,900</u>	Transfer remaining fund balance to create the new Environmental Services Fund
TRANSFER (TO) FROM RESERVES	<u>(175,000)</u>	Transfer CMPF reserves into reserves in the new Environmental Services Fund

DRAFT

ORDINANCE NO.

AN ORDINANCE DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH INTERNATIONAL TRUCK AND ENGINE CORPORATION FOR THE PURCHASE OF TWO TANDEM AXLE DUMP TRUCKS

WHEREAS, the City of St. Peters desires to procure adequate equipment for the operation of its Water and Environmental Services and Park and Golf Services Groups in order to provide continued, quality service to its residents; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the procurement of these vehicles and equipment; and

WHEREAS, it is recommended that the contract be awarded to International Truck and Engine Corporation of Fenton, Missouri, as the dealer holding the current Missouri Department of Transportation Procurement Contract pricing as the low bidder for a negotiated purchase.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with International Truck and Engine Corporation, of Fenton, Missouri, in the initial amount of \$339,172.00 for the purchase of two 2020 International HV507 SFA tandem axle dump trucks with related snow equipment.

SECTION NO. 2. That the City Administrator be and he is hereby authorized to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION NO. 4. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION NO. 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 23rd day of January 2020.

Len Pagano, As Mayor and as Presiding Officer

Attest: _____
Patricia E. Smith, City Clerk

No.

ORDINANCE NO.

AN ORDINANCE REPEALING CHAPTER 230 HEALTH AND SANITATION, OF TITLE II: PUBLIC HEATH, SAFETY AND WELFARE, OF THE CODE OF THE CITY OF ST. PETERS, MISSOURI, IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 230 HEALTH AND SANITATION, IN LIEU THEREOF, BY ADOPTING CHAPTERS 1 THROUGH 8 OF THE FOOD CODE 2017, PUBLISHED BY THE U.S. PUBLIC HEALTH SERVICE AND THE FOOD AND DRUG ADMINISTRATION (DIVISIONS OF THE U.S. DEPARMENT OF HEALTH AND HUMAN SERVICES), AS AMENDED, AS THE FOOD CODE OF THE CITY OF ST. PETERS, MISSOURI

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, deems it to be in the best interest of the City and its citizenry, that the City be consistent with other area municipalities and St. Charles County regarding the health and handling requirements for food establishments within said City; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, does hereby find and determine that the U.S. Public Health Service and the Food and Drug Administration, both divisions of the U.S. Department of Health and Human Services, have published the Food Code 2017; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, deems it to be in the best interest of its residents, and in order to promote the health, safety, and general welfare of its residents and businesses, that it adopt Chapters 1 through 8 of said Food Code 2017, as amended, as the Food Code of the City of St. Peters; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, deems it to be in the best interest of the City and its citizenry, and pursuant to its general police powers and in order to promote the health, safety, and general welfare of its citizens, that it repeal Chapter 230 Health and Sanitation of Title II: Public Health, Safety and Welfare of The Code of the City of St. Peters, Missouri, in its entirety and enact a new Chapter 230, in lieu thereof.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The Board of Aldermen of the City of St. Peters, Missouri, does hereby repeal Chapter 230 - Health and Sanitation of Title II: Public Health, Safety and Welfare, of The Code of the City of St. Peters, Missouri, in its entirety.

No.

SECTION NO 2. The Board of Aldermen of the City of St. Peters, Missouri, does hereby adopt the Chapters 1 through 8 of the Food Code 2017, as published by the U.S. Public Health Service and the Food and Drug Administration, as amended.

SECTION NO. 3. That the Board of Aldermen of the City of St. Peters, Missouri, does hereby enact a new Chapter 230 Health and Sanitation, in lieu thereof, to wit:

CHAPTER 230 Health and Sanitation

Section 230.005 Penalty.

Any person violating, neglecting or refusing to comply with any provision of this Chapter shall be guilty, upon conviction of same, of an ordinance violation and shall be fined as set out **Section 100.060** of this Code.

ARTICLE I – Prohibition of Smoking in City Properties

Section 230.010 Definitions.

For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

“City Property” means any enclosed area of any building, structure, vehicle or other enclosed space owned by the City of St. Peters, Missouri.

“Smoking” means possession of burning tobacco in the form of a cigarette, cigar, pipe or other smoking equipment or the use of a vapor product.

“Tobacco” means the viscid foliage of a plant of the nightshade family, genus Nicotina, or other vegetable matter used in the manufacture of cigarettes, cigars or in the preparation for sale of pipe tobacco.

“Vapor Product” means the same as set forth in **Section 210.005**.

Section 230.020 Smoking Prohibited – Exception.

Except as provided in this Article, pertaining to Health and Sanitation, no smoking of a tobacco product or use of a vapor product shall be permitted in any building, structure, vehicle, office, room or other enclosed area owned by the City.

No.

Section 230.030 Exceptions.

- A. The following areas are specifically exempted from the application of Section 230.020 of this Article, to wit:
- (1) That portion of any vehicle completely open to the atmosphere, but not including the cab or driver area of the same, and without regard to presence or absence of windows;
 - (2) Any designated exterior areas adjacent to public access areas in buildings owned or operated by the City; and
 - (3) Areas of City property used by or open to the public which are leased and operated by a person on a contractual basis with the City prior to the **original** effective date of this Article, November 9, 1989.

Section 230.040 Responsibility of the City.

The following areas are specifically exempted from the application of Section

- A. The City shall prominently post "Smoking" or "No Smoking" signs which may include language indicating a prohibition on the use of vapor products or on "vaping," whichever is appropriate, with letters of not less than one (1) inch in height, or the international "No Smoking" symbol consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a bar across it where smoking and the use of vapor products are regulated by this Article.
- B. City administration shall engage in a continuing program to inform and to educate the public regarding the health consequences of smoking and the use of vapor products; shall clarify the purposes of this Article to citizens affected by it; and shall guide the general public and employees of the City in their compliance.

ARTICLE II – Food Service Sanitation

Section 230.210 Food Code – Adopted.

Chapter 1 through 8 of the Food Code 2017, as published by the U.S. Public Health Service and the Food and Drug Administration, both divisions of the U.S. Department of Health and Human Services, and as amended, is hereby referred to, adopted and made a part hereof, if fully set out in this Article, as amended under Section 230.215, with the additions, insertions, deletions and changes prescribed in this Article, except for the penalty provisions thereof.

No.

Section 230.215 Food Code — Amendments.

A. The Code adopted in Section 230.210 is hereby amended to read as follows:

Section 1-101.10 These provisions shall be known as the City of St. Peters Food Code, hereinafter referred to as “the Code” throughout this Article.

Section 1-201.10(B), sub verbo (s.v.) These **Terms Defined** shall be added and/or amended to read as follows:

“Certificate of training” – means the document issued by an accredited program, which certifies that the holder has successfully completed a food protection manager certification program.

“Commissary” means a food establishment that services temporary food facilities, mobile food facilities or vending machines where all of the following occur:

- (1) Food, containers, or supplies are stored;
- (2) Food is prepared or prepackaged for sale or service at other locations;
- (3) Utensils are cleaned;
- (4) Liquid and solid wastes are disposed, or potable water is obtained; and
- (5) The location is not a private home.

“Common Interceptor” means one (1) or more interceptors receiving FOG laden wastewater from more than one (1) establishment. Common interceptors may be located at shopping centers, malls, entertainment complexes, sporting arenas, hotels, multi-tenant "flex" spaces, mixed-use spaces, and other sites where multiple establishments are connected to a single grease interceptor. The owner of the property on which the common grease interceptor is located shall be primarily responsible for the maintenance, upkeep, and repair of the common interceptor.

“Department” means the City of St. Peters Health Department.

“Director” means the Health Supervisor, his/her designee, or such other person or persons as may be designated by the City Administrator from time to time.

“Fats, Oils, and Greases” means organic polar compounds derived from animal and/or plant sources that contain multiple carbon chain triglyceride molecules. These substances are detectable and measurable using analytical test procedures established in 40 CFR 136, as may be amended from time to time. All are sometimes referred to herein as "grease" or "greases" or "FOG".

No.

“Food Establishments” – Wherever the term “Food Establishments” appears, it shall be deemed to also mean “Food Service Establishments.”

“Grease Trap or Interceptor” means a device for separating waterborne greases and grease complexes from wastewater and retaining such greases and grease complexes prior to the wastewater exiting the trap and entering the sanitary sewer collection and treatment system. Grease traps also serve to collect solids that settle, generated by and from activities that subject users to this Section, prior to the water exiting the trap and entering the sanitary sewer collection and treatment system. Grease traps and interceptors are sometimes referred to herein as "grease interceptors".

“Health Officer” means the person/persons designated by the City of St. Peters as Food and Health Inspector(s) who have jurisdiction over food establishments. These employees report directly to the Health Supervisor.

“Health Supervisor” means the person designated by the City of St. Peters as an authorized representative of said City, having jurisdiction over food establishments within said City, and to whom the Health Officers report.

“License” (used interchangeably with “Permit”) means the document issued by the Regulatory Authority that authorizes a person to operate a food establishment. Wherever the term “License” appears, it shall be deemed to also mean “Permit.”

“License Holder” (used interchangeably with “Permit Holder”) means the entity that:

- (1) Is legally responsible for the operation of the food establishment such as the owner, the owner's agent, or other person; and
- (2) Possesses a valid permit to operate a food establishment.

Wherever the term “License Holder” appears, it shall be deemed to also mean “Permit Holder.”

“Mobile Food Unit” means a vehicle-mounted food service establishment designed to be readily movable. Each vehicle is a separate food establishment.

“Regulatory Authority” means the City of St. Peters Health Department or Health Supervisor, City Clerk, or any other authorized representative of the City of St. Peters having jurisdiction over the food establishment, including, but not limited to, City of St. Peters Health Officers.

No.

“Revocation” means the removal or cancellation of, or the refusal to, renew a permit.

“Service Provider” means any third (3rd) party not in the employment of the user that performs maintenance, repair, and other services on a user's grease interceptor at the user's directive. An approved service provider includes those that are licensed by St. Charles County and permitted by the St. Louis Metropolitan Sewer District as a septage management firm, certified hauler or service provider

“Suspension” means the temporary and immediate removal of a permit to operate a food establishment.

“User” means any person, including those located outside of jurisdictional limits of the City who contribute, causes, or permits the contribution or discharge of wastewater into the POTW, including persons who contribute such wastewater from mobile sources, such as those who discharge hauled wastewater. Users include property owners who provide common interceptors for one (1) or more independent establishments, including tenants.

Section 3-301.11(E) – *Delete in its entirety*

Section 5-402.12 Fats, Oils and Grease Control.

A. *Scope and Purpose.* The objective of this Section is to aid in preventing the introduction and accumulation of fats, oils, and greases into the municipal wastewater system, which will or tend to cause or contribute to sanitary sewer blockages and obstructions. Food service establishments generating wastewater containing fats, oils or greases are subject to this Section. This Section regulates such users by requiring that grease interceptors and other approved strategies be installed, implemented, and maintained in accordance with the provisions thereof, as adopted in Section 710.210 of the City Code.

B. *Grease Interceptor Installation, Maintenance, Record Keeping and Grease Removal.*

1. Grease interceptors shall be installed and maintained at the user's expense, when a user operates a food service establishment. Grease interceptors may be required in non-cooking or cold dairy and frozen foodstuffs establishments, when the establishment generates wastewater containing fat or grease and the Director determines an interceptor is necessary to prevent contribution or accumulation of grease to the sanitary sewer collection and treatment system.

a. All grease interceptors shall be of a type, design, and capacity approved by the Director and shall be readily and easily accessible for maintenance and repair, including cleaning and for City inspection.

No.

- b. All grease interceptors shall be serviced and emptied, by a service provider, of any accumulated grease cap and solids blanket as required, but at intervals of not longer than ninety (90) days at the user's expense, or in accordance with a valid program modification or other director's requirements. Grease interceptors shall be kept free of inorganic solid materials, such as grit, rocks, gravel, sand, eating utensils, cigarettes, shells, towels, rags, etc., which could settle into this solids blanket and thereby reduce the effective volume of the grease interceptor.
 - c. At an interval of one time per year, unless a variance is approved by the Director, food establishments with grease traps shall have the service provider inspect and complete a report specifying the condition of the grease trap, functionality and any repairs that may be required to maintain functionality as specified in Section 710.210 of the City Code. Photographic documentation of the internal structures of the interceptor may be required. The annual report, with photos, shall be made available for inspection by the Health Officer.
 - d. Remove waste material as specified in Section 710.210 of the City Code.
 - e. The Director may make determinations of grease interceptor adequacy, need, design, appropriateness, application, location, modification(s), and conditional usage based on review of all relevant information regarding grease interceptor performance, facility site and building plan review by all regulatory reviewing agencies and may require repairs to, or modification or replacement of grease interceptors.
2. The user shall maintain a written record of grease interceptor maintenance for three (3) years. All such records shall be available for inspection by the Health Officer at reasonable times. These records shall include:
 - a. Food establishment name and physical location;
 - b. Date of grease interceptor service;
 - c. Name of grease interceptor service company;
 - d. Location and size of each grease interceptor serviced at the food establishment;
 - e. Approximated volume, in pounds, of waste removed from each grease interceptor;
 - f. Date and signature of the person in charge of the food establishment; and

No.

g. Any other pertinent information as required by Director.

C. *Variances.* A user may request a variance to the requirements of this Section. Such request for a variance shall be in writing and shall provide the information set forth below. Any variance must be submitted to the Director in written form, and approved by the Manager, as described in Section 710.210 of City Code, prior to implementation by the user or the user's service provider.

1. Grease Interceptor Pumping Frequency. The Director may modify the ninety (90) day grease interceptor pump out frequency when the user provides data, and performance criteria relative to the overall effectiveness of a proposed alternate and such can be substantiated by the Director. Proposed alternatives may include: grease interceptor pumping or maintenance matters, bioremediation as a complement to grease interceptor maintenance, grease interceptor selection and sizing criteria, and specialized ware washing procedures.

2. Grease Interceptor Maintenance And Service Procedures. The Director may modify the method(s) or procedure(s) utilized to service a grease interceptor when the user provides data, and performance criteria related to the overall effectiveness of a proposed alternate method or procedure and such can be substantiated by the Director.

D. *Fees.* Users shall pay an annual fee of one hundred-fifty dollars (\$150.00) for program administration, inspection and record keeping.

E. *Inspections.* The user's premises shall be open at all reasonable times to the Director or designee, for the performance of inspections of grease interceptor maintenance practices within the customer's premises.

F. *Violations.* Non-compliance with this Section will result in a violation of a Priority Item or Priority Foundation Item. The correction time frame will be determined by the Regulatory Authority, but shall not exceed ten (10) days.

Section 8-201.11 – Delete in its entirety

Section 8-201.12 – Delete in its entirety

Section 8-301.11.1 Prerequisite for Operation.

A. No person shall operate a food service establishment who does not have a current and valid food service establishment business license issued to him/her by the City Clerk.

No.

B. Only a person who complies with the requirements of this Article shall be entitled to receive or retain such a license.

C. *Commissary/Mobile.*

1. Mobile food units and/or pushcarts shall operate from a commissary or other fixed food service establishment and shall report at least daily to such location for all supplies and for all cleaning and servicing operations.

2. The commissary or other fixed food service establishment used as a base of operation for mobile food units and/or pushcarts shall be constructed and operated in compliance with the requirements of this Article.

D. Food from food service establishments outside the jurisdiction of the health authority of the municipality of St. Peters may be sold within the municipality of St. Peters if such food service establishments conform to the provisions of this Chapter or to substantially equivalent provisions. To determine the extent of compliance with such provisions, the Regulatory Authority may accept reports from responsible authorities in other jurisdictions where such food service establishments are located.

Section 8-302.11 Submission of Application Before Proposed Opening and Renewal of License.

A. An applicant shall submit an application for a license at least fourteen (14) calendar days before the date planned for opening a food establishment.

B. License to be renewed annually. Cross Reference City of St. Peters Code 605.055.

Section 8-302.12 Form of Submission.

Any person desiring to operate a food service establishment shall make written application for a license on forms provided by the City Clerk's office.

Section 8-302.14 Contents of the Application.

The application shall include, but not be limited to, the following:

A. The name and address of each applicant;

B. The location and type of the proposed food service establishment; and

C. The signature of each applicant.

No.

If the application is for a temporary food service establishment, it shall also include the dates of the proposed operation.

Section 8-303.10 – *Delete in its entirety*

Section 8-303.20 Existing Establishments, Permit Renewal, and Change of Ownership.

A. The Regulatory Authority may renew a permit for an existing food establishment or may issue a permit to a new owner of an existing food establishment after a properly completed application is submitted, reviewed, and approved, the fees are paid, and an inspection shows that the establishment is in compliance with this Code.

B. *Renewal of license.*

1. No such license shall be renewed unless the equipment and operation of the food service establishment complies with this Article as determined by the Regulatory Authority.
2. Licenses shall be renewed annually, and the term shall be from January first (1st) to December thirty-first (31st).

C. *License fees.*

1. The initial fee for a license for a temporary food service establishment shall be seventy-five dollars (\$75.00) and an additional annual license fee of twenty dollars (\$20.00) for each mechanical amusement device situated in the establishment.
2. The initial fee for a license for a new food service establishment shall be one hundred dollars (\$100.00) and an additional annual license fee of twenty dollars (\$20.00) for each mechanical amusement device situated in the establishment.
3. The annual fee for the renewal of a license shall be determined by the following formula:
 - a. One hundred dollars (\$100.00) if the seating capacity is zero (0) to forty-nine (49) persons. In addition an annual license fee of twenty dollars (\$20.00) shall be charged for each mechanical amusement device situated in the establishment.

No.

- b. One hundred seventy-five dollars (\$175.00) if the seating capacity is fifty (50) to one hundred (100) persons. In addition, an annual license fee of twenty dollars (\$20.00) shall be charged for each mechanical amusement device situated in the establishment.
 - c. Two hundred fifty dollars (\$250.00) if the seating capacity is one hundred one (101) or more persons. In addition, an annual license fee of twenty dollars (\$20.00) shall be charged for each mechanical amusement device situated in the establishment.
4. A person reapplying for a license after a final suspension or revocation shall pay the minimum fee upon reapplication.
- D. *Vacant lots/parking lots.* The provisions of Section 605.085 of the City Code shall also be applicable to the food service establishment business license as herein provided.

Section 8-304.10 Responsibilities of the Regulatory Authority.

- A. At the time a permit is first issued, the Regulatory Authority shall make available an electronic version of this Code in PDF format to the permit holder so that the permit holder is notified of the compliance requirements and the conditions of retention, as specified under 8-304.11, that are applicable to the permit.
- B. Failure to provide the information specified in (A) of this section does not prevent the Regulatory Authority from taking authorized action or seeking remedies if the permit holder fails to comply with this Code or an order, warning, or directive of the Regulatory Authority.

Section 8-304.11 Responsibilities of the Permit Holder.

(A) - (J) - No changes

- (K) Post or display most recent inspection form (first page with inspection score) in a location that can easily be viewed by customers as they enter the food establishment or in highly visible location near food counters where orders are placed by the consumer.

Section 8-403.10 Documenting Information and Observations.

(A) - (B) - No changes

No.

(C) Whenever an inspection of food service establishment is made, the findings shall be recorded on the inspection report. The inspection report form shall summarize the requirements of this Article and shall set forth a weighted point value for each requirement. Inspectional remarks shall be written to reference, by Section number, the Section violated and shall state the correction to be made. The rating score of the establishment shall be the total of the weighted point values for all violations, subtracted from one hundred (100).

1. Priority and Priority Foundation Items marked in violation on the inspection form shall be assigned a five (5) point demerit score.
2. Core Items marked in violation on the inspection form shall be assigned a two (2) point demerit score.

(D) Rating stickers "A", "B", and "C" shall be affixed at a designated public entrance by the Regulatory Authority.

1. If the rating score is eighty-five (85) or above, an "A" sticker shall be applied;
2. If the score is seventy (70) to eighty-four (84), a "B" sticker shall be applied;
3. If the rating is sixty-nine (69) and below, a "C" sticker shall be applied.

Section 8-403.20 Specifying Time Frame for Corrections.

- A. The Regulatory Authority shall specify on the inspection report form the time frame for correction of the violations as specified under 8-404.11, 8-405.11, and 8-406.11.
- B. The inspection report shall state that failure to comply with any time limits for corrections may result in cessation of food service operations. An opportunity for hearing on the inspection findings or the time limitations or both will be provided if a written request is filed with the Regulatory Authority within ten (10) days following cessation of operations. If a request for hearing is received, a hearing shall be held within thirty (30) days of receipt of the request.
- C. Whenever a food service establishment is required under the provisions of Subsection (B) above, "Correction of Violations", to cease operations, it shall not resume operations until it is shown on reinspection that conditions responsible for the order to cease operations no longer exist. Opportunity for reinspection shall be offered within a reasonable time.
- D. Reinspection fees shall be assessed as follows:

No.

- | | |
|---|-------|
| 1. Priority Foundation Item or Priority Item violation – reinspection | \$ 60 |
| 2. Each additional Priority Foundation Item or Priority Item violation – same calendar year | \$110 |
| 3. Grade B, full reinspection | \$225 |
| 4. Grade C, full reinspection | \$325 |

Section 8-403.50.1 Notice to Public of Inspections.

- A. Every food establishment shall display, without obstruction in a conspicuous location designated by the City of St. Peters Health Department, notice stickers that inform the public that the establishment is subject to inspection by the City of St. Peters Health Department. Such notice stickers shall be displayed at every public entrance and at every drive-up and/or walk-up window of every food establishment.
- B. A representative of the City of St. Peters Health Department is the only authorized individual to place or remove notice stickers.

ARTICLE III – Underground Storage Tanks.

Section 230.290 Definitions.

As used in this Article, the following terms shall have these prescribed meanings:

“OPERATOR” - Any person in control of, or having responsibility for, the operation of an underground storage tank.

“OWNER” - Any person who owns an underground storage tank in the City on or after November 1, 2002. The term does not include any person who, without participating in the operation of an underground storage tank or not engaged in petroleum production, refining or marketing, holds indicia of ownership solely to protect a security interest in or lien on the underground storage tank or the property where the underground storage tank is located.

“UNDERGROUND STORAGE TANK” - Any one (1) or more vessels, including any pipes connected thereto, used to contain an accumulation of petroleum products and the volume of which, including the volume of the underground pipes connected thereto, is ten percent (10%) or more beneath the surface of the ground. Exemptions from this definition and the regulations promulgated under this Article include:

1. An underground storage tank whose capacity is one thousand one hundred (1,100) gallons or less and used for storing motor fuel for agricultural purposes;

No.

2. An underground storage tank used for storing heating oil for consumptive use on the premises where stored;
3. Pipeline facilities, including gathering lines, regulated under:
 - a. The Federal Natural Gas Pipeline Safety Act of 1968 (P.L. 90-481), as amended; or
 - b. The Federal Hazardous Liquid Pipeline Act of 1979 (P.L. 96-129), as amended;
4. Pipeline facilities regulated under State laws comparable to the provisions of law referred to in paragraph (3) of this Subsection;
5. Liquid traps or associated gathering lines directly related to oil or gas production and gathering operations; and
6. Storage tanks situated in an underground area, such as a basement, cellar, mineworking, drift, shaft or tunnel, if the storage tank is situated upon or above the surface of the floor.

Section 230.300 Closure and Removal of Underground Storage Tanks.

- A. It shall be unlawful for any owner or operator of an underground storage tank to fail to properly register, inspect, maintain, close or remove the same consistent with the requirements of Sections 319.100 to 319.137, RSMo., as amended, or any rules or regulations promulgated by any agency of this State pursuant thereto.
- B. An owner or operator of an underground storage tank shall at all times maintain financial responsibility pursuant to the requirements of Sections 319.100 to 319.137, RSMo., as amended, or any rules or regulations promulgated by any agency of this State pursuant thereto.

SECTION NO. 4. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION NO. 5. Severability Clause.

If any term, condition, or provision of this Ordinance or of Chapters 1 through 8 of the 2017 Food Code, or if the Amendments to the 2017 Food Code, shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be

No.

effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION NO. 6. This Ordinance shall be in force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed, and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

No.

ORDINANCE NO.

AN ORDINANCE REPEALING SECTION 710.210 FATS, OILS AND GREASE CONTROL, OF ARTICLE IV RESTRICTED USE OF PUBLIC SEWERS, OF TITLE VII UTILITIES, OF THE CODE OF THE CITY OF ST. PETERS, MISSOURI, IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF, A NEW SECTION 710.210 FATS, OILS AND GREASE CONTROL

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. That Section 710.210 Fats, Oils and Grease Control, of the City Code of the City of St. Peters, Missouri, shall be and is hereby repealed in its entirety and there is hereby enacted, in lieu there, a new Section 710.210 Fats, Oils and Grease Control, as follows:

- A. *Scope And Purpose.* The objective of this Section is to aid in preventing the introduction and accumulation of fats, oils, and greases into the municipal wastewater system, which will or tend to cause or contribute to sanitary sewer blockages and obstructions. Food service establishments and other industrial or commercial establishments generating wastewater containing fats, oils or greases are subject to this Section. This Section regulates such users by requiring that grease interceptors and other approved strategies be installed, implemented, and maintained in accordance with the provisions hereof.
- B. *Definitions.* The definitions contained in Section **710.010** and the following terms, when used in this Section, shall apply:

ACTION LEVEL

The concentration based numeric value that the grease interceptor effluent, at the device's outlet tee and prior to mixing with any other waste water from the contributing establishment's property, are expected to achieve on a consistent or stipulated basis.

COMMON INTERCEPTOR

One (1) or more interceptors receiving FOG laden wastewater from more than one (1) establishment. Common interceptors may be located at shopping centers, malls, entertainment complexes, sporting arenas, hotels, multi-tenant "flex" spaces, mixed-use spaces, and other sites where multiple establishments are connected to a single

No.

grease interceptor. The owner of the property on which the common grease interceptor is located shall be primarily responsible for the maintenance, upkeep, and repair of the common interceptor.

DIRECTOR

The Health Supervisor, his/her designee, or other such person or persons as may be designated by the City Administrator from time to time.

FATS, OILS, AND GREASES

Organic polar compounds derived from animal and/or plant sources that contain multiple carbon chain triglyceride molecules. These substances are detectable and measurable using analytical test procedures established in 40 CFR 136, as may be amended from time to time. All are sometimes referred to herein as "grease" or "greases" or "FOG".

FOOD SERVICE ESTABLISHMENT

An operation that prepares food to serve directly to the customer and for purposes of this section, those establishments primarily engaged in one (1) or more of the following preparation activities: Cooking by frying (all methods), baking (all methods), grilling, sauteing, rotisserie cooking, broiling (all methods), boiling, blanching, roasting, toasting, or poaching, and infrared heating, searing, barbecuing, and any other food preparation or serving activity that produces a consumable food product in or on a receptacle requiring washing to be reused.

GREASE TRAP OR INTERCEPTOR

A device for separating waterborne greases and grease complexes from wastewater and retaining such greases and grease complexes prior to the wastewater exiting the trap and entering the sanitary sewer collection and treatment system. Grease traps also serve to collect solids that settle, generated by and from activities that subject users to this Section, prior to the water exiting the trap and entering the sanitary sewer collection and treatment system. Grease traps and interceptors are sometimes referred to herein as "grease interceptors".

MANAGER

The Manager of Water and Environmental Services, his/her designee, or such other person or persons as may be designated by the City Administrator from time to time.

MINIMUM DESIGN CAPABILITY

The design features of a grease interceptor and its ability or volume required to effectively intercept and retain greases and settled solids from grease-laden wastewaters discharged to the public sanitary sewer. See chart for sizing guidelines based on 90 day interval servicing.

No.

3-Month Grease Output (In lbs) and Interceptor Sizing												
	Low Grease Output				Medium Grease Output				High Grease Output			
	Sandwich Shop, Convenience Store, Bar, Delicatessen, Snack Bar, Ice Cream Parlor, Hotel Breakfast Bar				Coffee Shop, Grocery Store (no fryer), Cafeteria (no food prep), Fast Food, Greek Restaurant, Day Care Facility (no food prep)				Cafeteria, Family Restaurant, Italian, Steak House, Bakery / Donut Shop, Chinese, Buffet, Mexican, Seafood, Fried Chicken, Grocery Store (with fryer), Barbecue			
<i>Calculated pounds per meal</i>	0.005		0.0065		0.025		0.0325		0.035		0.0455	
<i>Pounds per Quarter / Grease Interceptor Size</i>	Pounds per Quarter	GI Size	Pounds per Quarter	GI Size	Pounds per Quarter	GI Size	Pounds per Quarter	GI Size	Pounds per Quarter	GI Size	Pounds per Quarter	GI Size
<i>Number of Customers or Meals Per Day</i>	No Flatware		With Flatware		No Flatware		With Flatware		No Flatware		With Flatware	
100	45	25	59	35	225	100	293	150	315	150	410	200
200	90	50	117	75	450	250	585	300	630	300	819	500
300	135	75	176	100	675	500	878	500	945	500	1229	750
400	180	100	234	100	900	500	1170	750	1260	750	1638	1000
500	225	100	293	150	1125	750	1463	750	1575	750	2048	1000
750	338	200	439	200	1688	1000	2194	1200	2363	1200	3071	1500
1000	450	250	585	300	2250	1200	2925	1500	3150	1500	4095	2000
1250	563	300	731	500	2813	1500	3656	2000	3938	2000	5119	3000
1500	675	500	878	500	3375	2000	4388	3000	4725	3000	6143	3000
2000	900	500	1170	750	4500	3000	5850	3000	6300	4000	8190	4000

NON-COOKING ESTABLISHMENTS

Those establishments primarily engaged in the preparation of precooked foodstuffs that do not include any form of cooking, but that may produce a consumable food product in or on a receptacle requiring washing to be reused.

SERVICE PROVIDER

Any third (3rd) party not in the employment of the user that performs maintenance, repair, and other services on a user's grease interceptor at the user's directive. An approved service provider includes those that are licensed by St. Charles County and permitted by the St. Louis Metropolitan Sewer District as a septage management firm, certified hauler or service provider.

USER

Any person, including those located outside of jurisdictional limits of the City who contribute, causes, or permits the contribution or discharge of wastewater into the POTW, including persons who contribute such wastewater from mobile sources, such as those who discharge hauled wastewater. Users include property owners who

No.

provide common interceptors for one (1) or more independent establishments, including tenants.

C. *Grease Interceptor Installation, Maintenance, Record Keeping And Grease Removal.*

1. Grease interceptors shall be installed and maintained at the user's expense, when a user operates a food service establishment. Grease interceptors may be required in non-cooking or cold dairy and frozen foodstuffs establishments and other industrial or commercial establishments when the establishment generates wastewater containing fat or grease and the Manager determines an interceptor is necessary to prevent contribution or accumulation of grease to the sanitary sewer collection and treatment system. Upon notification by the Manager or designee that the user is subject to the terms of an enforcement action, said user shall not allow wastewater discharge concentration from subject grease interceptor to exceed an establishment action level of one hundred (100) milligrams per liter, expressed as Hexane Extractable Material. All grease interceptors shall be of a type, design, and capacity approved by the Manager and shall be readily and easily accessible for maintenance and repair, including cleaning and for City inspection. All grease interceptors shall be serviced and emptied of accumulated waste content as required in order to maintain minimum design capability, but at intervals of not longer than ninety (90) days or as permitted in a valid program variance. Users who are required to pass wastewater through a grease interceptor shall:
 - a. Provide for a minimum hydraulic retention time of twenty-four (24) minutes at actual peak flow between the influent and effluent baffles, with twenty-five percent (25%) of the total volume of the grease interceptor being allowed for any food-derived solids to settle or accumulate and floatable grease derived materials to rise and accumulate, identified hereafter as a solids blanket and grease cap respectively.
 - b. Grease interceptors shall be kept free of inorganic solid materials, such as grit, rocks, gravel, sand, eating utensils, cigarettes, shells, towels, rags, etc., which could settle into this solids blanket and thereby reduce the effective volume of the grease interceptor.
 - c. Operate and maintain the grease interceptor to achieve and consistently maintain any applicable grease action level. "*Consistent*" shall mean any wastewater sample taken from such grease interceptor must meet the terms of numerical limit attainment described in Subsection (C)(1). If a user documents that conditions exist ("space constraints") on their establishment site that limit the ability to locate a grease interceptor on the exterior of the establishment, the user may request an

No.

interior location for the interceptor. Such request shall contain the following information:

- (1) Location of public sewer main and easement in relation to available exterior space outside building.
 - (2) Existing plumbing layout at or in a site.
 - (3) A Statement of Understanding, signed by the user or authorized agent, acknowledging and accepting conditions Manager may place on permitting an identified interior location. Conditions may include requirements to use alternative mechanisms, devices, procedures, or operations relative to an interior location.
 - (4) Such other information as may be required by the Manager.
- d. The use of biological or other additives as a grease degradation or conditioning agent is permissible only upon prior written approval of the Manager. Any user using biological or other additives shall maintain the trap or interceptor in such a manner that attainment of any grease wastewater, action level, solids blanket or grease cap criteria, goal or directive, as measured from the grease interceptor outlet or interior, is consistently achieved.
- e. The use of automatic grease removal systems is permissible only upon prior written approval of the Manager and the City's Building Inspector. Any user using a grease interceptor located on the interior of the site shall be subject to any operational requirements set forth by the City of St. Peters. Any user using this equipment shall operate the system in such a manner that attainment of the grease wastewater discharge limit, as measured from the unit's outlet, is consistently achieved as required by the Manager.
- f. The Manager may make determinations of grease interceptor adequacy need, design, appropriateness, application, location, modification(s), and conditional usage based on review of all relevant information regarding grease interceptor performance, facility site and building plan review by all regulatory reviewing agencies and may require repairs to, or modification or replacement of grease interceptors.

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2. The user shall maintain a written record of grease interceptor maintenance for three (3) years. All such records will be available for inspection by the City at all times. These records shall include:
 - a. Food establishment name and physical location;
 - b. Date of grease interceptor service;
 - c. Name of grease interceptor service company;
 - d. Location and size of each grease interceptor serviced at the food establishment;
 - e. Approximated volume, in pounds, of waste removed from each grease interceptor;
 - f. Date and signature and date of the person in charge of the food establishment; and
 - g. Any other pertinent information as required by Director.
3. No non-grease-laden sources are allowed to be connected to sewer lines intended for grease interceptor service.
4. Access manholes shall have an installed diameter of twenty-four (24) inches, a maximum weight of fifty (50) pounds, and shall be provided over each chamber, interior baffle wall, and each sanitary tee. The access penetrations, commonly referred to as "risers" into the grease interceptor shall also be, at a minimum, twenty-four (24) inches in diameter. The access manholes shall extend at least to finished grade and be designed and maintained to prevent water inflow or infiltration. The manholes shall also have readily removable covers to facilitate inspection, grease removal, and wastewater sampling activities.
5. A user may request a variance to the following requirements of this Section. Such request for a variance shall be in writing and shall provide the information set forth below. Any variance must be submitted to the Director in written form, and approved by the Manager, prior to implementation by the user or the user's service provider.
 - a. **Grease Interceptor Pumping Frequency.** The Director may modify the ninety (90) day grease interceptor pump out frequency when the user provides data, and performance criteria relative to the overall effectiveness of a proposed alternate and such can be substantiated by the Director. Proposed alternatives may include: grease interceptor pumping or maintenance matters, bioremediation as a

No.

complement to grease interceptor maintenance, grease interceptor selection and sizing criteria, and specialized ware washing procedures.

- b. **Grease Interceptor Maintenance And Service Procedures.** The Director may modify the method(s) or procedure(s) utilized to service a grease interceptor when the user provides data, and performance criteria related to the overall effectiveness of a proposed alternate method or procedure and such can be substantiated by the Director.

- D. *Fees.* Users shall pay an annual fee of one hundred fifty dollars (\$150.00) for program administration, inspection and record keeping.

- E. *Inspections.* The user's premises shall be open at all reasonable times to the Director or designee, for the performance of inspections of grease interceptor maintenance practices within the customer's premises.

- F. *Violations.* Non-compliance with this Section will result in a violation of a Priority Item or Priority Foundation Item as described in Chapter 230, Article II. The correction time frame will be determined by the Regulatory Authority, but shall not exceed ten (10) days.

- G. *Penalties.* Any person convicted of violating any of the provisions of Section **710.210** shall be deemed guilty of a misdemeanor and shall be punished by imprisonment for a term of not more than ninety (90) days or by a fine of not more than five hundred dollars (\$500.00) and costs, or by both such fine and imprisonment.

SECTION NO. 2. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION NO. 3. Severability Clause.

If any term, condition, or provision of this Ordinance, shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the

No.

City and shall thereafter be binding.

SECTION NO. 4. This Ordinance shall be in force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed, and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

No.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF ST. CHARLES, MISSOURI, AND THE CITY OF ST. PETERS, MISSOURI, FOR THE ACQUISITION OF EASEMENTS AND RIGHT-OF- WAY ACROSS CERTAIN TRACTS OF LAND FOR THE DESIGN AND CONSTRUCTION OF PUBLIC MULTI-USE PATH IMPROVEMENTS AND MAINTENANCE OF SAID IMPROVEMENTS ASSOCIATED WITH THE CENTENNIAL GREENWAY PHASE 4 PROJECT

WHEREAS, the City of St. Charles and the City of St. Peters wish to improve the multi-use path along the Centennial Greenway Trail within certain areas of their respective jurisdictions; and

WHEREAS, construction of the multi-use path within both St. Charles' and St. Peters' respective jurisdictions, associated with the Centennial Greenway Phase 4 Project, necessitates obtaining easements and right-of-way from property owners within both jurisdictions; and

WHEREAS, the Missouri Revised Statutes Sections 70.220 through 70.325, as amended, authorizes political subdivisions to contract and cooperate with other municipalities or political subdivisions for the planning, development, acquisition of rights-of-way and/or easements, and construction, for the operation of any public improvement or facility, or for a common service; and

WHEREAS, the municipalities that will be parties to this agreement share a common interest in ensuring the quality of materials used for construction of public infrastructure projects; and

WHEREAS, St. Charles and St. Peters are desirous of entering into an Intergovernmental Cooperation Agreement providing for the design, easement and right-of-way acquisition, construction and maintenance associated with the Centennial Greenway Phase 4 Project.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That the Mayor of the City of St. Peters, Missouri be and he is hereby authorized to enter into an Intergovernmental Cooperation Agreement, in substantially the form attached hereto and incorporated by reference herein, with the City of St. Charles for the Centennial Greenway Phase 4 Project.

SECTION 2. The Mayor be and he is hereby authorized to negotiate, execute and administer said Agreement on behalf of the City of St. Peters.

SECTION 3. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 23rd day of January, 2020.

Len Pagano, as Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF ST. CHARLES, MISSOURI, AND THE CITY OF ST. PETERS, MISSOURI, FOR THE ACQUISITION OF EASEMENTS AND RIGHT-OF-WAY ACROSS CERTAIN TRACTS OF LAND FOR DESIGN AND CONSTRUCTION OF PUBLIC MULTI-USE PATH IMPROVEMENTS AND MAINTENANCE OF SAID IMPROVEMENTS ASSOCIATED WITH THE CENTENNIAL GREENWAY PHASE 4 PROJECT

This Intergovernmental Cooperation Agreement is made and entered into as of the _____ day of _____, 2020, by and between the CITY OF ST. CHARLES, MISSOURI, a constitutional charter city (hereinafter “St. Charles”), and the CITY OF ST. PETERS, MISSOURI, a city of the fourth class (hereinafter “St. Peters”).

WITNESSETH:

WHEREAS, St. Charles and St. Peters wish to improve the multi-use path along the Centennial Greenway Trail within a certain area of their respective jurisdictions; and

WHEREAS, construction of the multi-use path within both St. Charles’ and St. Peters’ respective jurisdictions, associated with the Centennial Greenway Phase 4 Project (hereinafter “Project”), necessitates obtaining easements and right-of-way from property owners within both jurisdictions; and

WHEREAS, Missouri Revised Statutes Section 70.220 through 70.325, as amended, authorized political subdivision to contract and cooperate with other municipalities or political subdivision for the planning, development, construction, acquisition, or operation of any public improvement or facility, or for a common service; and

WHEREAS, St. Charles and St. Peters are desirous of entering into an Intergovernmental Cooperation Agreement providing for the design, easement and right-of-way acquisition, construction and maintenance of the Project.

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

Section 1. Term of Agreement. This Agreement shall become effective upon its execution by all parties hereto.

Section 2. Use of Existing Easements and Replacement of Existing Infrastructure. St. Charles hereby authorizes St. Peters to utilize any and all existing easements and right-of-way to complete construction of the Project. In addition, St. Charles hereby authorizes St. Peters to construct, reconstruct and/or replace any existing infrastructure within St. Charles’ corporate limits for the Project.

Section 3. Acquisition Authority. St. Charles hereby authorizes St. Peters to acquire on behalf of St. Charles by negotiation, certain easements and right-of-way across certain tracts of land in the incorporated part of St. Charles, required for the Project and more particularly described as Lot 1, Lot 6, and Lot 7 of Stone Pointe Plat One, a subdivision plat recorded in Plat Book 40 Page 178 of the St. Charles County, Missouri, records; more commonly known as, 2 Stone Meadow Court, 12 Stone Meadow Court, and 2833 McClay Road respectively. In addition Lot 13 of St. Charles Common Block Eight, a subdivision plat recorded in Plat Book 771 Page 1255 of the St. Charles County, Missouri, records; more commonly known as 2761 Hackmann Road. St. Charles shall have the right to inspect any documentation relating to St. Peters' efforts to acquire the easement or easements and right-of-way across the property which are to be part of the proceeding and to make reasonable suggestions based upon any appraisal obtained by St. Peters regarding the compensation to be provided therefore. St. Peters shall be solely responsible for all costs of litigation, including, but not limited to, attorneys' fees, witness fees, appraisals, court costs and recording fees.

Section 4. Costs of Litigation Associated with Acquisition. All court costs of litigation associated with the acquisition of the easements and right-of-way, including attorney fees, shall be paid by St. Peters. The parties agree that St. Charles shall not share in any court costs of litigation associated with acquisition of the easements and right-of-way. For purposes of this Agreement, the term "court costs" shall mean all: brokerage commissions; costs of title commitments, reports or policies; surveys; soil and hazardous waste and other property related reports; appraisals; professional fees of any kind or nature, including engineering, architects and attorneys' fees; filing fees, costs of transferring any of the property from St. Peters to St. Charles or vice versa, recording fees, experts' fees, and all litigation costs.

Section 5. Control of Acquisition. St. Peters is an independent contractor hereunder. In the performance of the acquisition, St. Peters shall control and direct the performance and details of the acquisition. St. Charles shall be kept informed with regard to the acquisition of the easements and right-of-way within its corporate limits as described in this Agreement.

Section 6. Indemnification. St. Peters shall indemnify and hold St. Charles harmless from and against any loss, cost, claims, demands, and/or expense arising out of any demand, claim, suite or judgment for injury to or death of persons including the officers, agents and employees of either party herein, resulting from St. Peters' conduct with regard to the acquisition.

Section 7. Construction Standards and Permits. The Project will be designed and constructed in accordance with Chapter 545 of the Municipal Code of the City of St. Peters. St. Peters will provide a full plan submittal to St. Charles for review, comment, and approval for work to be completed within their jurisdiction. St. Peters will also apply for any necessary permits from St. Charles (St. Charles to waive any of their permit fees associated with the construction of the Project). St. Charles is encouraged to inspect the portion of the Project constructed within their jurisdiction.

Section 8. Maintenance of Completed Improvements. It shall be the responsibility of each respective jurisdiction to operate and maintain all completed multi-use path improvements so

constructed within their respective corporate limits once the project construction is complete and the project has been accepted by St. Peters and St. Charles.

Section 9. Termination. In the event St. Peters violates any provision of federal, state or local law or regulations with regard to the acquisition of the right-of-way or easements described in this Agreement, St. Charles may terminate this Agreement upon thirty (30) days' written notice.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF ST. CHARLES, MISSOURI

By: _____
Daniel J. Borgmeyer, Mayor

ATTEST:

City Clerk

CITY OF ST. PETERS, MISSOURI

By: _____
Len Pagano, Mayor

ATTEST:

City Clerk

ORDINANCE NO.

AN ORDINANCE DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH DRAKE-SCRUGGS EQUIPMENT COMPANY FOR THE PURCHASE OF AN AERIAL BOOM TRUCK

WHEREAS, the City of St. Peters desires to procure adequate equipment for the operation and maintenance of its traffic signals and street lights in order to provide continued, quality service to its residents; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the procurement of this vehicle and equipment; and

WHEREAS, it is recommended that the contract be awarded to Drake-Scruggs Equipment Company of Springfield, Illinois, as the dealer holding the current Missouri Department of Transportation Procurement Contract pricing as the low bidder for a negotiated purchase.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with Drake-Scruggs Equipment Company of Springfield, Illinois, in the initial amount of \$108,993.92 for the purchase of a 2020 Aerial Boom Truck with a Ford Cab & Chassis.

SECTION NO. 2. That the City Administrator be and he is hereby authorized to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION NO. 4. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION NO. 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 23rd day of January 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

No.

ORDINANCE NO.

AN ORDINANCE DIRECTING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO ENTER INTO A CONTRACT WITH DON BROWN CHEVROLET FOR THE PURCHASE OF A ONE-TON DUMP TRUCK, SNOW PLOW, AND SALT SPREADER.

WHEREAS, the City of St. Peters desires to procure adequate equipment for the operation and maintenance of its park systems in order to provide continued, quality service to its residents; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the procurement of this vehicle and equipment; and

WHEREAS, it is recommended that the contract be awarded to Don Brown Chevrolet of St. Louis, MO, as the dealer holding the current Missouri Department of Transportation Procurement Contract pricing as the low bidder for a negotiated purchase.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION NO. 1. The City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute a contract with Don Brown Chevrolet, St. Louis, MO in the initial amount of \$99,464.00 for the purchase of a 2019 or newer one-ton dump truck, snow plow, salt spreader, and appurtenances.

SECTION NO. 2. That the City Administrator be and he is hereby authorized to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION NO. 3. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION NO. 4. Savings.

Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

No.

SECTION NO. 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 23rd day of January 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

No.

ORDINANCE NO.

AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (BOLD ON BLVD. APARTMENTS)

WHEREAS, the property owner has submitted to the City for review and approval the following record plat:

Bold on Blvd. Apartments

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. The record plat, Bold on Blvd. Apartments, is hereby approved.

SECTION 2. The City Clerk will maintain a copy of said Record Plat on file with City Records.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

No.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

No.

ORDINANCE NO.

AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (CLARENDALE OF ST. PETERS)

WHEREAS, the property owner has submitted to the City for review and approval the following record plat:

Clarendale of St. Peters

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. The record plat, Clarendale of St. Peters, is hereby approved.

SECTION 2. The City Clerk will maintain a copy of said Record Plat on file with City Records.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

No.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

No.

ORDINANCE NO.

AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (ALPINE HEIGHTS)

WHEREAS, the property owner has submitted to the City for review and approval the following record plat:

Alpine Heights

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. The record plat, Alpine Heights, is hereby approved.

SECTION 2. The City Clerk will maintain a copy of said Record Plat on file with City Records.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

ORDINANCE NO.

AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (WEEKENDS ONLY ST. PETERS)

WHEREAS, the property owner has submitted to the City for review and approval the following record plat:

Weekends Only St. Peters

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. The record plat, Weekends Only St. Peters, is hereby approved.

SECTION 2. The City Clerk will maintain a copy of said Record Plat on file with City Records.

SECTION 3. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PETITION TO ADD REAL PROPERTY TO THE SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT AND TO AMEND THE AMENDED PETITION FOR THE CREATION OF THE SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT; APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AMONG THE CITY, THE GREWE LIMITED PARTNERSHIP, SUEMANDY DRIVE ONE COMMUNITY IMPROVEMENT DISTRICT AND SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, on August 14, 2008, the Board of Aldermen of the City of St. Peters, Missouri (the "City"), adopted Ordinance No. 5052, approving the formation of the Suemandy Drive One Community Improvement District (the "Suemandy One District") and the Suemandy Drive Two Community Improvement District (the "Suemandy Two District") (the Suemandy One District and the Suemandy Two District are collectively referred to herein as the "Districts"), as political subdivisions of the State of Missouri pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act"), to pay for certain costs associated with the reconstruction and rehabilitation of a retail development located at the intersection of Mid Rivers Mall Drive and Suemandy Drive in the City, commonly known as "Mid Rivers Plaza" (collectively, the "District Project"); and

WHEREAS, the City, The Grewe Limited Partnership (the "Developer"), the Suemandy One District and the Suemandy Two District have previously entered into a Development Agreement dated December 8, 2008 (the "Original Agreement"), regarding the implementation of the District Project and the process by which the Suemandy One District and the Suemandy Two District would reimburse the Developer for a portion of the costs of the District Project; and

WHEREAS, each of the Districts undertook the District Project within their respective boundaries pursuant to the Original Agreement and issued obligations secured by revenues generated from a sales tax imposed within their respective boundaries (collectively, the "District Obligations"); and

WHEREAS, the District Obligations issued by the Suemandy Two District are being repaid more quickly than the District Obligations issued by the Suemandy One District; and

WHEREAS, in order to facilitate the repayment of the District Obligations issued by the Suemandy One District, the property owners within the Suemandy Two District have filed a Petition to Add Real Property to the Suemandy Drive Two Community Improvement District and to Amend the Amended Petition for the Creation of the Suemandy Drive Two Community Improvement District (the "Petition to Amend") requesting (1) the boundaries of the Suemandy Two District be expanded to include the property within the Suemandy One District and additional property connecting the Districts, and (2) the description of the Suemandy Two District's project be amended to include the financing of the portion of the District Project undertaken by the Suemandy One District; and

WHEREAS, the Parties desire to amend the Original Agreement to allow for the Suemandy Two District to assume the District Obligations issued by the Suemandy One District; and

WHEREAS, the City Clerk has verified that the Petition to Amend complies with the CID Act and set a public hearing with all proper notice being given in accordance with the CID Act; and

WHEREAS, on October 9, 2019, the Board of Directors of the Suemandy Two District adopted Resolution No. 19-003 approving the Petition to Amend and a First Amendment to Development Agreement among the City, the Developer and the Districts (the “First Amendment”); and

WHEREAS, on October 9, 2019, the Board of Directors of the Suemandy One District adopted Resolution No. 19-003 approving the First Amendment; and

WHEREAS, the Board of Aldermen held a public hearing in accordance with the CID Act, at which all interested persons were allowed an opportunity to speak and at which time the Board of Aldermen heard all protests and received all endorsements; and

WHEREAS, following closure of the public hearing and upon due consideration of the comments received at the hearing, the Board of Aldermen has determined that it is necessary and in the interest of the people of the City to approve the Petition to Amend and to enter into the First Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby approves the Petition to Add Real Property to the Suemandy Drive Two Community Improvement District and to Amend the Amended Petition for the Creation of the Suemandy Drive Two Community Improvement District, a copy of which is attached hereto as Exhibit A and is incorporated herein by reference.

Section 2. The First Amendment to Development Agreement among the City, the Developer and the Districts (the “First Amendment”), substantially in the form of Exhibit B attached hereto, is hereby approved, with such changes therein as shall be approved by the officers of the City executing the First Amendment, such officers’ signatures thereon being conclusive evidence of their approval thereof. The City is hereby authorized to enter into and the Mayor and the City Clerk are hereby authorized and directed to execute and deliver, for and on behalf of and as the act and deed of the City, the First Amendment.

Section 3. The officers of the City, including the Mayor, the City Administrator, the City Clerk and the Deputy City Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions to the foregoing documents herein approved, authorized and confirmed which they may approve and the execution of such action shall be conclusive evidence of such necessity or advisability.

Section 4. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen has enacted the valid portions without the void ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. This Ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen and approval by the Mayor.

READ TWO TIMES, PASSED AND APPROVED this 23rd day of January, 2020.

Len Pagano, as Presiding Officer and as Mayor

ATTEST:

Patricia E. Smith, City Clerk

DRAFT

EXHIBIT A

PETITION TO ADD REAL PROPERTY TO THE SUEMANDY DRIVE TWO COMMUNITY
IMPROVEMENT DISTRICT AND TO AMEND THE AMENDED PETITION FOR THE CREATION
OF THE SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT

[On file in the Office of the City Clerk.]

DRAFT

EXHIBIT B

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

[On file with the Office of the City Clerk]

DRAFT

**PETITION TO ADD REAL PROPERTY TO THE
SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT
AND
TO AMEND THE AMENDED PETITION FOR THE CREATION OF THE
SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT**

To the City of St. Peters, Missouri:

The undersigned (the “*Petitioners*”) are the owners, or representatives of the owners of record, of more than fifty percent (50%) (a) by assessed value of all real property within and proposed to be added to the Suemandy Drive Two Community Improvement District (the “*District*”), and (b) per capita of all owners of real property within and proposed to be added to the District. The District was formed pursuant to the Amended Petition for the Creation of the Suemandy Drive Two Community Improvement District (the “*Original Petition*”), approved by the City of St. Peters, Missouri (the “*City*”), pursuant to Ordinance No. 5052 passed and approved on August 14, 2008 (the “*Original CID Ordinance*”). The Original CID Ordinance also approved the creation of the Suemandy Drive One Community Improvement District (the “*Suemandy One CID*”). Petitioners hereby petition and request the City to (1) alter the boundaries the District to include the Additional Property (as defined below), and (2) amend the Original Petition to include the Additional Project (as defined below), pursuant to the authority of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”). This Petition supersedes and replaces in its entirety that certain *Petition to Add Real Property to the Suemandy Drive Two Community Improvement District and to Amend the Amended Petition for the Creation of the Suemandy Drive Two Community Improvement District* submitted to the City on March 1, 2019, and rejected by the City Clerk for failing to meet the requirements of the CID Act on April 17, 2019.

1. The Property to be added to the District is contiguous to the District and located entirely within the City.
2. A legal description of the property proposed to be added to the boundaries of the District is labelled as “*Additional Property*” (as defined below) and set forth on **Exhibit A**, attached hereto and incorporated herein by reference. A legal description of the existing real property within the District’s boundaries (the “*Existing Property*”) is labelled as “*Existing Property*” and set forth on **Exhibit A**. A boundary map of the District is set forth as **Exhibit B**, attached hereto and incorporated herein by reference, which shows the Existing Property and the Additional Property.
3. The name of the District will remain the Suemandy Drive Two Community Improvement District.
4. The property to be added to the District consists of (a) an approximately ten foot strip of property located along the southwestern edge of the parking lot in front of the former Toys ‘R’ Us building located at 5221 Suemandy Drive, St. Peters, Missouri, and which currently serves as a drive lane within the retail development located at the intersection of Mid Rivers Mall Drive and Suemandy Drive in the City, commonly known as “Mid Rivers Plaza” (the “*Access Property*”), and (b) all of the real property located within the

boundaries of the Suemandy One CID (the “*Suemandy One Property*,” and together with the Access Property, the “*Additional Property*”).

5. The Access Property consists of approximately 0.18 acres with a total current equalized assessed value of \$18,818; the Suemandy One Property consists of approximately 9.01 acres with a total current equalized value of \$1,994,336; and the Existing Property within the District consists of approximately 8.42 acres with a total current equalized assessed value of \$2,282,089.
6. The Petitioners represent approximately 99.5% by assessed value and 66.7% per capita of all owners of the Additional Property and the Existing Property, as more particularly described in the signature block of the Petitioners and in the table set forth below:

Owner	PIN	Acres	2019 Assessed Value
The Grewe Limited Partnership	2-055D-0030-00-42 (Existing Property)	5.82	\$1,843,809
The Grewe Limited Partnership	2-0110-6483-00-8 (Existing Property)	0.25	\$12,326
The Grewe Limited Partnership	2-0110-5510-00-D (Existing Property)	0.23	\$11,576
JBR Realty Company	2-055D-9360-00-6 (Existing Property)	0.64	\$255,136
JBR Realty Company	2-0110-9360-00-6 (Existing Property)	1.48	\$159,242
The Grewe Limited Partnership	2-0110-6483-00-1 (Suemandy One Property)	1.41	\$757,333
The Grewe Limited Partnership	2-055D-6483-00-2 (Suemandy One Property)	3.06	\$723,471
The Grewe Limited Partnership	2-0110-6483-00-3 (Suemandy One Property)	4.54	\$513,532

Owner	PIN	Acres	2019 Assessed Value
Giraffe Properties, LLC	2-0110-9360-00-5 [Partial] (Access Road)	0.18	\$18,818 ¹
TOTALS:		17.61	\$4,295,243.00

7. The property within the District and the Suemandy One CID have previously been determined blighted pursuant to Section 67.1401.2(3)(a) of the CID Act and Ordinance No. 5051, adopted by the City on August 14, 2008. The Petitioners are not seeking a determination that the Access Property is blighted pursuant to the CID Act.
8. Pursuant to the Original Petition and the Original CID Ordinance, the District has been formed as a political subdivision. The Board of Directors is composed of five (5) members, each elected in accordance with Section 67.1451.4 of the CID Act. Each director shall, during his or her term, meet the qualifications of Section 67.1451.2 of the CID Act. Successor directors shall be elected in the same manner. Successor directors shall serve for a term of 4 years. The current directors shall continue to serve for the term specified at the time of their most recent election, and shall continue to serve until such directors' successors are elected.
9. Petitioners desire to preserve the authorizations set forth in the Original Petition, and therefore do not seek limitation on the borrowing capacity of the District.
10. Petitioners desire to preserve the authorizations set forth in the Original Petition, and therefore do not seek limitation on the revenue generation of the District. It is anticipated that the Suemandy One CID will repeal its community improvement district sales tax, currently imposed within its boundaries at the rate of one percent (1%) and the District will extend to the Additional Property its community improvement district sales tax (the "*CID Sales Tax*"), currently imposed within the Existing Property at the rate of one percent (1%).
11. Petitioners desire to preserve the authorizations set forth in the Original Petition, and therefore the District shall have all powers provided in the CID Act, except as otherwise provided in this Petition.
12. The District will not impose real property taxes, business license taxes or special assessments and, therefore, the maximum rates of real property taxes, business license taxes and special assessments proposed in this Petition are zero.

¹ This value represents a proration of the assessed valuation of the whole parcel, calculated by multiplying the 2018 Appraised Land Value of the entire parcel (1.85 acres), which is \$604,395, by the 32% Commercial Assessment Rate, to obtain an assessed land valuation of the entire parcel of \$193,406.40. The 0.18 acres to be included in the District is 9.7297% of the entire parcel, and 9.7297% of the assessed land valuation of the entire parcel is \$18,817.92.

13. Petitioners propose a five-year plan for the District as provided on **Exhibit C**, attached hereto and incorporated herein by reference, which includes (a) the repayment of the obligations (the “**District Obligations**”) issued by the District in relation to the Original Project (as defined in **Exhibit C**), (b) the adoption of the Additional Project (as defined in **Exhibit C**), and (c) the repayment of the obligations previously issued by the Suemandy One CID in relation to the Additional Project (the “**Suemandy One CID Obligations**”) and, together with the District Obligations, the “**Obligations**”). The construction of the Project and the Additional Project have previously been completed by the District and the Suemandy One CID, respectively.
14. The estimated cost of the Original Project is \$1,918,878, exclusive of interest, debt service reserve and other costs of issuance. The estimated cost of the Additional Project is \$2,506,123, exclusive of interest, debt service reserve and other costs of issuance, a portion of which was previously funded by the Suemandy One CID.
15. The term of the District shall continue until the earlier of: (a) all Obligations having been paid or (b) December 8, 2033 (25 years following the imposition of the CID Sales Tax).
16. The signatures of the signers to this Petition may not be withdrawn later than seven days after this Petition is filed with the City Clerk.
17. The Board of Directors of the District has consented to the addition of the Additional Property to the boundaries of the District, has consented to the funding of the Additional Project, and has consented to the adoption of the five-year plan attached hereto as Exhibit C.
18. Petitioners respectfully request that the boundaries of the District be amended pursuant to this Petition and Section 67.1441 of the CID Act to include the Additional Property. In addition, Petitioners respectfully request that the Original Petition be amended to incorporate such boundary adjustment and incorporate the Additional Project.

Dated this ___ day of _____, 2019.

PETITIONER:

PROPERTY OWNER (Existing Property):

The Grewe Limited Partnership, a Missouri limited partnership

ADDRESS: 9109 Watson Road, 4th Floor, St. Louis, Missouri 63126; Phone: (314) 962-6300

MAP/PARCEL #: See Boundary Map attached hereto as **Exhibit B**.

Locator ID: 2-055D-0030-00-42 (Parcel 1)

Locator ID: 2-0110-6483-00-8 (Parcel 2)

Locator ID: 2-0110-5510-00-D (Parcel 3)

ASSESSED VALUE BY PARCEL NO.:

Parcel 1: \$1,843,809

Parcel 2: \$12,326

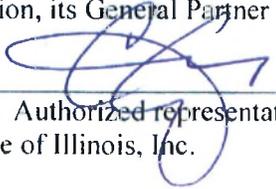
Parcel 3: \$11,576

Total Assessed Value of Parcels owned by Petitioner: \$1,867,711

By executing this Petition on this 1 day of October, 2019, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

THE GREWE LIMITED PARTNERSHIP,
a Missouri limited partnership

By: G.J. Grewe of Illinois, Inc., an Illinois
corporation, its General Partner

By: 
Title: Authorized representative of G.J.
Grewe of Illinois, Inc.

Address: 9109 Watson Road, 4th Floor, St. Louis, Missouri
63126, (314) 962-6300

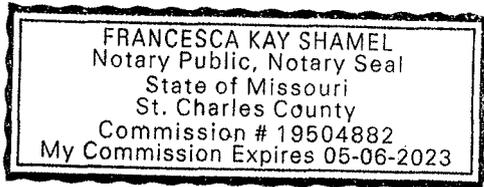
STATE OF MISSOURI)
) ss.
COUNTY OF ST. CHARLES)

Before me personally appeared Christine
Grewel, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 1st day of October, 2019.

Francesca Kay Shamel
Notary Public

My Commission Expires:



PETITIONER:

PROPERTY OWNER (Existing Property): JBR Realty Company, a Missouri corporation

ADDRESS: 10100 Watson Road, St. Louis, Missouri 63127; Phone: (314) 966-4704

MAP/PARCEL #: See Boundary Map attached hereto as **Exhibit B**.

Locator ID: 2-055D-9360-00-6 (Parcel 1)

Locator ID: 2-0110-9360-00-6 (Parcel 2)

ASSESSED VALUE BY PARCEL NO.:

Parcel 1: \$255,136

Parcel 2: \$159,242

Total Assessed Value of Parcels owned by Petitioner: \$414,378

By executing this Petition on this 3RD day of OCTOBER, 2019, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

JBR REALTY COMPANY,
a Missouri corporation

By: Robert D. McArthur

Title: Authorized Representative of JBR Realty
Company

Address: 10100 Watson Road, St. Louis, Missouri 63127;
Phone: (314) 966-4704

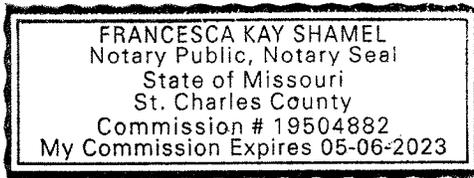
STATE OF MISSOURI)
) ss.
COUNTY OF ST. CHARLES)

Before me personally appeared Robert D. McArthur, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 3rd day of October, 2019.

Francesca Kay Shamel
Notary Public

My Commission Expires:



PETITIONER:

PROPERTY OWNER (Suemandy One Property):
The Grewe Limited Partnership, a Missouri limited partnership

ADDRESS: 9109 Watson Road, 4th Floor, St. Louis, Missouri 63126; Phone: (314) 962-6300

MAP/PARCEL #: See Boundary Map attached hereto as **Exhibit B**.

Locator ID: 2-0110-6483-00-1 (Parcel 1)
Locator ID: 2-055D-6483-00-2 (Parcel 2)
Locator ID: 2-0110-6483-00-3 (Parcel 3)

ASSESSED VALUE BY PARCEL NO.:

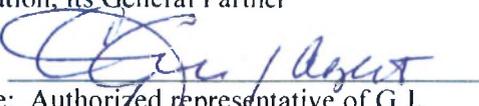
Parcel 1: \$757,333
Parcel 2: \$723,471
Parcel 3: \$513,532

Total Assessed Value of Parcels owned by Petitioner: \$1,994,336

By executing this Petition on this 1 day of October, 2019, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

THE GREWE LIMITED PARTNERSHIP,
a Missouri limited partnership

By: G.J. Grewe of Illinois, Inc., an Illinois
corporation, its General Partner

By: 
Title: Authorized representative of G.J.
Grewe of Illinois, Inc.

Address: 9109 Watson Road, 4th Floor, St. Louis, Missouri
63126, (314) 962-6300

STATE OF MISSOURI)
) ss.
COUNTY OF ST. CHARLES)

Before me personally appeared Christine Grewe, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 1st day of October, 2019.

Francesca Kay Shamel
Notary Public

My Commission Expires:



EXHIBIT A

Legal Description of Existing Property and Additional Property

Existing Property:

Lot 8 of Mid Rivers Mall Second Addition, as per plat thereof recorded in Plat Book 29, Page 15 of the St. Charles County Records;

together with:

Parcels 1 and 2 of part of Lot D of Mid Rivers Mall Plat Three, as per plat thereof recorded in Plat Book 22, Page 31 of the St. Charles County Records.

together with:

Adjusted Lot 6 of the Resubdivision of Lots 5, 6, and 7 of Mid Rivers Mall – Second Addition as per plat recorded in Plat Book 40, Page 112 of the St. Charles County, Missouri Recorder's Office.

Additional Property:

Access Property:

A tract of land being part of Adjusted Lot 5 of the Re-subdivision of Lots 5, 6 and 7 of Mid Rivers Mall-Second Addition, a subdivision according to the plat thereof recorded in Plat Book 40, Page 112 of the St. Louis County Records, in U.S. Survey 30 in Township 47 North - Ranges 3 & 4 East, St. Charles County, Missouri and being more particularly described as:

BEGINNING at a point on the Southeast line of said Adjusted Lot 5 being distant S 32° 22' 16" E, a distance of 276.04 from the most Eastern corner thereof; Thence S 32° 22' 16" W a distance of 42.35 feet to a point; Thence, S 77° 28' 36" W for a distance of 52.69 feet to point; Thence, along a curve to the right, having a radius of 70.00 feet, an arc length of 109.96 feet and whose long chord bears N 57° 31' 22" W for a chord distance of 99.00 feet; Thence, N 12° 31' 20" W for a distance of 51 .75 feet a point; Thence, along a curve to the left, having a radius of 34.00 feet, an arc length of 28.83 feet and whose long chord bears N 36° 48' 51" W for a chord distance of 27.97 feet; Thence, N 61 ° 06' 22" W a distance of 4.01 feet to a point; Thence, N 12° 31' 22" W a distance of 40.00 feet to a point; Thence, S 61 ° 06' 22" E for a distance of 29.82 feet to the beginning of a non-tangential curve; Thence, along a curve to the right, having a radius of 64.00 feet, an arc length of 54.91 feet and whose long chord bears S 37° 06' 11" E for a chord distance of 53.24 feet; Thence, S 12° 31' 20" E for a distance of 51 .75 feet to a point; Thence, along a curve to the left, having a radius of 40.00 feet, an arc length of 62.83 feet and whose long chord bears S 57° 31' 22" E for a chord distance of 56.57 feet; Thence N 77° 28' 36" E a distance of 82.58 feet to the POINT OF BEGINNING and containing 7,937 square feet according to calculations by Pickett, Ray & silver, Inc. on February 20, 2017.

Suemandy One Property:

A tract of land being Lots 1, 2, 3 of Mid Rivers Mall Second Addition, a subdivision according to the plat thereof recorded in Plat Book 29, Page 15 of the St. Charles County Records, in U.S. Survey 30 in Township 47 North - Ranges 3 & 4 East, St. Charles County, Missouri and being more particularly described as:

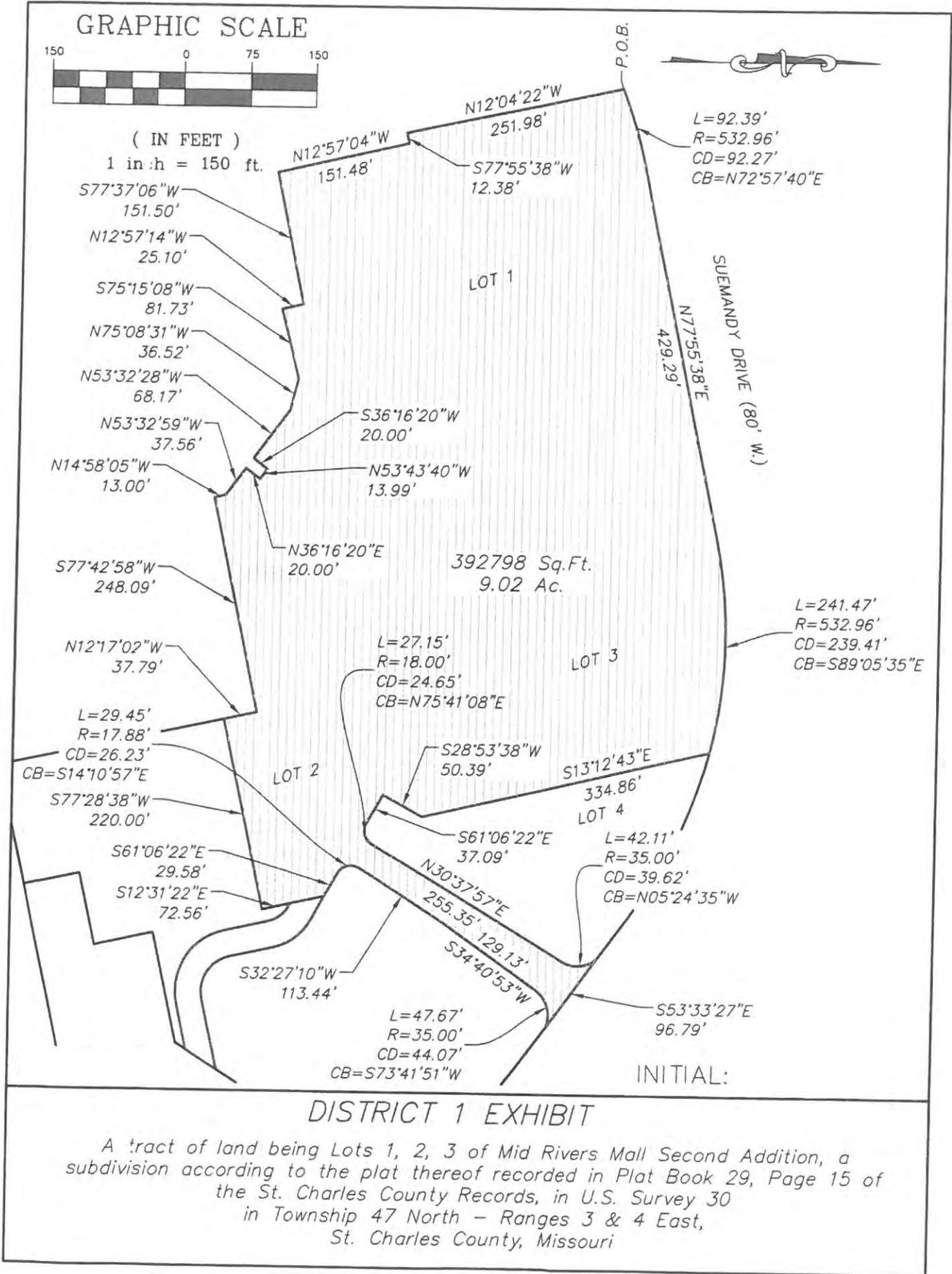
BEGINNING at the Northwest corner of said Lot 1, said point being on the South right-of-way line of Suemandy Drive, 80.00 feet wide; Thence, along a curve to the right, having a radius of 532.96 feet, an arc length of 92.39 feet and whose long chord bears N 72° 57' 40" E for a chord distance of 92.27 feet; Thence, N 77° 55' 38" E for a distance of 429.29 feet to a point; Thence, along a curve to the right, having a radius of 532.96 feet, an arc length of 241.47 feet and whose long chord bears S 89° 05' 35" E for a chord distance of 239.41 feet to a Joint; Thence, S 13° 12' 43" E a distance of 334.86 feet to a point; Thence, S 28° 53' 38" W a distance of 50.39 feet to a point; Thence, S 61 ° 06' 22" E for a distance of 37.09 feet to the beginning of a curve; Thence, along a curve to the left, having a radius of 18.00 feet, an arc length of 27 .15 feet and whose long chord bears N 75° 41 ' 08" E for a chord distance of 24.65 feet to a point; Thence, N 30° 37' 57" E for a distance of 255.35 feet to a point; Thence, along a curve to the left, having a radius of 35.00 feet, an arc length of 42.11 feet and whose long chord bears N 05° 24' 35" W for a chord distance of 39.62 feet to a point; Thence, S 53° 33' 27" E for a distance of 96.79 feet to a point; Thence along a curve to the left, having a radius of 35.00 feet, an arc length of 47.67 feet and whose long chord bears S 73° 41 ' 51" W for a chord distance of 44.07 feet to a point; Thence S 34 ° 40' 53" W a distance of 129.13 feet to a point; Thence, '3 32° 27' 1 O" W for a distance of 113.44 feet to a point; Thence along a curve to the left, having a radius of 17.88 feet, an arc length of 29.45 feet and whose long chord bears S 14 ° 1 O' 57" E for a chord distance of 26.23 feet to a point; Thence, S 61 ° 06' 22" E a distance of 29.58 feet to a point; Thence, S 12° 31' 22" E a distance of 40.00 feet to a point; Thence, S 12° 31' 22" E a distance of 32.56 feet to a point; Thence, S 77° 28' 38" W a distance of 220.00 feet to a point; Thence, N 12° 17' 02" W a distance of 37.79 feet to a point; Thence, S 77° 42' 58" W a distance of 248.09 feet to a point; Thence, N 14° 58' 05" W a distance of 13.00 feet to a point; Thence, N 53° 32' 59" W a distance of 37.56 feet to a point; Thence, N 36° 16' 20" E a distance of 20.00 feet to a point; Thence, N 53° 43' 40" W a distance of 13.99 feet to a point; Thence, S 36° 16' 20" W a distance of 20.00 feet to a point; Thence, N 53° 32' 28" W a distance of 68.17 feet to a point; Thence, N 75° 08' 31" W a distance of 36.52 feet to a point; Thence, S 75° 15' 08" W a distance of 81 .73 feet to a point; Thence, N 12° 57' 14" W a distance of 25.10 feet to a point; Thence, S 77° 37' 06" W a distance of 151 .50 feet to a point; Thence, N 12° 57' 04" W a distance of 151.48 feet to a point; Thence, S 77° 55' 38" W a distance of 12.38 feet to a point; Thence, N 12° 04' 22" W for a distance of 251.98 feet to the POINT OF BEGINNING and containing 392, 798 square feet or 9.02 acres more or less.

EXHIBIT B

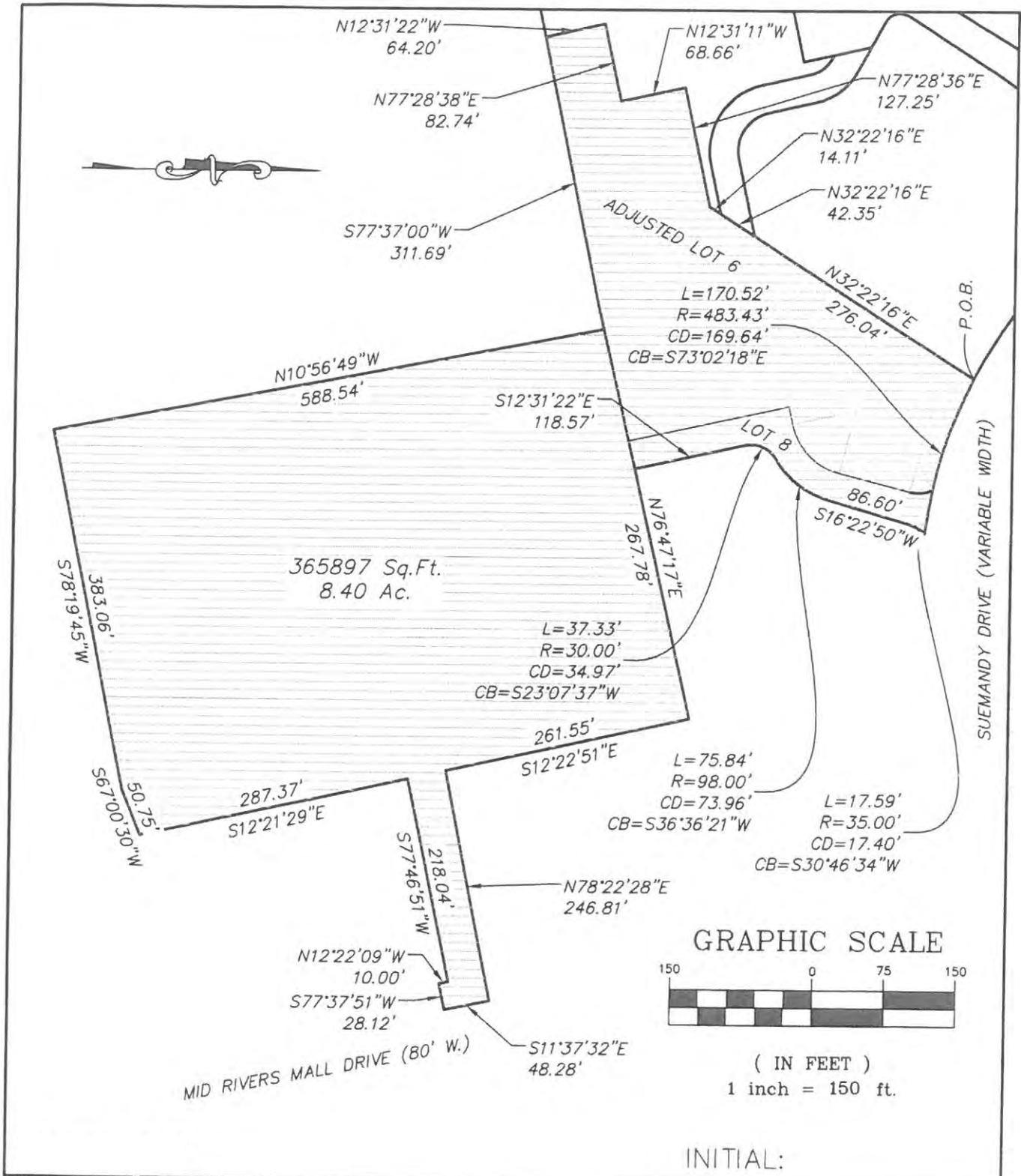
Boundary Map of the District showing Existing Property, Access Property, and Suemandy Drive One Property



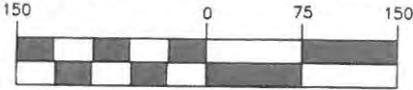
Suemandy Drive One Property



Existing Property



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

INITIAL:

DISTRICT 2 EXHIBIT

A tract of land being Lot 8 of Mid Rivers Mall Second Addition, a subdivision according to the plat thereof recorded in Plat Book 29, Page 15 of the St. Charles County Records, Adjusted Lot 6 of the Re-subdivision of Lots 5, 6 and 7 of Mid Rivers Mall-Second Addition, a subdivision according to the plat thereof recorded in Plat Book 40, Page 112 of the St. Charles County records, part of Lot D of Mid Rivers mall Plat Three, a subdivision according to the plat thereof recorded in Plat Book 22, Page 31 of the St. Charles County Records and part of U.S. Survey 30 in Township 47 North - Ranges 3 & 4 East, St. Charles County, Missouri

Access Property

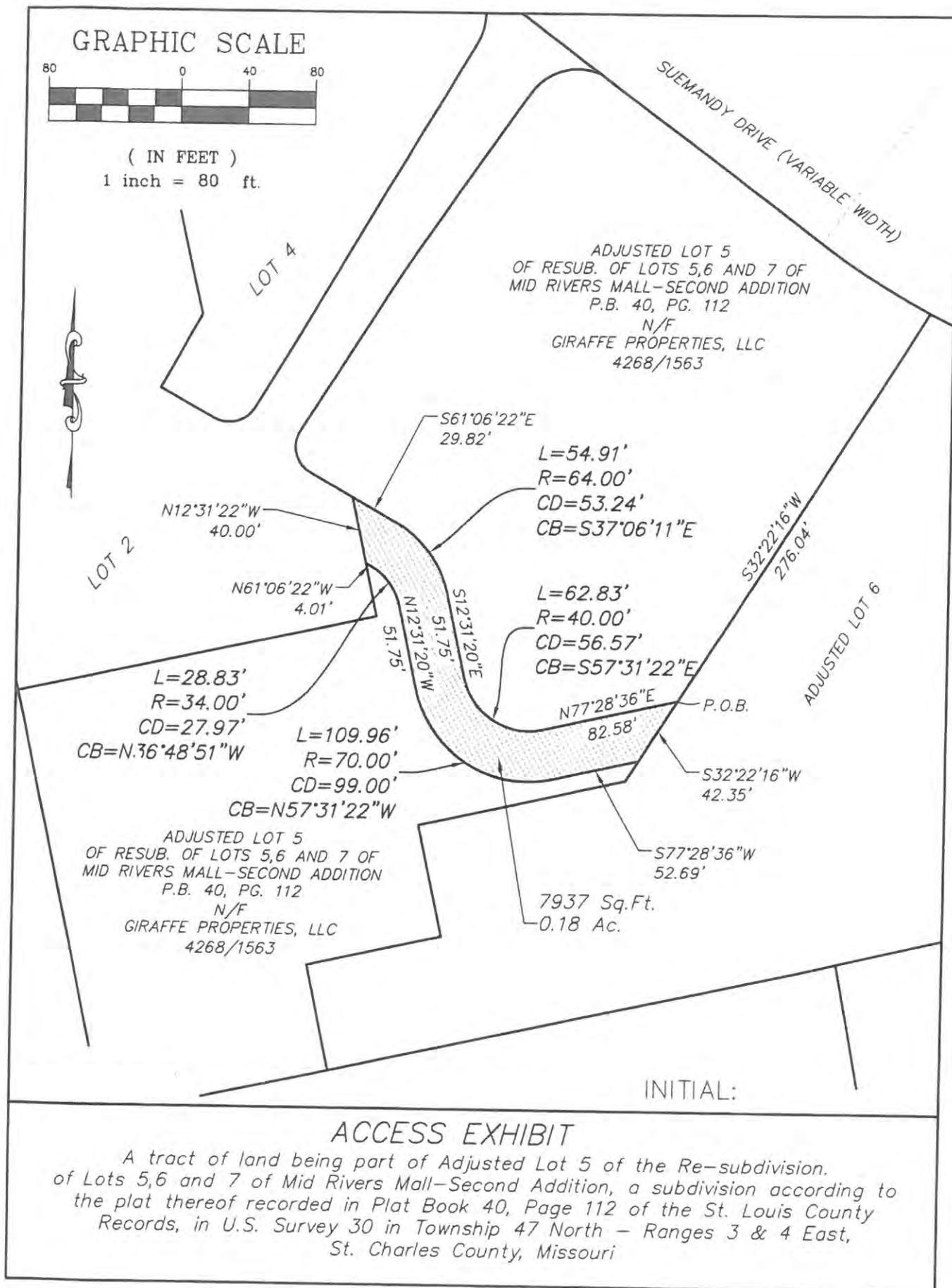


EXHIBIT C

Five-Year Plan

The information and details outlined in the following pages represents the strategies, activities, and budgets that will be undertaken during the next five years of the Suemandy Drive Two Community Improvement District (the “*District*”) in the City of St. Peters, Missouri. It is an integral and composite part of the Petition to Add Real Property to the Suemandy Drive Two Community Improvement District and to Amend the Amended Petition for the Creation of the Suemandy Drive Two Community Improvement District (the “*Petition*”) to which this Five-Year Plan is attached.

Purpose

The purpose of the District is to promote the redevelopment of an existing retail shopping center and to induce new activity in an area that has been lacking in growth and development, improve business development opportunities, and enhance property values by developing and promoting coordinated project infrastructure improvements benefiting the property owners and business operators within the District. The District has also imposed certain funding mechanisms to provide for its effective administration and financial sustainability.

Services

The District does not anticipate funding any services within its boundaries.

Improvements

The District was formed for the purpose of constructing and financing of certain improvements as permitted under the CID Act, including the (a) construction, reconstruction, installation, repair and maintenance of the exterior of Mid Rivers Plaza located within the Existing Property; (b) sidewalks, streets, utilities, water, storm and sewer systems, parking lots and other facilities, streetscape, lighting, walls and barriers and other useful, necessary or desired improvements located within the Existing Property; (c) accompanying grading, drainage, pavement, curb, gutter, sidewalk, stormwater facilities, signing, striping, lighting, landscaping and other similar or related improvements within the Existing Property; and (d) accompanying professional fees and expenses including, without limitation, engineering (civil, traffic, road design, and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the District) (the “*Original Project*”). Construction of the Original Project is substantially complete.

In addition, upon approval of the Petition, the District’s project will include the financing of certain improvements as permitted under the CID Act, including the (a) construction, reconstruction, installation, repair and maintenance of the exterior of Mid Rivers Plaza located within the Suemandy One Property; (b) sidewalks, streets, utilities, water, storm and sewer systems, parking lots and other facilities, streetscape, lighting, walls and barriers and other useful, necessary or desired improvements located within the Suemandy One Property; (c) accompanying grading, drainage, pavement, curb, gutter, sidewalk, stormwater facilities,

signing, striping, lighting, landscaping and other similar or related improvements within the Suemandy One Property; and (d) accompanying professional fees and expenses including, without limitation, engineering (civil, traffic, road design, and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the Suemandy One CID) (the “*Additional Project*”). Construction of the Additional Project was previously completed by the Suemandy One CID.

Neither the Original Project nor the Additional Project includes any construction, reconstruction, installation, repair or maintenance of the interior of any building at Mid Rivers Plaza.

Following approval of the Petition, the District will assume the Suemandy One CID Obligations issued by the Suemandy One CID to fund the Additional Project. The District will repay the District Obligations and the Suemandy One CID Obligations originally issued to fund the Original Project and the Additional Project as provided in this Five-Year Plan. No additional obligations may be issued to finance additional costs of the Original Project or the Additional Project; however, the District may issue obligations to refinance the District Obligations and/or the Suemandy One CID Obligations.

Estimated Costs

It is expected that the costs of the Original Project and the Additional Project will be approximately \$4,425,000, exclusive of interest, debt service reserve and other costs of issuance. The budget for the Original Project and the Additional Project is attached.

Five-Year Plan

Year One: (2019)

In the eleventh year of existence, the District will monitor progress on the continued marketing and development of businesses within the District. It is anticipated that the Petition will be approved by the City, and that the Suemandy One CID will repeal its sales tax. The Board shall take all actions necessary to assume the Suemandy One CID Obligations.

The District will also collect the CID Sales Tax and apply the revenues, subject to annual appropriation, to the payment of (1) the administration costs of the District and the Suemandy One CID and (2) debt service on the outstanding District Obligations and the Suemandy One CID Obligations, as follows:

- The District will apply CID Sales Tax revenues collected within the Existing Property to the payment of debt service on the outstanding District Obligations until such time as the District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy One CID Obligations.
- The District will apply CID Sales Tax revenues collected within the Suemandy One Property to the payment of debt service on the outstanding Suemandy One CID Obligations until such time as the Suemandy One CID Obligations are repaid

in full and then to the payment of debt service on the outstanding District Obligations.

Year Two: (2020)

In the twelfth year of existence, the District will monitor progress on the continued marketing and development of businesses within the District.

The District will also collect the CID Sales Tax and apply the revenues, subject to annual appropriation, to the payment of (1) the administration costs of the District and the Suemandy One CID and (2) debt service on the outstanding District Obligations and the Suemandy One CID Obligations, as follows:

- The District will apply CID Sales Tax revenues collected within the Existing Property to the payment of debt service on the outstanding District Obligations until such time as the District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy One CID Obligations.
- The District will apply CID Sales Tax revenues collected within the Suemandy One Property to the payment of debt service on the outstanding Suemandy One CID Obligations until such time as the Suemandy One CID Obligations are repaid in full and then to the payment of debt service on the outstanding District Obligations.

Year Three: (2021)

In the thirteenth year of existence, the District will monitor progress on the continued marketing and development of businesses within the District.

The District will also collect the CID Sales Tax and apply the revenues, subject to annual appropriation, to the payment of (1) the administration costs of the District and the Suemandy One CID and (2) debt service on the outstanding District Obligations and the Suemandy One CID Obligations, as follows:

- The District will apply CID Sales Tax revenues collected within the Existing Property to the payment of debt service on the outstanding District Obligations until such time as the District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy One CID Obligations.
- The District will apply CID Sales Tax revenues collected within the Suemandy One Property to the payment of debt service on the outstanding Suemandy One CID Obligations until such time as the Suemandy One CID Obligations are repaid in full and then to the payment of debt service on the outstanding District Obligations.

Year Four: (2022)

In the fourteenth year of existence, the District will monitor progress on the continued marketing and development of businesses within the District.

The District will also collect the CID Sales Tax and apply the revenues, subject to annual appropriation, to the payment of (1) the administration costs of the District and the Suemandy One CID and (2) debt service on the outstanding District Obligations and the Suemandy One CID Obligations, as follows:

- The District will apply CID Sales Tax revenues collected within the Existing Property to the payment of debt service on the outstanding District Obligations until such time as the District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy One CID Obligations.
- The District will apply CID Sales Tax revenues collected within the Suemandy One Property to the payment of debt service on the outstanding Suemandy One CID Obligations until such time as the Suemandy One CID Obligations are repaid in full and then to the payment of debt service on the outstanding District Obligations.

Year Five: (2023)

In the fifteenth year of existence, the District will monitor progress on the continued marketing and development of businesses within the District.

The District will also collect the CID Sales Tax and apply the revenues, subject to annual appropriation, to the payment of (1) the administration costs of the District and the Suemandy One CID and (2) debt service on the outstanding District Obligations and the Suemandy One CID Obligations, as follows:

- The District will apply CID Sales Tax revenues collected within the Existing Property to the payment of debt service on the outstanding District Obligations until such time as the District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy One CID Obligations.
- The District will apply CID Sales Tax revenues collected within the Suemandy One Property to the payment of debt service on the outstanding Suemandy One CID Obligations until such time as the Suemandy One CID Obligations are repaid in full and then to the payment of debt service on the outstanding District Obligations.

Original Project and Additional Project Budget

PROJECT: MID RIVERS PLAZA



Mid Rivers Plaza CID Budget

description	area #1	area #2	new cost 2008.		comments
			2009		
1 overlay parking lots	\$217,006	\$238,000	\$455,006		includes patch allowance
2 restripe lot	\$8,574	\$7,603	\$16,177		
3 replace fence along rear retaining wall	\$29,400		\$29,400		behind toys/kids
4 replace fence behind Bed/Bath/Thomasville		\$21,000	\$21,000		
5 replace damaged curbs...allowance	\$26,712	\$23,688	\$50,400		assumes 2000 of curbs
6 replace damaged walks	\$42,525	\$16,538	\$59,063		assumes 7500 sq ft
7 pylon signage	\$122,000	\$0	\$122,000		
8 replace concrete entrances	\$26,565		\$26,565		assumes two to be replaced
9 repair versilock wall at church	\$13,388		\$13,388		
10 rr tile wall replacement along rear drive lane	\$117,600		\$117,600		replace railroad ties with versa-lock
11 rr tile wall repair along rear drive lane	\$29,400		\$29,400		allowance to replace damage
12 hvac unit only replacement	\$264,571	\$230,000	\$484,571		
13 recaulk all joints/ elements	\$16,612	\$14,731	\$31,343		
14 repaint rear of all buildings/sides	\$24,608	\$15,082	\$39,690		
15 flashing repairs...included in roofing numbers			\$0		allowance to replace damage
16 landscaping	\$28,429	\$21,446	\$49,875		rework all planting areas
17 spot tuckpointing work	\$9,923	\$6,615	\$16,538		allowance to replace damage
18 new roof on area C retail	\$63,500		\$63,500		see roof report
19 new roof on area A,B,and D retail	\$318,900		\$318,900		see roof report
20 new roof on area Hancock/ Factory Card/BB and B, Thomasville		\$504,621	\$504,621		re-roof not tear off
21 facelift on areas 2-11	\$900,974		\$900,974		complete new concept on exterior
22 facelift on Bed-Bath and old Thomasville space		\$337,713	\$337,713		new entry element/ façade mods
23 exterior mods for Johnie Mac's		\$367,500	\$367,500		exterior mods
24 exterior/ mods for Toys R Us			\$0		exterior renovations
25 replace existing parking lot poles/lights	\$112,970	\$100,181	\$213,150		upgrade light levels
general conditions 5.25 %	\$111,669	\$77,336	\$189,005		
contractor's overhead 5.5 %	\$115,431	\$89,323	\$204,754		
contractor's profit 1%	\$22,142	\$17,134	\$39,276		
architect engineering fees	\$147,798	\$60,368	\$208,166		
Total Cost	\$2,760,604	\$2,148,878	\$4,009,572		
	\$2,506,123	\$1,918,878	\$4,425,001		

Exhibit B

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is made and entered into as of this 23rd day of January, 2020, among the CITY OF ST. PETERS, MISSOURI (together with its successors and assigns, the “**City**”), a Missouri fourth-class city, THE GREWE LIMITED PARTNERSHIP (together with its successors and assigns, the “**Developer**”), a Missouri limited partnership, the SUEMANDY DRIVE ONE COMMUNITY IMPROVEMENT DISTRICT, a Missouri community improvement district (together with its successors and assigns, the “**Suemandy One District**”), and the SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT (together with its successors and assigns, the “**Suemandy Two District**,” and collectively with the Suemandy One District, the “**Districts**”) (the City, the Developer, the Suemandy One District and the Suemandy Two District being collectively referred to herein as the “**Parties**” and individually as a “**Party**,” as the context so requires). *Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Original Agreement (as defined below).*

WITNESSETH:

WHEREAS, the City, the Developer, the Suemandy One District and the Suemandy Two District are parties to that certain Development Agreement dated as of December 8, 2008 (the “**Original Agreement**” and, together with this Amendment, the “**Agreement**”).

WHEREAS, each of the Districts undertook the District Project within their respective boundaries pursuant to the Original Agreement and issued District Obligations secured by revenues generated from a District Sales Tax imposed within their respective boundaries to reimburse the Developer for Reimbursable Project Costs.

WHEREAS, the District Obligations issued by the Suemandy Two District are being repaid more quickly than the District Obligations issued by the Suemandy One District.

WHEREAS, the City has approved the *Petition To Add Real Property To The Suemandy Drive Two Community Improvement District And To Amend The Amended Petition For The Creation Of The Suemandy Drive Two Community Improvement District* (the “**Second Amended Petition**”), pursuant to which (1) the boundaries of the Suemandy Two District were amended to add the “**Additional Property**” (as described on **Exhibit D** hereto), which includes the property within the Suemandy One District, and (2) description of the Suemandy Two District’s project was amended to include the “**Additional Project**” (as further described on **Exhibit A** hereto), which includes financing the portion of the District Project undertaken by the Suemandy One District. The original boundaries of the Suemandy Two District are herein referred to as the “**Existing Property**.” The original project of the Suemandy Two District is herein referred to as the “**Original Project**.”

WHEREAS, the Parties desire to amend the Original Agreement to allow for the Suemandy Two District to assume the District Obligations issued by the Suemandy One District.

NOW, THEREFORE, in consideration of the premises and promises contained herein and good and valuable consideration, the adequacy and sufficient of which are hereby acknowledged, the parties hereto agree as follows:

1. RECITALS; INTERPRETATIONS. The above recitals are hereby incorporated into this Amendment as if fully set forth herein.

2. AMENDMENT TO LEGAL DESCRIPTION OF THE SUEMANDY TWO DISTRICT BOUNDARY. **Exhibit D** attached to the Original Agreement is hereby amended by deleting the existing **Exhibit D** and inserting in substitution thereof the amended **Exhibit D** attached hereto.

3. AMENDMENT TO DESCRIPTION OF THE SUEMANDY TWO DISTRICT PROJECT. **Exhibit A** attached to the Original Agreement is hereby amended by deleting the existing **Exhibit A** and inserting in substitution thereof the amended **Exhibit A** attached hereto. The Parties acknowledge that the construction of the District Project is substantially complete.

4. ASSUMPTION OF OBLIGATION TO REPAY THE SUEMANDY ONE DISTRICT OBLIGATIONS. Following approval of this Amendment, Suemandy Two District will assume the District Obligations previously issued by the Suemandy One District (the “**Suemandy One District Obligations**”). Upon the Suemandy Two District’s assumption of the Suemandy One District Obligations and the repeal of the District Sales Tax imposed by the Suemandy One District, the Suemandy Two District will be solely responsible for the repayment of the District Obligations issued by the Suemandy Two District (the “**Suemandy Two District Obligations**”) and the Suemandy One CID Obligations from the District Sales Tax imposed by the Suemandy Two District, subject to annual appropriation. No additional District Obligations may be issued to finance additional costs of the District Project; however, the Suemandy Two District may issue obligations to refinance the Suemandy Two District Obligations and/or the Suemandy One District Obligations.

5. REPEAL OF SUEMANDY ONE DISTRICT SALES TAX. Upon the Suemandy Two District’s assumption of the Suemandy One District Obligations, the Suemandy One District shall take all required actions to repeal its District Sales Tax in accordance with the CID Act; provided that, the repeal of the Suemandy One District’s District Sales Tax will not impair the ability of the Suemandy One District to repay any liabilities it has incurred, moneys it has borrowed or obligations it has issued to finance any improvements or services rendered for the Suemandy One District. Thereafter, all references in the Original Agreement to the “District Sales Tax” shall apply solely to the “District Sales Tax” imposed by the Suemandy Two District. Upon repeal of the Suemandy One District’s District Sales Tax, the Suemandy One District shall apply the remaining District Sales Tax Revenues according to its then-authorized budget. At no time shall the District Sales Tax levied within the Districts exceed one percent (1%).

6. APPLICATION OF SUEMANDY TWO DISTRICT SALES TAX.

(a) Following the Suemandy Two District’s assumption of the Suemandy One District Obligations and the repeal of the District Sales Tax imposed by the Suemandy One District, the District Sales Tax Revenues generated from the Suemandy Two District’s District Sales Tax shall be applied, subject to annual appropriation, to the payment of (1) the Operating Costs of the Suemandy Two District and the Suemandy One District (in an amount not to exceed the Annual Operating Fund Deposit applicable to each District) and (2) debt service on the outstanding the Suemandy Two District Obligations and the Suemandy One District Obligations, in the following order of priority:

(i) District Sales Tax Revenues collected within the Existing Property will first be applied to the payment of debt service on the outstanding Suemandy Two District Obligations until such time as the Suemandy Two District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy One District Obligations.

(ii) District Sales Tax Revenues collected within the Additional Property will first be applied to the payment of debt service on the outstanding Suemandy One District Obligations until such time as the Suemandy One District Obligations are repaid in full and then to the payment of debt service on the outstanding Suemandy Two District Obligations.

(b) After the required deposit into the Operating Fund, District Sales Tax Revenues shall continue to be deposited into the respective Revenue Funds established for each District until such time as the District Obligations have been repaid in full.

7. FURTHER AMENDMENTS TO DEVELOPMENT AGREEMENT. Following the repeal of the District Sales Tax imposed by the Suemandy One District and the Suemandy Two District's assumption of the Suemandy One District Obligations:

(a) All references in the Original Agreement, including in **Sections 1.2 and 3.2 and Article 5**, to the obligation of the Suemandy One District to allocate, deposit, or transfer District Sales Tax Revenues into any fund or account, including the Operating Fund, Debt Service Reserve Fund, the Revenue Fund, and the Trust Fund for said District, shall be understood to be an obligation of the Suemandy Two District, subject to annual appropriation of its Board of Directors, from District Sales Tax Revenues collected within the Additional Property.

(b) All references in the Original Agreement, including in **Sections 1.2 and 3.4 and Article 5**, to the obligations of the Suemandy One District to pay Operating Costs of said District shall be understood to be an obligation of the Suemandy Two District, subject to annual appropriation of its Board of Directors, from District Sales Tax Revenues collected within the Additional Property.

(c) All references in the Original Agreement to the Suemandy One District Reimbursable Project Costs shall be understood to be those Reimbursable Project Costs of the Additional Project. All references to the Suemandy Two District Reimbursable Project Costs shall be understood to be those Reimbursable Project Costs of the Original Project.

(d) The Suemandy Two District shall separately account for the Additional Project and the District Sales Tax Revenues generated within the Additional Property, and for the Original Project and District Sales Tax Revenues generated within the Existing Property.

(e) All obligations of the Suemandy One District referenced in **Sections 8.2 and 8.4** of the Original Agreement shall be understood to be an obligation of the Suemandy Two District.

8. REIMBURSEMENT OF FEES. The Suemandy Two District shall reimburse the City for the reasonable and actual expenses incurred by the City to review this Amendment and the Second Amended Petition, including, but not limited to, attorneys' fees and costs of publication.

9. AUTHORIZATION. Each of the Parties represents and warrants to the other that it is authorized to enter into this Amendment and has taken all necessary action to approve the execution of this Amendment.

10. ORIGINAL AGREEMENT. Except as expressly modified hereby, all other terms and conditions of the Original Agreement remain in full force and effect. In the event of a conflict between this Amendment and the terms of the Original Agreement, the terms of this Amendment shall govern.

11. COUNTERPARTS. This Amendment may be executed in counterparts, each of which shall constitute an original.

(The remainder of this page is intentionally left blank.)

**SUEMANDY DRIVE ONE COMMUNITY
IMPROVEMENT DISTRICT**

By: _____
Name: _____
Title: Chairman

ACKNOWLEDGMENT

STATE OF MISSOURI)
) **SS.**
COUNTY OF ST. CHARLES)

On this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, to me personally known, who, being by me duly sworn, did say that he/she is the Chairman of the **SUEMANDY DRIVE ONE COMMUNITY IMPROVEMENT DISTRICT**, a Missouri community improvement district, and that said instrument was signed in behalf of said district by authority of its Board of Directors, and said officer acknowledged said instrument to be the free act and deed of said district.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Name: _____
Notary Public in and for said State
Commissioned in _____ County

(SEAL)

My commission expires: _____

**SUEMANDY DRIVE TWO COMMUNITY
IMPROVEMENT DISTRICT**

By: _____
Name: _____
Title: Chairman

ACKNOWLEDGMENT

STATE OF MISSOURI)
) **SS.**
COUNTY OF ST. CHARLES)

On this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, to me personally known, who, being by me duly sworn, did say that he/she is the Chairman of the **SUEMANDY DRIVE TWO COMMUNITY IMPROVEMENT DISTRICT**, a Missouri community improvement district, and that said instrument was signed in behalf of said district by authority of its Board of Directors, and said officer acknowledged said instrument to be the free act and deed of said district.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Name: _____
Notary Public in and for said State
Commissioned in _____ County

(SEAL)

My commission expires: _____

EXHIBIT A

AMENDED DESCRIPTION OF DISTRICT PROJECT

Suemandy One District. The portion of the District Project to be completed by or on behalf of the Suemandy One District includes the (a) construction, reconstruction, installation, repair and maintenance of the exterior of Mid Rivers Plaza located within the Suemandy One District; (b) sidewalks, streets, utilities, water, storm and sewer systems, parking lots and other facilities, streetscape, lighting, walls and barriers and other useful, necessary or desired improvements located within the Suemandy One District; (c) accompanying grading, drainage, pavement, curb, gutter, sidewalk, stormwater facilities, signing, striping, lighting, landscaping and other similar or related improvements within the Suemandy One District; and (d) accompanying professional fees and expenses including, without limitation, engineering (civil, traffic, road design, and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the Suemandy One District), all as further described in and limited to the architectural renderings and concept site plan and estimated project budget attached to the Original Agreement.

Suemandy Two District. The portion of the District Project to be completed by or on behalf of the Suemandy Two District includes the (a) construction, reconstruction, installation, repair and maintenance of the exterior of Mid Rivers Plaza located within the Existing Property; (b) sidewalks, streets, utilities, water, storm and sewer systems, parking lots and other facilities, streetscape, lighting, walls and barriers and other useful, necessary or desired improvements located within the Existing Property; (c) accompanying grading, drainage, pavement, curb, gutter, sidewalk, stormwater facilities, signing, striping, lighting, landscaping and other similar or related improvements within the Existing Property; and (d) accompanying professional fees and expenses including, without limitation, engineering (civil, traffic, road design, and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the Suemandy Two District), all as further described in and limited to the architectural renderings and concept site plan and estimated project budget attached to the Original Agreement (the “***Original Project***”).

In addition, upon approval of the Second Amended Petition, the Suemandy Two District’s project includes the financing of certain improvements completed by or on behalf of the Suemandy One District, including the (a) construction, reconstruction, installation, repair and maintenance of the exterior of Mid Rivers Plaza located within the boundaries of the Suemandy One District; (b) sidewalks, streets, utilities, water, storm and sewer systems, parking lots and other facilities, streetscape, lighting, walls and barriers and other useful, necessary or desired improvements located within the boundaries of the Suemandy One District; (c) accompanying grading, drainage, pavement, curb, gutter, sidewalk, stormwater facilities, signing, striping, lighting, landscaping and other similar or related improvements within the boundaries of the Suemandy One District; and (d) accompanying professional fees and expenses including, without limitation, engineering (civil, traffic, road design, and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the Suemandy One District) all as further described in and limited to the

architectural renderings and concept site plan and estimated project budget attached to the Original Agreement (the “*Additional Project*”).

No Interior Improvements. Notwithstanding any statement in the Agreement, the estimated project budget attached to the Original Agreement, the Petitions or the Second Amended Petition to the contrary, the District Project shall not include any construction, reconstruction, installation, repair or maintenance of the interior of any building at Mid Rivers Plaza.

EXHIBIT D

AMENDED LEGAL DESCRIPTION OF THE DISTRICTS

Suemandy One District

Suemandy Two District

“Existing Property”:

Lot 8 of Mid Rivers Mall Second Addition, as per plat thereof recorded in Plat Book 29, Page 15 of the St. Charles County Records;

together with:

Parcels 1 and 2 of part of Lot D of Mid Rivers Mall Plat Three, as per plat thereof recorded in Plat Book 22, Page 31 of the St. Charles County Records.

together with:

Adjusted Lot 6 of the Resubdivision of Lots 5, 6, and 7 of Mid Rivers Mall – Second Addition as per plat recorded in Plat Book 40, Page 112 of the St. Charles County, Missouri Recorder's Office.

“Additional Property”:

Access Property:

A tract of land being part of Adjusted Lot 5 of the Re-subdivision of Lots 5, 6 and 7 of Mid Rivers Mall-Second Addition, a subdivision according to the plat thereof recorded in Plat Book 40, Page 112 of the St. Louis County Records, in U.S. Survey 30 in Township 47 North - Ranges 3 & 4 East, St. Charles County, Missouri and being more particularly described as:

BEGINNING at a point on the Southeast line of said Adjusted Lot 5 being distant S 32° 22' 16" E, a distance of 276.04 from the most Eastern corner thereof; Thence S 32° 22' 16" W a distance of 42.35 feet to a point; Thence, S 77° 28' 36" W for a distance of 52.69 feet to point; Thence, along a curve to the right, having a radius of 70.00 feet, an arc length of 109.96 feet and whose long chord bears N 57° 31' 22" W for a chord distance of 99.00 feet; Thence, N 12° 31' 20" W for a distance of 51 .75 feet a point; Thence, along a curve to the left, having a radius of 34.00 feet, an arc length of 28.83 feet and whose long chord bears N 36° 48' 51" W for a chord distance

of 27.97 feet; Thence, N 61 ° 06' 22" W a distance of 4.01 feet to a point; Thence, N 12° 31' 22" W a distance of 40.00 feet to a point; Thence, S 61 ° 06' 22" E for a distance of 29.82 feet to the beginning of a non-tangential curve; Thence, along a curve to the right, having a radius of 64.00 feet, an arc length of 54.91 feet and whose long chord bears S 37° 06' 11" E for a chord distance of 53.24 feet; Thence, S 12° 31' 20" E for a distance of 51 .75 feet to a point; Thence, along a curve to the left, having a radius of 40.00 feet, an arc length of 62.83 feet and whose long chord bears S 57° 31' 22" E for a chord distance of 56.57 feet; Thence N 77° 28' 36" E a distance of 82.58 feet to the POINT OF BEGINNING and containing 7,937 square feet according to calculations by Pickett, Ray & silver, Inc. on February 20, 2017.

Suemandy One Property:

A tract of land being Lots 1, 2, 3 of Mid Rivers Mall Second Addition, a subdivision according to the plat thereof recorded in Plat Book 29, Page 15 of the St. Charles County Records, in U.S. Survey 30 in Township 47 North - Ranges 3 & 4 East, St. Charles County, Missouri and being more particularly described as:

BEGINNING at the Northwest corner of said Lot 1, said point being on the South right-of- way line of Suemandy Drive, 80.00 feet wide; Thence, along a curve to the right, having a radius of 532.96 feet, an arc length of 92.39 feet and whose long chord bears N 72° 57' 40" E for a chord distance of 92.27 feet; Thence, N 77° 55' 38" E for a distance of 429.29 feet to a point; Thence, along a curve to the right, having a radius of 532.96 feet, an arc length of 241.47 feet and whose long chord bears S 89° 05' 35" E for a chord distance of 239.41 feet to a Joint; Thence, S 13° 12' 43" E a distance of 334.86 feet to a point; Thence, S 28° 53' 38" W a distance of 50.39 feet to a point; Thence, S 61 ° 06' 22" E for a distance of 37.09 feet to the beginning of a curve; Thence, along a curve to the left, having a radius of 18.00 feet, an arc length of 27 .15 feet and whose long chord bears N 75° 41 ' 08" E for a chord distance of 24.65 feet to a point; Thence, N 30° 37' 57" E for a distance of 255.35 feet to a point; Thence, along a curve to the left, having a radius of 35.00 feet, an arc length of 42.11 feet and whose long chord bears N 05° 24' 35" W for a chord distance of 39.62 feet to a point; Thence, S 53° 33' 27" E for a distance of 96.79 feet to a point; Thence along a curve to the left, having a radius of 35.00 feet, an arc length of 47.67 feet and whose long chord bears S 73° 41 ' 51" W for a chord distance of 44.07 feet to a point; Thence S 34 ° 40' 53" W a distance of 129.13 feet to a point; Thence, '3 32° 27' 1 O" W for a distance of 113.44 feet to a point; Thence along a curve to the left, having a radius of 17.88 feet, an arc length of 29.45 feet and whose long chord bears S 14 ° 1 O' 57" E for a chord distance of 26.23 feet to a point; Thence, S 61 ° 06' 22" E a distance of 29.58 feet to a point; Thence, S 12° 31' 22" E a distance of 40.00 feet to a point; Thence, S 12° 31' 22" E a distance of 32.56 feet to a point; Thence, S 77° 28' 38" W a distance of 220.00 feet to a point; Thence, N 12° 17' 02" W a distance of 37.79 feet to a point; Thence, S 77° 42' 58" W a distance of 248.09 feet to a point; Thence, N 14° 58' 05" W a distance of 13.00 feet to a point; Thence, N 53° 32' 59" W a distance of 37.56 feet to a point; Thence, N 36° 16' 20" E a distance of 20.00 feet to a point; Thence, N 53° 43' 40" W a distance of 13.99 feet to a point; Thence, S 36° 16' 20" W a distance of 20.00 feet to a point; Thence, N 53° 32' 28" W a distance of 68.17 feet to a point; Thence, N 75° 08' 31" W a distance of 36.52 feet to a point; Thence, S 75° 15' 08" W a distance of 81 .73 feet to a point; Thence, N 12° 57' 14" W a distance of 25.10 feet to a point; Thence, S 77° 37' 06" W a distance of 151 .50

feet to a point; Thence, N 12° 57' 04" W a distance of 151.48 feet to a point; Thence, S 77° 55' 38" W a distance of 12.38 feet to a point; Thence, N 12° 04' 22" W for a distance of 251.98 feet to the POINT OF BEGINNING and containing 392, 798 square feet or 9.02 acres more or less.

Boundary Map



RESOLUTION NO.

A RESOLUTION CALLING UPON THE CITY CLERK TO TRANSMIT TO THE ST. CHARLES COUNTY ELECTION AUTHORITY THE LEGAL NOTICE TO BE PUBLISHED FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY OF ST. PETERS, MISSOURI ON APRIL 7, 2020

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, that the City Clerk of the City of St. Peters transmit to the St. Charles County Election Authority on or before the tenth Tuesday prior to April 7, 2020, the following legal notice of the general municipal election to be held in the City of St. Peters, Missouri, to wit:

NOTICE OF GENERAL MUNICIPAL ELECTION OF THE CITY OF ST. PETERS, MISSOURI, TO BE HELD IN SAID CITY ON TUESDAY, APRIL 7, 2020

TAKE NOTICE that the general municipal election will be held in the City of St. Peters, Missouri on Tuesday, April 7, 2020, which election will be conducted by the St. Charles County Election Authority. At this election the offices of an Alderman for the First Ward, Alderman for the Second Ward, Alderman for the Third Ward, Alderman for the Fourth Ward, and Mayor of the City of St. Peters, shall be filled.

The Ballot at said election shall be in substantially the following form:

OFFICIAL BALLOT
City of St. Peters, Missouri
Tuesday, April 7, 2020

FOR MAYOR OF THE CITY OF ST. PETERS

Four (4) Year Term
(Vote for one (1))

Leonard B. (Len) Pagano

FOR ALDERMAN OF THE FIRST WARD

Four (4) Year Term
(Vote for one (1))

John "Rocky" Reitmeyer

No.

FOR ALDERMAN OF THE SECOND WARD

Four (4) Year Term
(Vote for one (1))

- Dr. Gregg Steven Sartorius
- Kashfia M. Rahman

FOR ALDERMAN OF THE THIRD WARD

Four (4) Year Term
(Vote for one (1))

- Melissa Renee Reimer

FOR ALDERMAN OF THE FOURTH WARD

Four (4) Year Term
(Vote for one (1))

- Patrick A. Barclay

INSTRUCTIONS TO VOTERS

To choose candidates, follow the instructions below each office, i.e.: (Vote for one (1)) where designated by darkening in the oval(s) completely next to your choice(s): like this:



The polls for said election shall be open from 6:00 A.M. central standard time to 7:00 P.M. central standard time. The polling places shall be as designated by the St. Charles County Election Authority.

Given under my hand and corporate seal of the City of St. Peters, Missouri,
this _____ day of _____, 2020.

(SEAL)

Patricia E. Smith
Clerk of the City of St. Peters, Missouri

BE IT FURTHER RESOLVED that no part of this resolution shall be construed that the Aldermen to be elected at said election shall be elected within the City at large.

No.

Read and adopted this 23rd day of January, 2020.

Len Pagano, As Presiding Officer and as Mayor

Attest: _____
Patricia E. Smith, City Clerk

DRAFT

No.

RESOLUTION NO.

A RESOLUTION OF THE CITY OF ST. PETERS, MISSOURI, SELECTING AN UNDERWRITER AND AUTHORIZING CERTAIN PRELIMINARY ACTIONS RELATING TO THE PROPOSED SALE OF THE CITY'S REFUNDING CERTIFICATES OF PARTICIPATION (CITY OF ST. PETERS, MISSOURI, LESSEE), SERIES 2020.

WHEREAS, the City of St. Peters, Missouri (the "City") has previously authorized WM Financial Strategies, acting as the City's municipal advisor (the "Municipal Advisor"), to solicit proposals from qualified underwriting firms in connection with the proposed delivery and sale of Refunding Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2020 (the "Certificates"); and

WHEREAS, Northland Securities, Inc. (the "Underwriter") has submitted its proposal for underwriting services in connection with the Certificates dated January 17, 2020 (the "Proposal"), a copy of which is attached to this Resolution as **Exhibit A** and incorporated by reference; and

WHEREAS, Rule G-17 of the Municipal Securities Rulemaking Board (the "MSRB"), requires all underwriters of municipal securities to provide certain written disclosures to prospective issuers and to obtain timely written acknowledgement of such disclosures and, at the request of the City, the Underwriter has included in the Proposal certain disclosures as required by Rule G-17; and

WHEREAS, after receipt and review of the Proposal and the recommendation thereof by the City's staff and financial advisor, the City wishes to accept the Proposal, to select the Underwriter as underwriter for the Certificates, and to provide acknowledgement of the disclosures provided in the Proposal in accordance with MSRB Rule G-17 and, if required, acknowledgment that it has not specified a retail order period requirement pursuant to MSRB Rule G-11.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

Section 1. The Proposal is hereby accepted and Northland Securities, Inc. is hereby designated as underwriter for the Certificates in accordance with and subject to the terms of the Proposal, all subject to final approval of the transaction by the Board of Aldermen at a later date, such approval to be in the complete discretion of the Board of Aldermen. Nothing herein shall bind or obligate the City to pursue the delivery and sale of the Certificates.

Section 2. The Board of Aldermen hereby approves the Preliminary Official Statement in substantially the form attached hereto as **Exhibit B**, with such changes and additions thereto as the Mayor deems necessary or appropriate. The appropriate officers and representatives of the City are hereby authorized to use such document in connection with the sale of the Certificates. The City hereby deems the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and for the purpose of enabling the Underwriter to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the appropriate officers of the City are hereby authorized, if requested, to provide the Underwriter a letter or certification to that effect, and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Underwriter to comply with the requirements of such rule.

Section 3. The Board of Aldermen, solely to facilitate the Underwriter's compliance with Rule G-17 in connection with the delivery of the Certificates, hereby acknowledges receipt of the disclosures provided in the Proposal. The Mayor is authorized to execute, on the City's behalf, an acknowledgment of receipt of the disclosures provided in the Proposal pursuant to MSRB Rule G-17, and, if required, an acknowledgment that it has not specified a retail order period requirement pursuant to MSRB Rule G-11.

Section 4. This Resolution shall be in full force and effect from and after its passage.

PASSED by the Board of Aldermen and approved by the Mayor this 23rd day of January, 2020.

Len Pagano, as Presiding Officer and as Mayor

ATTEST:

Patricia E. Smith, City Clerk

EXHIBIT A

PROPOSAL

[On file in the office of the City Clerk.]

EXHIBIT B

PRELIMINARY OFFICIAL STATEMENT

[On file in the office of the City Clerk.]



City of St. Peters, Missouri
Request for Proposals for Underwriter of
\$15,850,000 Refunding COPs, Series 2020



January 17, 2020

Northland Securities, Inc.

Missouri Office: 100 Chesterfield Business Parkway | Suite 200 | Chesterfield, Missouri 63005

Corporate Office: 150 South Fifth Street | Suite 3300 | Minneapolis, Minnesota 55402



January 17, 2020

Ms. Joy A. Howard, Principal
WM Financial Strategies
11710 Administration Drive, Suite 7
St. Louis, MO 63146
Via email to: jhoward@wmfinancialstrategies.com

Ms. Beth French, Director of Finance
City of St. Peters, Missouri
One St. Peters Centre Boulevard
St. Peters, MO 63376
Via email to: bfrench@stpetersmo.net

Dear Ms. Howard and Ms. French:

Northland Securities, Inc. ("Northland") is pleased to submit our proposal to provide underwriting services to the City of St. Peters, Missouri (the "City") for its upcoming Refunding Certificates of Participation, Series 2020 (the "Certificates"). Northland has a dedicated coverage team for Missouri, and we are excited to build on our significant underwriting experience in the state.

Northland Securities is a regional broker-dealer with a national reach. On a daily basis, our underwriting and trading desks participate in the bond market: committing capital in competitive sale bids, utilizing our distribution network in negotiated underwriting, and trading in the secondary market. This is complemented by our scope of public finance services we provide when developing a plan of finance and executing on it.

Northland brings its underwriting prowess – #8 ranked nationally in number of competitive/negotiated bank-qualified transactions as managing underwriter, totaling \$507 million par in 2018 (Bloomberg Finance L.P.) – and commitment to the Missouri public finance market to this engagement. The City will benefit from our retail and institutional network during a time when a diversity of investors is important to underwriting execution.

Northland has built its reputation on being attentive to client needs and responding with creative and prudent ideas. Our philosophy of "providing direction" with our services and "producing results" with our execution will help the City reach its goals.

Thank you for this opportunity to submit our proposal. We at Northland Securities are excited about the City's upcoming Certificates and we are prepared to devote substantial time and resources to ensure the success of the financing. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Joe Britt". The signature is fluid and cursive, with the first name "Joe" being larger and more prominent than the last name "Britt".

Joe Britt
Managing Director
636.681.1833 | jbritt@northlandsecurities.com

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1. Proposal Summary

Northland Securities, Inc. (“Northland”) is responding to serve as underwriter for the City’s Certificates.

Firm Overview

Northland Securities, Inc. (“Northland”) was founded in 2002 by a core group of municipal finance and underwriting professionals. The veterans of that early organization came from national and regional investment banking and financial advisory firms and shared a common focus – Midwest bond issuers. The firm has grown to over 180 employees, across complementary business units, many of whom are shareholders of the holding company, Northland Capital Holdings, Inc. The 40% employee share of ownership is complemented by a small group of outside investors led by Glen Taylor, well-known Minnesota business leader, owner of the Minnesota Lynx, and majority owner of the Minnesota Timberwolves.

Northland is a leading underwriter of municipal bonds in the Midwest and the firm provides its clients with unparalleled service and execution. To date, Northland has underwritten more than \$38 billion in fixed income securities and loans. We consistently rank in the top 10 nationally for the number of new bank-qualified competitive and negotiated issues and are currently ranked #2 in the Midwest (Bloomberg).

2. Underwriting Discount or Fees

Northland proposes an underwriting discount of 4.500% of par amount for the City’s proposed Certificates assuming a “Aa3” underlying Moody’s rating and a 2021-2031 maturity schedule as shown on the following page.

3. Interest Rates

Please see Northland’s proposed pricing scale on the following page assuming the Certificates had been sold on January 13, 2020. Additionally, the pricing assumes a “Aa3” underlying Moody’s rating and a February 24, 2020 issue and closing date. The TIC for our proposed scale is 1.5777%.

MTY	MMD	Spread to MMD	Coupon	Yield	Yield to Maturity
5/1/2021	0.93	0.17	4.00	1.10	1.100
5/1/2022	0.94	0.19	4.00	1.13	1.130
5/1/2023	0.96	0.21	4.00	1.17	1.170
5/1/2024	0.99	0.23	4.00	1.22	1.220
5/1/2025	1.02	0.25	4.00	1.27	1.270
5/1/2026	1.09	0.27	4.00	1.36	1.360
5/1/2027	1.16	0.29	4.00	1.45	1.450
5/1/2028	1.23	0.31	4.00	1.54	1.540
5/1/2029	1.30	0.33	4.00	1.63	1.630
5/1/2030	1.37	0.35	4.00	1.72	1.720
5/1/2031	1.44	0.37	4.00	1.81	1.810

1. Our pricing offer is indexed off the May interpolated MMD AAA yield curve as of January 10, 2020. Our indexing offer expires on February 13, 2020.
2. For purposes of indexing, we propose using a date prior to the sale and agreed upon prior to such day by the Underwriter and the Municipal Advisor.
3. Please see the preceding table, reflecting May interpolated MMD AAA yields as of January 10, 2020.
4. We believe that the current spreads are reasonable and propose 10 basis points of volatility or upward variance given the volatility in the market. Furthermore, the following conditions could cause a change in the spread:
 - Bond market and/or stock market closure or suspension of trading.
 - Sudden significant increase in municipal supply (primary or secondary) in Missouri or the market in general.

4. Costs of Issuance and Underwriter's Counsel

Assuming Gilmore & Bell serves as Special Tax Counsel and Disclosure Counsel, Northland will not require the engagement of separate Underwriter's Counsel.

5. Terms of the Certificates

For purposes of our initial analysis and proposal, Northland has assumed a non-callable structure given the relatively short amortization. However, we welcome the chance to more fully discuss potential options with the City and its Municipal Advisor to assist in determining the structure that best meets the City's desires.

6. Underwriting or Purchase Agreement

No further internal approvals are required as a condition for Northland to enter into an underwriting agreement.

7. Issue Price

Northland shall apply the "hold-the-offering-price" rule to all maturities of the Certificates, and the City shall treat the initial offering price to the public of each maturity as the issue price of that maturity.

8. MSRB's Rule G-17

Please find Northland's G-17 disclosures in Appendix A.

9. Good Faith Deposit

Northland will provide a 2% good faith deposit prior to 2:00 p.m. on the day that our underwriting agreement is adopted by the City.

10. Personnel

Northland has assigned a highly-experienced team of professionals to serve the City. Joe Britt, Managing Director, leads Northland's Missouri public finance effort and will serve as lead banker to the City, committing all of Northland's resources to the City and its Municipal Advisor. Joe will work closely with Michael Hart, Managing Director & Regional Director, to ensure all relevant firm resources are at the disposal of the City and its Municipal Advisor. Dustin Siehr, Managing Director & Head of Municipal Trading & Underwriting, will serve as lead underwriter for the City's Certificates. Mike Harlander, Managing Director & Head of Institutional Sales, will coordinate the sales effort across the firm's entire salesforce.

Joe Britt

Managing Director, Public Finance | (636) 681-1833 | jbritt@northlandsecurities.com

Joe Britt joined Northland Securities in 2018 with over 20 years of experience serving state and local finance authorities throughout the country. He has assisted municipal bond issuers with over \$30 billion in financings across a variety of sectors, including general government, housing, public infrastructure, state revolving fund, and transportation.

Prior to joining Northland Securities, Joe worked at FTN Financial for over five years, where he led Midwest public finance and worked with select issuers in the Northeast and Southeast regions. Additionally, he established and led the firm's housing and state revolving fund (SRF) sector practices, working with state housing finance agencies and SRF bond issuers across multiple regions. Joe also previously worked in Wells Fargo's Midwest public finance group in St. Louis and Chicago for several years and has significant career experience serving on financings for a wide array of Missouri issuers, from smaller cities and districts to large city and state debt issuing entities.

Joe earned a BA degree in Economics from Cornell University. He holds and maintains the FINRA Series 7 General Securities Representative, Series 52 Municipal Securities Representative, and Series 63 Uniform Securities Agent State Law registrations.

Michael Hart

Managing Director, Public Finance | 612-851-4966 | mhart@northlandsecurities.com

Michael Hart is a Managing Director for Northland Securities joining the firm in 2011. He provides public finance services to cities, counties, public utilities, and school districts throughout Minnesota and Iowa. Michael also serves as Regional Director for Northland focused on the firm's continued growth in the Midwest.

Michael has led clients through a broad range of financial analysis including tax increment financing planning, capital improvement planning, utility rate analysis and housing economic development projects. Michael also worked with clients to develop community minded approaches to successfully pass bond referendums for law enforcement centers, aquatic centers, school buildings and other public building projects.

In the past 5 years, Michael has served as the lead client contact on more than 150 financing transactions ranging from highly rated general obligation for essential infrastructure projects to complex revenue bonds supported by major economic development projects.

Michael prides himself on a plain-spoken, client-focused style that seeks to effectively communicate needed information and develop clear action plans. He seeks to present information so that key decision makers understand all implications and options related to major financing decisions so that they can make the right choice for their community.

Michael received his Bachelor's degree in Economics and Spanish from Luther College, in Decorah, Iowa. He holds and maintains the FINRA Series 7 General Securities Representative, Series 50 Municipal Advisor Representative, Series 53 Municipal Securities Principal, and Series 63 Uniform Securities State Law registrations.

Dustin Siehr

Managing Director, Head of Municipal Trading & Underwriting | (414) 908-0422 | dsiehr@northlandsecurities.com

Dustin Siehr joined Northland Securities in 2016 to lead the Municipal Trading & Underwriting Desk. He has 12 years of experience in the municipal space and joined specifically to oversee and increase the firm's participation in both competitive and negotiated municipal underwritings. Since joining,

Northland has become a regional leader in Midwest competitive underwriting by more than doubling its previous volume and has continued to grow its negotiated presence across the region. Dustin previously worked as a trader and underwriter at BOSCO, Inc., BMO Capital Markets, and M&I Bank.

Dustin earned his Bachelor of Arts degree in Economics from Vanderbilt University. He holds and maintains the FINRA Series 7 General Securities Representative, Series 31 Futures Managed Funds, and Series 66 Uniform Combined State Law registrations.

Michael Harlander

Managing Director, Head of Institutional Sales | (612) 851-5992 |

mharlander@northlandsecurities.com

Mike Harlander has over 25 years of experience in the Institutional Fixed Income industry, and the last 15 years he has acted as a member of senior management teams responsible for growing sales distribution and financial results. He joined Northland Securities in 2015 to oversee and grow the Fixed Income division. Northland continues to execute as a regional municipal securities-based company. Mike previously worked as an Institutional Sales Manager with Wells Fargo Securities, Piper Jaffray, and US Bank.

Mike received his Bachelor's degree in General Finance from the University of Nebraska-Lincoln. He holds and maintains the FINRA Series 7 General Securities Representative, Series 63 Uniform Securities Agent, Series 4 Registered Options Principal, Series 12 NYSE Branch Manager, Series 24 General Securities Principal, and Series 53 Municipal Securities Principal registrations.

Appendix A



January 17, 2020

Len Pagano
Mayor
City of St. Peters, Missouri
One St. Peters Centre Boulevard
St. Peters, MO 63376

RE: Engagement of Northland Securities as Underwriter

Dear Mr. Pagano:

In recent years, Congress has enacted legislation seeking to reform financial markets in the wake of the Great Recession. One of the most prominent pieces of legislation is the Dodd-Frank Wall Street Reform and Consumer Protection Act. The implementation of Dodd-Frank has led to a series of regulatory changes governing municipal securities. One objective of the regulations is to promote a clear understanding between the issuer and the underwriter in negotiated financings.

WM Financial Strategies, as Municipal Advisor (the "Municipal Advisor") to the City of St. Peters, Missouri (the "City") has asked Northland Securities to assist you with the issuance of Refunding Certificates of Participation, Series 2020 (the "Certificates" or the "Issue") by acting as underwriter for the Certificates. Federal securities regulations require that Northland receive written acknowledgment from the City that it is represented by WM Financial Strategies, acting in the capacity as independent registered municipal advisor, and that it will rely on the advice from the Municipal Advisor.

Northland has a duty under rules of the Municipal Securities Rulemaking Board (MSRB) to make certain disclosures to the City concerning its role, its compensation, and actual or potential material conflicts of interest. In engaging Northland in this capacity, the City should be aware of the following:

1. Northland will purchase the Certificates in an arm's-length commercial transaction with the City. In this process, Northland is required to deal fairly at all times with both the City and investors. Northland has a duty to purchase the Certificates from the City at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable.
2. Under MSRB rules, Northland does not have a legal fiduciary duty to the City (unlike your Municipal Advisor) and is, therefore, not required by federal law to act in the best interests of the City without regard to its own financial or other interests. Northland has financial and other interests that differ from those of the City.

3. Northland will review the official statement for the Certificates in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.
4. For serving as underwriter with respect to the Certificates, Northland shall be paid an underwriter's discount based on a percentage of the total par amount of the Issue. A "not to exceed" percentage for underwriter's discount will be determined when the actual terms of the Issue have been set. The compensation due to Northland shall be deducted from proceeds at closing.

We look forward to working with you on this issue. I would be happy to discuss this letter, our relationship with the City for the Certificates or other aspects of MSRB rules.

Please acknowledge the receipt of this letter and use of the Municipal Advisor by signing in the space below. At your convenience, return a copy of the signed letter to me.

Sincerely,



Joe Britt
Managing Director

Acknowledged by the City:

Date: _____

Name: _____

Title: _____

CC: WM Financial Strategies, St. Louis, Missouri



Joy Howard <jhoward@wmfinancialstrategies.com>

RE: St. Peters RFP - Northland's response

1 message

Joe Britt <JBritt@northlandsecurities.com>

Fri, Jan 17, 2020 at 12:24 PM

To: Joy Howard <jhoward@wmfinancialstrategies.com>

Cc: Dustin Siehr <DSiehr@northlandsecurities.com>

Joy,

Thank you for the call. This email confirms that we are good with removing the following line from our conditions:

“Sudden significant increase in municipal supply (primary or secondary) in Missouri or the market in general.”

Please let us know if you have any other questions or if you need anything else from us. Thanks and we hope to work with you and the City!

Joe Britt

Managing Director



Direct (636) 681-1833 | Cell (314) 578-9024

Web NorthlandSecurities.com

From: Joy Howard <jhoward@wmfinancialstrategies.com>**Sent:** Thursday, January 16, 2020 5:51 PM**To:** Joe Britt <JBritt@northlandsecurities.com>**Cc:** bfrench@stpetersmo.net**Subject:** Re: St. Peters RFP - Northland's response

EXTERNAL: Verify sender before opening attachments or clicking on links.

Received, thank you.

Joy A. Howard, CIPMA
WM Financial Strategies
[11710 Administration Drive](#)
Suite 7
St. Louis, MO 63146
314-423-2122

On Thu, Jan 16, 2020 at 5:35 PM Joe Britt <JBritt@northlandsecurities.com> wrote:

Joy and Beth,

Northland Securities is pleased to submit our proposal to serve as underwriter for the City of St. Peters. Please feel free to contact me if you have any questions or would like additional information. We look forward to the opportunity to work together.

All the best,

Joe

Joe Britt

Managing Director



Direct (636) 681-1833 | Cell (314) 578-9024

Mail [100 Chesterfield Business Parkway, Suite 200 | Chesterfield, MO 63005](#)

Email JBritt@northlandsecurities.com

Web NorthlandSecurities.com

Northland Securities does not accept buy, sell, or cancel orders by email, or any instructions by email that would require your signature. Please use the links below for important disclosures regarding electronic communications with Northland Securities and its related companies.



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New Issue

Moody's Rating: Aa3

In the opinion of Gilmore & Bell, P.C., Special Tax Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), the Interest Portion of Basic Rent paid by the City under the Lease and distributed to the Owners of the Series 2020 Certificates (including any original issue discount properly allocable to an Owner thereof) (1) is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax and (2) is exempt from income taxation by the State of Missouri. The City's obligation to pay Basic Rent under the Lease has not been designated as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of Code. See "TAX MATTERS" in this Official Statement.

\$^ 14,435,000*

**REFUNDING CERTIFICATES OF PARTICIPATION
(CITY OF ST. PETERS, MISSOURI, LESSEE), SERIES 2020
EVIDENCING A PROPORTIONATE INTEREST IN THE
RIGHT TO RECEIVE BASIC RENT TO BE PAID BY
THE CITY OF ST. PETERS, MISSOURI PURSUANT TO
AN ANNUALLY-RENEWABLE LEASE PURCHASE AGREEMENT**

Dated: Date of Original Delivery**Due: May 1, as shown on the inside cover page**

The Series 2020 Certificates, representing undivided, proportionate interests in Basic Rent to be paid by the City of St. Peters, Missouri (the "City"), are being delivered pursuant to a Declaration of Trust dated as of February 1, 2020 (the "Declaration"), executed by U.S. Bank National Association, St. Louis, Missouri, as trustee (the "Trustee"). The Basic Rent Payments are payable by the City under an annually-renewable Lease Purchase Agreement dated as of February 1, 2020 (the "Lease"), between the City and the Trustee. The Series 2020 Certificates will be delivered in fully-registered form in denominations of \$5,000 or any integral multiple thereof. Principal will be payable annually on May 1, as shown on the inside cover. Interest will be payable semiannually on May 1 and November 1, commencing on November 1, 2020. The Certificates are subject to prepayment prior to maturity under certain conditions as described more fully herein under the caption "THE SERIES 2020 CERTIFICATES - Prepayment."

The Series 2020 Certificates are payable solely from Basic Rent and certain money held by the Trustee under the Declaration. The City's obligations to pay Basic Rent and other amounts under the Lease are dependent upon annual appropriations by the Board of Aldermen for such purpose. The City has agreed to pay the total Basic Rent due under the Lease for each Fiscal Year, but only if the Board of Aldermen annually appropriates sufficient money specifically designated to pay Basic Rent coming due during each succeeding Fiscal Year. **The obligation to make Basic Rent Payments does not create a general obligation or other indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. The delivery of the Series 2020 Certificates does not obligate the City to levy any form of taxation therefor or to make any appropriation for their payment in any year subsequent to a year in which the Lease is in effect. Neither the full faith and credit nor the taxing power of the City, the State of Missouri (the "State") nor any political subdivision of the State is pledged to the payment of the Series 2020 Certificates, Basic Rent or Supplemental Rent.** See the caption "SECURITY FOR THE SERIES 2020 CERTIFICATES" herein.

An investment in the Series 2020 Certificates involves certain risks. Prospective purchasers should evaluate the risks of an investment in the Series 2020 Certificates before considering a purchase of the Series 2020 Certificates. See the caption "RISK FACTORS AND INVESTMENT CONSIDERATIONS" herein.

The Series 2020 Certificates are offered when, as, and if issued and received by the Underwriter, subject to receipt of an approving opinion of Gilmore & Bell, P.C., St. Louis, Missouri, as Special Tax Counsel. Certain other legal matters relating to this Official Statement will also be passed upon by Gilmore & Bell, P.C., St. Louis, Missouri, as Disclosure Counsel. In addition, CERTAIN legal matters will be passed upon for the City by Hamilton Weber LLC, St. Charles, Missouri, as the City Attorneys. It is expected that the Series 2020 Certificates in definitive form will be available for delivery at DTC in New York, New York on or about February 24, 2020.



This Official Statement is dated _____, 2020.

* Subject to Change

This Preliminary Official Statement and the information contained herein is subject to completion and amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

MATURITY SCHEDULE*
BASE CUSIP: _____

<u>May 1</u>	<u>Amount</u>	<u>Rate</u>	<u>Price</u>
2021	\$ <u>1,065,000</u> [^]		
2022	<u>1,215,000</u> [^]		
2023	<u>1,260,000</u> [^]		
2024	<u>1,310,000</u> [^]		
2025	<u>1,365,000</u> [^]		
2026	<u>1,410,000</u> [^]		
2027	<u>1,475,000</u> [^]		
2028	<u>1,525,000</u> [^]		
2029	<u>1,585,000</u> [^]		
2030	<u>1,095,000</u> [^]		
2031	<u>1,130,000</u> [^]		

* Subject to Change

REGARDING USE OF THIS OFFICIAL STATEMENT

No dealer, broker, salesman, or other person has been authorized by the City, the Municipal Advisor, or the Underwriter to give any information or to make any representations, other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the City, the Municipal Advisor, or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2020 Certificates by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale.

The information set forth herein has been furnished by the City and from other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by the Municipal Advisor or the Underwriter. This Official Statement is not to be construed as a contract or agreement between the City or the Underwriter and the purchasers or owners of any of the Series 2020 Certificates. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

Any statements made in this Official Statement, including the Appendices, involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of such estimates will be realized. This Official Statement contains certain forward-looking statements and information that is based on the City's beliefs as well as assumptions made by and information currently available to the City. Forward-looking statements are identified by terminology such as "may," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," "projects," "potential," "continues," or the negative of these terms or other comparable terminology. Such statements are subject to certain risks, uncertainties and assumptions. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated or expected.

The Series 2020 Certificates have not been recommended by any federal or state securities commission or regulatory authority. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of this document. Any representation to the contrary is a criminal offense.

Certain persons participating in this offering may engage in transactions that maintain or otherwise affect the price of the Series 2020 Certificates. Specifically, the Underwriter may overallocate in connection with the offering, and may bid for, and purchase, the Series 2020 Certificates in the open market. The prices and other terms respecting the offering and sale of the Series 2020 Certificates may be changed from time to time by the Underwriter after the Series 2020 Certificates are released for sale, and the Series 2020 Certificates may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Series 2020 Certificates into investment accounts.

This Preliminary Official Statement is in a form deemed final by the City for purposes of Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, except for certain information to be omitted pursuant to Rule 15c2-12(B)(1).

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CITY OF ST. PETERS, MISSOURI

BOARD OF ALDERMEN

MAYOR

Len Pagano

ALDERMEN

Joyce Townsend, Ward 1
Jerry Hollingsworth, Ward 2
Melissa Reimer, Ward 3
Nick Trupiano, Ward 4

John Reitmeyer, Ward 1
Judy Bateman, Ward 2
Terri Violet, Ward 3
Patrick Barclay, Ward 4

CITY ADMINISTRATOR

Russell W. Batzel

DIRECTOR OF FINANCE

Beth French

CITY ATTORNEYS

Hamilton Weber LLC
St. Charles, Missouri

SPECIAL TAX AND DISCLOSURE COUNSEL

Gilmore & Bell, P.C.
St. Louis, Missouri

MUNICIPAL ADVISOR

WM Financial Strategies
St. Louis, Missouri

CERTIFICATE ISSUE SUMMARY

This Certificate Issue Summary is expressly qualified by the entire Official Statement, which is provided for the convenience of potential investors and which should be reviewed in its entirety by potential investors.

- City:** City of St. Peters, Missouri.
- Issue:** \$[^]14,435,000* Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2020, evidencing a proportionate interest of the owners thereof in Basic Rent Payments to be made by the City of St. Peters, Missouri, pursuant to an annually-renewable Lease Purchase Agreement dated as of February 1, 2020 (the “Lease”).
- Dated Date:** Date of delivery.
- Interest Due:** May 1 and November 1, commencing November 1, 2020.
- Principal Due:** The Principal Portion of Basic Rent will be due annually on May 1 in the years shown on the inside cover page of this Official Statement.
- Optional Prepayment:** The Series 2020 Certificates are not subject to optional prepayment except under certain extraordinary conditions. See the caption “THE SERIES 2020 CERTIFICATES – Prepayment.”[^]
- Fiscal Year:** The City operates on a fiscal year that commences on October 1 of each year and ends on the following September 30 (“Fiscal Year”).
- Rating:** Moody’s Investors Service, Inc. has assigned the Series 2020 Certificates a rating of “Aa3”. See “RATING” herein.
- Purpose:** The proceeds from the Series 2020 Certificates, together with certain other funds, shall be used to currently refund \$5,505,000 outstanding principal amount of Taxable Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2010B (Build America Bonds – Direct Pay) and \$12,440,000 outstanding principal amount of Refunding Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2013. The use of proceeds is described in greater detail herein under the caption “THE REFUNDING.”
- Security:** The Series 2020 Certificates will be payable solely from Basic Rent to be paid by the City, from annually-appropriated funds, under the Lease and certain other funds available to the Trustee. The obligation to make Basic Rent Payments does not create a general obligation or other indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. Neither the full faith and credit nor the taxing power of the City, the State of Missouri nor any political subdivision of such State is pledged to the payment of the Series 2020 Certificates, Basic Rent or Supplemental Rent. See the captions “SECURITY FOR THE SERIES 2020 CERTIFICATES” and “RISK FACTORS AND INVESTMENT CONSIDERATIONS” herein.
- Tax Exemption:** Gilmore & Bell, P.C., Special Tax Counsel, will provide an opinion as to the tax exemption of the Interest Portion of Basic Rent paid by the City and distributed to the registered owners of the Series 2020 Certificates as discussed under “TAX MATTERS” herein.

* Subject to Change

Trustee: U.S. Bank National Association, St. Louis, Missouri.

Book-Entry Form: The Series 2020 Certificates will be registered in the name of Cede & Co., as nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository for the Series 2020 Certificates.

OFFICIAL STATEMENT

Relating to

\$[^] 14,435,000*

**REFUNDING CERTIFICATES OF PARTICIPATION
(CITY OF ST. PETERS, MISSOURI, LESSEE)
SERIES 2020
EVIDENCING A PROPORTIONATE INTEREST IN THE
RIGHT TO RECEIVE BASIC RENT TO BE PAID BY
THE CITY OF ST. PETERS, MISSOURI PURSUANT TO
AN ANNUALLY-RENEWABLE LEASE PURCHASE AGREEMENT**

INTRODUCTION

This Official Statement, including the cover page and Appendices hereto, is provided by the City of St. Peters, Missouri (the “City”) to furnish information in connection with its offering of **\$[^] 14,435,000*** principal amount of Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2020 (the “Series 2020 Certificates”). The Series 2020 Certificates evidence proportionate ownership interests in the right to receive rent payments (the “Basic Rent”) to be made by the City, pursuant to an annually-renewable Lease Purchase Agreement dated as of February 1, 2020 (the “Lease”), between U.S. Bank National Association, St. Louis, Missouri (the “Trustee”) as trustee and lessor, and the City, as lessee. The Series 2020 Certificates will be executed and delivered pursuant to a Declaration of Trust dated as of February 1, 2020 (the “Declaration”), made by the Trustee.

The proceeds from the Series 2020 Certificates, together with certain other funds, shall be used to currently refund \$5,505,000 outstanding principal amount of Taxable Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2010B (Build America Bonds – Direct Pay) (the “Series 2010B Certificates”) and \$12,440,000 outstanding principal amount of Refunding Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2013 (the “Series 2013 Certificates”) (collectively, the “Refunded Certificates”). The use of proceeds is described in greater detail herein under the caption “THE REFUNDING.”

The City will lease to the Trustee, pursuant to a Base Lease dated as of February 1, 2020 (the “Base Lease”), a site upon which the City’s recreation facility, known as Rex-Plex South, is located (together with all improvements located thereon, the “Leased Property”), and the Trustee will sublease the Leased Property back to the City pursuant to the Lease. See the caption “THE LEASED PROPERTY.”

The Series 2020 Certificates are payable solely from Basic Rent to be paid by the City under the Lease and, to the extent received by the Trustee, Net Proceeds from certain insurance policies, condemnation awards or proceeds from the liquidation of the Trustee’s leasehold interest in the Leased Property. Basic Rent Payments made by the City under the Lease are payable solely from amounts which may be, but are not required to be, appropriated annually by the City and shall not constitute a debt of the City. The City has not pledged general tax revenues, funds or money of the City to pay Basic Rent. The Series 2020 Certificates, the Lease, and any payments required under the Lease do not constitute a mandatory payment obligation of the City in any Fiscal Year beyond the Fiscal Year during which the City is a lessee under the Lease, or constitute or give rise to a general obligation or other indebtedness of the City. A description of the City funds from which the City expects to make payments of Basic Rent is included under the caption “SECURITY FOR THE SERIES 2020 CERTIFICATES – Source of Payment.”

Brief descriptions of the Series 2020 Certificates, risk factors, the City, the refunding, the Leased Property, the Lease, the Declaration, the Base Lease and the Continuing Disclosure Undertaking (as

* Subject to Change

defined herein) are included in this Official Statement and the Appendices hereto. Such descriptions and summaries do not purport to be comprehensive or definitive. Reference is hereby made to such documents in their entirety for the complete provisions thereof. Copies of such documents are available for inspection at the principal corporate trust office of the Trustee.

THE SERIES 2020 CERTIFICATES

General Description

The Series 2020 Certificates are dated as of the date of original delivery and will mature on May 1 in each of the years and in the amounts shown on the inside cover page of this Official Statement. The Interest Portion of Basic Rent represented by the Series 2020 Certificates will be payable on May 1 and November 1, commencing on November 1, 2020.

The Series 2020 Certificates will be delivered as fully-registered certificates, and, when delivered, will be registered in the name of Cede & Co., as Certificate Owner and nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository for the Series 2020 Certificates. Purchases of the Series 2020 Certificates will be made in book-entry only form. The Series 2020 Certificates will be delivered in denominations of \$5,000 or any integral multiple thereof. Purchasers will not receive certificates representing the Interest Portion or Principal Portion of Basic Rent represented by the Series 2020 Certificates. See “APPENDIX C - BOOK-ENTRY ONLY SYSTEM” herein.

The Principal Portion of Basic Rent represented by the Series 2020 Certificates shall be payable to the Registered Owners thereof in lawful money of the United States of America upon presentation and surrender of such Series 2020 Certificates as they respectively become due at the principal payment office of the Trustee. The Interest Portion of Basic Rent represented by the Series 2020 Certificates shall be payable at the close of business on the Record Date by (a) a check or draft mailed by the Trustee to the Registered Owner at the address appearing on the registration books maintained by the Trustee on the fifteenth day of the calendar month preceding such payment date or (b) electronic transfer to such Registered Owner upon written notice given to the Trustee and signed by such Registered Owner, not less than 15 days prior to the Record Date for such payment, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Registered Owner wishes to have such transfer directed, and an acknowledgement that an electronic fee may be payable.

Registration, Transfer and Exchange of Series 2020 Certificates Upon Discontinuance of Book-Entry Only System

U.S. Bank National Association, St. Louis, Missouri, as registrar (the “Registrar”), will keep or cause to be kept at its principal corporate trust office the Register, which shall at all reasonable times be open to inspection by the Trustee and the City. Upon presentation for such purpose, the Registrar shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on the Register, Series 2020 Certificates as provided in the Declaration.

Any Certificate may be transferred upon the registration books by the person in whose name it is registered, in person or by their duly authorized attorney, upon surrender of such Certificate for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Trustee. The Certificate Owner requesting such exchange will be required to pay any tax or other governmental charge with respect to such exchange. No exchange of any Certificate shall be required of the Trustee after such Certificate has been called for prepayment. In the event any Certificate Owner fails to provide a correct taxpayer identification number to the Trustee, the Trustee may impose a charge against such Certificate Owner sufficient to pay any governmental charge required to be paid as a result of such failure. Such amount may be deducted by the Trustee from amounts otherwise payable to such Certificate Owner under the Declaration or under the Series 2020 Certificates.

Series 2020 Certificates may be exchanged at the principal corporate trust office of the Trustee for Series 2020 Certificates representing a like aggregate Principal Portion of Basic Rent and of the same m, interest rate and tenor.

Prepayment

Optional Prepayment. The Series 2020 Certificates are not subject to optional prepayment except under certain extraordinary conditions.[^].

Extraordinary Optional Prepayment. The Series 2020 Certificates will be subject to optional prepayment, as a whole but not in part, at a Prepayment Price equal to 100% of the Principal Portion of Basic Rent represented thereby plus the Interest Portion of Basic Rent accrued to the prepayment date, in the event of substantial damage to or destruction or condemnation (other than by the City or any entity controlled by or otherwise affiliated with the City) of, or loss of title to, substantially all of the Leased Property, or as a result of changes in the constitution of the State of Missouri or legislative or administrative action by the State of Missouri or the United States, the Base Lease or the Lease becomes unenforceable, and the City purchases the Trustee's interest in the Leased Property pursuant to the Lease. See "SUMMARY OF THE LEASE - Damage, Destruction and Condemnation" in *Appendix B* hereto.

Notice of Prepayment. Unless otherwise provided in the Declaration of Trust, notice of prepayment will be given by the Trustee, not more than 60 days and not less than 30 days prior to the Prepayment Date, to the City and the Owner of each Series 2020 Certificate affected at the address shown on the registration books of the Registrar on the date such notice is mailed. Each notice of prepayment will state (1) the Prepayment Date, (2) the place of prepayment, (3) the Prepayment Price, (4) if less than all, the identification of the Series 2020 Certificates to be prepaid, and (5) if a Series 2020 Certificate is being prepaid in part, the portion thereof being prepaid. Such notice will also state that the Interest Portion of the Basic Rent represented by the Series 2020 Certificates designated for prepayment will cease to accrue from and after such Prepayment Date and that on said date the Prepayment Price will become due and payable on each of said Series 2020 Certificates. The failure of the Owner of any Series 2020 Certificate to be so prepaid to receive notice of prepayment mailed as herein provided or any defect therein will not affect or invalidate the validity of any proceedings for the prepayment of such Series 2020 Certificate.

The Trustee is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the Securities and Exchange Commission. Failure to comply with such standards will not affect or invalidate the prepayment of any Series 2020 Certificate to be prepaid.

The Trustee, as long as a book-entry system is used for the Series 2020 Certificates, will send notices of prepayment only to the Securities Depository, as the Owner of the Series 2020 Certificates. Any failure of the Securities Depository to advise any of the Participants, or of any Participant or any nominee to notify any Beneficial Owner of the Series 2020 Certificates, of any such notice and its content or effect will not affect the validity or sufficiency of the proceedings relating to the prepayment of the Series 2020 Certificates called for prepayment.

Effect of Prepayment. Notice of prepayment having been duly given as aforesaid, and upon funds for payment of the Prepayment Price of such Series 2020 Certificates (or portions thereof) being held by the Trustee, on the Prepayment Date designated in such notice, the Series 2020 Certificates (or portions thereof) so called for prepayment will become due and payable at the Prepayment Price specified in such notice and the Interest Portion of Basic Rent represented by the Series 2020 Certificates so called for prepayment will cease to accrue, said Series 2020 Certificates (or portions thereof) will cease to be entitled to any benefit or security under the Declaration of Trust, and the Owners of such Series 2020 Certificates will have no rights in respect thereof except to receive payment of the Prepayment Price. All

Series 2020 Certificates prepaid pursuant to the provisions of the Declaration of Trust will be cancelled upon surrender thereof and destroyed by the Trustee.

SECURITY FOR THE SERIES 2020 CERTIFICATES

Limited Obligations; Sources of Payment

Each Certificate evidences the undivided, proportionate interest of the Owner thereof in the right to receive Basic Rent Payments to be made by the City under the Lease. The Series 2020 Certificates are payable solely from the Basic Rent and other money and investments held by the Trustee under the Declaration.

The City's obligation to make Basic Rent Payments and other payments under the Lease is subject to annual appropriation by the Board of Aldermen and will not constitute a debt or liability of the City or of the State of Missouri or any political subdivision thereof. Neither the Lease nor the Series 2020 Certificates will constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction. The execution and delivery of the Lease and the Series 2020 Certificates will not obligate the City to levy any form of taxation therefor or to make any appropriation for their payment in any Fiscal Year subsequent to a Fiscal Year in which the Lease is in effect.

Under the terms of the Lease, if the City elects to renew the Lease at the end of any Renewal Term, it is obligated to budget, appropriate and set aside legally available funds sufficient to make the Basic Rent Payments coming due during the ensuing Fiscal Year. To provide for the timely payment of Basic Rent, the City has covenanted and agreed in the Lease to pay the Basic Rent Payments to the Trustee for deposit in the Lease Revenue Fund no later than the five (5) business days prior to each Basic Rent Payment Date (but only if the City elects to renew the Lease for each Renewal Term). **There can be no assurance that the Board of Aldermen will appropriate funds for Basic Rent or renew the Lease for any subsequent Renewal Term. The City is not legally required to budget or appropriate money for any subsequent Fiscal Year beyond the current Fiscal Year.**

Base Lease

The City will, pursuant to the Base Lease, lease all its interest in the Leased Property to the Trustee, as lessee. The Base Lease is for a term ending May 1, 2051 (which is 20 years after the latest scheduled maturity date of the Series 2020 Certificates), unless sooner terminated if the City makes all payments required by the Lease. If an Event of Default or Event of Nonappropriation occurs under the Declaration or the Lease, the Trustee has the right to possess and use the Leased Property for the remainder of the term of the Base Lease, and has the right to sublease or assign its interests under the Base Lease upon such terms as it deems prudent.

The proceeds from any assignment of the Base Lease and the Trustee's rights thereunder or any sublease of the Leased Property are required to be paid to the Trustee and applied in accordance with the Declaration. **Owners of the Series 2020 Certificates are cautioned, however, that the proceeds from any such sale or assignment may not be sufficient to pay the Principal Portion and the Interest Portion represented by all Series 2020 Certificates then outstanding.** See the caption "RISK FACTORS AND INVESTMENT CONSIDERATIONS - Expiration or Termination of the Lease" herein.

Source of Payment

The proceeds of the Series 2020 Certificates, together with certain other funds, will refund the Refunded Certificates. Proceeds from the Series 2010B Certificates refunded lease obligations that were used to construct, renovate and improve roads in the City. The principal of and interest on the Series 2010B Certificates was paid with revenues annually appropriated from the City's .5% Transportation Sales Tax. The Series 2013 Certificates were issued to finance Rex-Plex South and the principal and interest on the Series 2013 Certificates was paid with revenues annually appropriated from the Recreation Fund. Although payment of Basic Rent and Supplemental Rent on the Series 2020 Certificates may be made, subject to annual appropriations, from any funds of the City legally available for such purpose, the City currently intends to make such payments from the same sources of revenue and in the same proportion as the Refunded Certificates. To the extent required the City may annually appropriate money from other legally available funds of the City including the General Fund and, for the portion of the Series 2020 Certificates allocable to the financing of Rex-Plex South, the Parks and Stormwater Sales Tax. The City has covenanted in the Lease that it reasonably believes that legally available funds can be obtained in a sufficient amount to make all payments of Basic Rent during the Initial Term and each of the Renewal Terms. Additional information regarding these sources of revenue is contained under the caption "THE CITY'S FINANCES."

Additional Parity Obligations

Additional Certificates may be issued under and be equally and ratably secured by the Declaration on a parity with the Series 2020 Certificates and any other Additional Certificates, at any time and from time to time while no Event of Default or Event of Nonappropriation has occurred and is continuing under the Declaration upon compliance with the conditions provided in the Declaration. See "SUMMARY OF THE DECLARATION OF TRUST – Additional Certificates" in APPENDIX B hereto.

RISK FACTORS AND INVESTMENT CONSIDERATIONS

The purchase of the Series 2020 Certificates involves certain investment risks that are discussed throughout this Official Statement. Each prospective purchaser of the Series 2020 Certificates should make an independent evaluation of all of the information presented in this Official Statement in order to make an informed investment decision. Certain risk factors relating to the Series 2020 Certificates are described below.

Limited Obligations

Each Series 2020 Certificate evidences the undivided, proportionate interest of the Owner thereof in the right to receive Basic Rent Payments to be paid by the City under the Lease. The Series 2020 Certificates are payable solely from the Basic Rent and other money and investments held by the Trustee under the Declaration. The Basic Rent Payments constitute currently budgeted expenditures of the City, payable only if the Board of Aldermen appropriates sufficient money to extend the term of the Lease for each successive Fiscal Year. The initial term of the Lease commences as of the date of delivery of the Lease and expires on September 30, 2020. The Lease is thereafter subject to consecutive one-year renewal terms commencing October 1, 2020, and a final renewal term commencing October 1, 2030 and ending May 1, 2031.

The City's obligations under the Lease do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction. The City intends to satisfy its obligation to pay Basic Rent Payments under the Lease with revenues as described under the caption "SECURITY FOR THE SERIES 2020 CERTIFICATES – Source of Payment." Purchasers of the Series 2020 Certificates should be aware, however, that such revenues are not pledged to the payment of the Series 2020 Certificates. The Series 2020 Certificates are payable from annual appropriations. The City is not obligated to pay Basic Rent under the Lease in any

Fiscal Year for which the City has not appropriated such payments. Neither the Basic Rent Payments nor any other payments under the Lease nor any payments on the Series 2020 Certificates constitute a general obligation or other indebtedness of the City or a mandatory payment obligation of the City.

The Board of Aldermen has declared its current intention and expectation that the Lease will be renewed annually until the City exercises its option to acquire the Trustee's interest in the Leased Property. However, such a declaration does not contractually obligate or otherwise bind the City. Accordingly, the likelihood that the City will renew the Lease for all Renewal Terms and continue to pay the Basic Rent thereunder to enable the Trustee to timely pay the Principal Portions and Interest Portions of Basic Rent represented by the Series 2020 Certificates is dependent upon certain factors that are beyond the control of the Owners, including (1) the City's continuing need for the Leased Property, (2) the demographic conditions within the City, and (3) the City's ability to generate sufficient revenues to pay its obligations under the Lease and its other obligations.

No Reserve Fund

The City has not established a reserve fund to secure the payment of the Principal Portions and Interest Portions of Basic Rent represented by the Series 2020 Certificates. There is no assurance that the City will have funds available for the timely payment of the Principal Portions and the Interest Portions of Basic Rent as the same become due.

Expiration or Termination of the Lease

The Lease will expire by its terms on September 30 during each year commencing in 2020, unless the City in its sole discretion exercises the option provided in the Lease to extend its term for each next succeeding Renewal Term. The Lease has a final Renewal Term commencing October 1, 2030 and ending May 1, 2031. If in any year the City does not extend the term of the Lease, the City's obligation to make payments will terminate on September 30 occurring at the end of the then current Renewal Term. Upon (1) the expiration of any Renewal Term during which an Event of Nonappropriation occurs (which is not waived by the Trustee as provided in the Lease) or (2) a default under the Lease and an election by the Trustee to terminate the City's possessory interest under the Lease, the City's right of possession and use of the Leased Property under the Lease will expire or be terminated, as appropriate. See "SUMMARY OF THE LEASE - Events of Default" and "Remedies on Default" in APPENDIX B hereto.

If the City's right of possession and use of the Leased Property under the Lease expires or is terminated for either of the reasons described in the preceding paragraph, (1) the City's obligation to make payments thereunder will continue through the Renewal Term then in effect, but not thereafter, (2) the Principal Portion of Basic Rent that has been appropriated but is then unpaid by the City for the City's then-current Fiscal Year may be declared immediately due and payable, and (3) the Certificates will be payable from, among other sources, such money as may be available by way of recovery from the City of the Basic Rent Payments that are due through the Renewal Term then in effect. If the Lease expires at the end of a Renewal Term without any extension for the next succeeding Renewal Term or if an event occurs as described above pursuant to which the Trustee terminates the City's right of possession of the Leased Property under the Lease, the Trustee may recover possession of the Leased Property and assign the Base Lease and its rights thereunder or sublease the Leased Property pursuant to its rights under the Base Lease. The net proceeds of any assignment of the Base Lease or sublease of the Trustee's interest in the Leased Property, together with certain other money then held by the Trustee under the Declaration, are required to be used to pay the Certificates to the extent of such money.

Upon the occurrence of an Event of Default or an Event of Nonappropriation, the Trustee has the right under the Declaration and the Lease to take possession and relet the Leased Property for the remaining term of the Base Lease. However, no assurance can be made that the Leased Property will generate sufficient revenues to pay the Principal Portion and Interest Portion of Basic Rent represented by

the Series 2020 Certificates upon the exercise of such remedy by the Trustee. The Base Lease extends only to May 1, 2051, which may limit the Trustee's ability to relet the Leased Property for sufficient revenues to pay the Principal Portion and Interest Portion of Basic Rent represented by the Series 2020 Certificates, upon the exercise of such remedy by the Trustee.

No assurance can be given that the Trustee could assign the Base Lease and its rights thereunder or sublease the Leased Property for the amount necessary (after taking into account money legally available from other sources) to pay in full the Principal Portions and Interest Portions of Basic Rent then due with respect to the Series 2020 Certificates. Furthermore, no assurance can be given that the amount, if any, realized upon any assignment or sublease of the Trustee's interest in the Leased Property will be available to provide for the payment of the Series 2020 Certificates on a timely basis.

Enforceability or Delays in Exercising Remedies

The enforceability of the Lease and the Declaration is subject to applicable bankruptcy laws, equitable principles affecting the enforcement of creditors' rights generally and liens securing such rights, the exercise of judicial authority by State of Missouri or federal courts and the exercise by the United States of America of the powers delegated to it by the U.S. Constitution. There can be no assurance that (1) a court, in the exercise of judicial discretion, would enforce the remedies afforded by the Lease in a timely manner, or (2) any money realized by the Trustee upon an exercise of any remedies would be sufficient to pay in full the Principal Portions and the Interest Portions of Basic Rent represented by the Series 2020 Certificates.

Any delays in the ability of the Trustee to obtain possession of the Leased Property will, of necessity, result in delays in any payment of Principal Portion and Interest Portion of Basic Rent represented by the Series 2020 Certificates.

Destruction of the Leased Property

The Lease requires the Leased Property to be insured as described in "SUMMARY OF THE LEASE – Insurance" in APPENDIX B hereto. If the Leased Property is damaged or destroyed, the City is nevertheless required to continue to make Basic Rent Payments under the Lease, subject to the exercise of its option to extend the term of the Lease for each next succeeding Renewal Term and to the application of Net Proceeds from insurance and certain other sources to repair, restore, modify, improve or replace the affected portion of the Leased Property. If the Net Proceeds from insurance and such other sources are sufficient to repair, restore, modify, improve or replace the affected portion of the Leased Property, such proceeds are to be so applied unless the City elects to purchase the Trustee's interest in the Leased Property pursuant to the Lease. If the Net Proceeds are insufficient for such purpose, (1) the City is obligated to commence and thereafter complete the work and pay any cost in excess of such Net Proceeds, in order for the affected portion of the Leased Property to be repaired, restored and replaced, or (2) the City may apply Net Proceeds to the payment of the Purchase Price applicable on the next available Optional Payment Date and, if such Net Proceeds are insufficient to pay such Purchase Price, the City is required under the Lease to pay such amounts as are necessary to equal the full Purchase Price.

There can be no assurance either as to the adequacy of or timely payment under property damage insurance in effect at that time or that the City will elect to extend the term of the Lease for the next Renewal Term following such damage or destruction. See "SUMMARY OF THE LEASE - Damage, Destruction and Condemnation" in APPENDIX B to this Official Statement.

The City also has a title insurance policy on the Leased Property for \$[^] 14,435,000* but the amount of net proceeds may be limited under the policy. Accordingly, in the event of a loss covered by the terms of the insurance policy, the proceeds of the title insurance policy may be insufficient to allow

the City to purchase the Trustee's interest in the Leased Property pursuant to the Lease and could increase the likelihood of an Event of Nonappropriation by the City.

Condemnation of Leased Property

Under applicable Missouri law, the City has the power to condemn property for any purposes for which it is authorized to acquire property. The City has agreed in the Lease, that, to the extent it may lawfully do so, if for any reason it exercises the power of eminent domain with respect to the Leased Property, the amount paid will not be less than the Basic Rent Payments then due plus the then-applicable Purchase Price as defined and set forth in the Lease. It is unknown whether the covenant described in the preceding sentence is enforceable against the City. Accordingly, there is no assurance that, if the City were to condemn the Leased Property, the condemnation award would be sufficient to pay the outstanding Principal Portion and Interest Portion of the Series 2020 Certificates. The City has agreed in the Lease that, in the event that the whole or any part of the Leased Property is taken by eminent domain proceedings, the interest of the Trustee shall be recognized.

Amendment of the Declaration, Lease and Base Lease

Certain amendments to the Declaration, the Lease and the Base Lease may be made with consent of the Owners of not less than a majority in Principal Portion of Basic Rent of the Series 2020 Certificates (including any Additional Certificates which may be hereafter delivered) then Outstanding affected by such amendments. Such amendments may adversely affect the security of the Owners of the Series 2020 Certificates.

Dilution of Security for the Series 2020 Certificates

The Declaration permits the issuance of Additional Certificates payable from the Trust Estate on a parity with the pledge of the Trust Estate to the payment of the Series 2020 Certificates. See "SECURITY FOR THE SERIES 2020 CERTIFICATES – Additional Parity Obligations" in APPENDIX B to this Official Statement. The issuance of Additional Certificates payable from the Trust Estate on a parity with the pledge of the Trust Estate to the payment of the Series 2020 Certificates may dilute the security for the Series 2020 Certificates by increasing payment obligations under the Declaration without a concomitant increase in the security for the Series 2020 Certificates.

Effect on Tax-Exemption of Termination of the Lease

Special Tax Counsel is not rendering an opinion with respect to the exclusion from gross income of the Interest Portion of Basic Rent distributable to Owners of the Series 2020 Certificates subsequent to the termination of the Lease for any reason (including an Event of Default or an Event of Nonappropriation under the Lease). If the Lease is terminated while the Series 2020 Certificates are outstanding, there is no assurance that payments made to Owners of the Series 2020 Certificate after such termination with respect to the Interest Portion of Basic Rent will be excluded from gross income of the Owners thereof for federal or Missouri income tax purposes.

Taxability

The Series 2020 Certificates are not subject to prepayment nor are the interest rates on the Series 2020 Certificates subject to adjustment in the event of a determination by the Internal Revenue Service or a court of competent jurisdiction that the Interest Portion of Basic Rent paid or to be paid on any Series 2020 Certificate is or was includible in the gross income of the Series 2020 Certificate Owner for federal or Missouri income tax purposes. *Under such circumstances, Owners of Series 2020 Certificates would continue to hold their Series 2020 Certificates, receiving the Principal Portion and Interest Portion of Basic Rent as and when due, but would be required to include the Interest Portion of Basic Rent in gross income for federal and Missouri income tax purposes.*

Secondary Markets and Prices

The Series 2020 Certificates are not readily liquid, and no person should invest in the Series 2020 Certificates with funds such person may need to convert readily into cash. Owners of the Series 2020 Certificates should be prepared to hold their Series 2020 Certificates to the stated maturity date. The Underwriter will not be obligated to repurchase any of the Series 2020 Certificates, and no representation is made concerning the existence of any secondary market for the Series 2020 Certificates. No assurance can be given that any secondary market will develop following the completion of the offering of the Series 2020 Certificates as no assurance can be given that the initial offering price for the Series 2020 Certificates will continue for any period of time.

Risk of Audit

The Internal Revenue Service has established an ongoing program to audit tax-exempt obligations to determine whether interest on such obligations should be included in gross income for federal income tax purposes. No assurance can be given that the Internal Revenue Service will not commence an audit of the Series 2020 Certificates. If an audit results in a negative determination with respect to the Series 2020 Certificates, there could be a loss to the owners thereof of the tax exemption of the Interest Portion of Basic Rent on the Series 2020 Certificates for federal and State of Missouri income tax purposes. Owners of the Series 2020 Certificates are advised that, if an audit of the Series 2020 Certificates were commenced, in accordance with its current published procedures, the Internal Revenue Service is likely to treat the City as the taxpayer, and the Owners of the Series 2020 Certificates may not have a right to participate in such audit. Public awareness of any audit could adversely affect the market value and liquidity of the Series 2020 Certificates during the pendency of the audit, regardless of the ultimate outcome of the audit.

Non-Essential Property

The Leased Property is not essential to the City's general governmental functions such as public health, safety and welfare. Accordingly, in the event of a shortfall of City revenue there is no assurance that other payment obligations would not take priority over the payment of the Series 2020 Certificates and that sufficient funds would remain for the payment of the Series 2020 Certificates.

In addition, the northern portion of the Rec-Plex South facility site is bounded by the east branch of Spencer Creek, and portions of the building are below the 100-year flood elevation of Spencer Creek. As a result, the City purchases flood insurance for this facility. Moreover, because portions of the Leased Property are in a flood plain it may make it difficult for the Trustee to relet the Leased Property in the event the City terminates the Lease; however, the availability of flood insurance may mitigate this risk. In the event the Leased Property is damaged as a result of a flood, it could result in an extraordinary optional redemption of the Series 2020 Certificates. See "THE SERIES 2020 CERTIFICATES – Prepayment - Extraordinary Optional Prepayment."

Loss of Premium from Prepayment

Any person who purchases a Series 2020 Certificate at a price in excess of its principal amount or who holds such Series 2020 Certificate trading at a price in excess of par should consider the fact that the Series 2020 Certificates are subject to prepayment prior to maturity at the prepayment prices described herein. See "THE SERIES 2020 CERTIFICATES - Prepayment" herein.

Moody's Rating

The lowering or withdrawal of the rating initially assigned to the Series 2020 Certificates by Moody's Investors Service, Inc. could adversely affect the market price for and the marketability of the Series 2020 Certificates.

Defeasance

When any or all of the Principal Portion of Basic Rent or the Interest Portion of Basic Rent on the Series 2020 Certificates thereon have been paid and discharged, then the requirements contained in the Declaration and the pledge of revenues made thereunder and all other rights granted thereby shall terminate with respect to the Basic Rent of the Series 2020 Certificates so paid and discharged. Any money and non-callable Government Securities that at any time shall be deposited with the Trustee by or on behalf of the City, for the purpose of paying and discharging any of the Principal Portion or the Interest Portion of Basic Rent thereon, shall be assigned, transferred and set over to the Trustee in trust for the respective Owners of the Series 2020 Certificates, and such moneys shall be irrevocably appropriated to the payment and discharge thereof. Non-callable Government Securities include, in addition to cash and obligations pre-refunded with cash, bonds, notes, certificates of indebtedness, treasury bills and other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America. Historically, such United States obligations have been rated in the highest rating category by the rating agencies. There is no legal requirement in the Declaration that Government Securities consisting of such United States obligations be or remain rated in the highest rating category by any rating agency. Prices of municipal securities in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and that could include any rating of the Series 2020 Certificates defeased with Government Securities to the extent the Government Securities have a change or downgrade in rating. See the caption "SUMMARY OF DECLARATION OF TRUST – Discharge of Declaration of Trust" in APPENDIX B to this Official Statement.

THE CITY

Government

The City of St. Peters, incorporated in 1910, is a fourth-class city located in St. Charles County, Missouri, and a political subdivision of the State. The City currently occupies a land area of 22.46 square miles and services a population of approximately 52,575, as of the 2010 decennial census.

The governing body of the City is the Board of Aldermen, which is comprised of eight aldermen and a mayor. Two aldermen are elected from each of the City's four wards to serve four-year terms.

The Mayor, elected at large to serve a four-year term, is the presiding officer of the Board of Aldermen. The Mayor may vote in the event of a tie vote by the Board of Aldermen. Additionally, the Mayor has veto power.

A city administrator is appointed by the Mayor with the advice and consent of the Board of Aldermen. The city administrator is the chief assistant to the Mayor and is responsible for the day-to-day management of the City's business and staff. The city administrator is also responsible for the employment and discharge of City employees under policies established by the Board of Aldermen.

City functions are divided among 6 groups: Staff Support Services, Municipal Police Services, Transportation and Development Services, Parks and Golf Services, Recreation and Cultural Services, and Water and Environmental Services. These groups are further divided into departments. The Communications Department publishes a newspaper on City business and events, providing voter registration information, and assisting civic and volunteer organizations. In addition, this department operates a cable television channel which airs public service announcements, weather, City and governmental activities, Board of Aldermen meetings and documentaries.

The City has several advisory boards and committees composed of citizens appointed by the Mayor with the advice and consent of the Board of Aldermen. The advisory boards and committees include, among others, St. Peters Green Team, Senior Advisory Committee, Veterans Memorial Commission and the Parks, Recreation, and Arts Advisory Board. In addition, the Mayor with the advice and consent of the Board of Aldermen appoints citizens to other boards and commissions which have responsibility for governmental functions relating to zoning and building codes. These boards and commissions are the Planning and Zoning Commission, the Board of Adjustment, and the Board of Appeals.

Employees

The City has approximately 424 full-time and 550 part-time and seasonal employees. None of the City employees are represented by a union.

Community Services

Communications and Media

Telecommunication services are provided by AT&T, Verizon and Spectrum. City residents receive all St. Louis television channels and are within listening distance of approximately 60 radio stations. There are two major newspapers circulated in the County: the *St. ^ Charles County Journal* and the *St. Louis Post-Dispatch*. Television service is provided by Spectrum, AT&T, Dish Network and DirecTV.

The St. Charles City-County Library District (the “Library”) operates its main library in the City. This special service district is governed by a board of trustees and operated with a separate tax levy. In 2012, the main library was replaced with a new two-story 54,700 square foot facility that includes 13 meeting rooms, computer access and a reading room. The Library has over 800,000 books, 60,000 audios, 53,000 videos and DVDs, and 200 on-line electronic resources.

Fire Protection

Fire protection is provided by fire protection districts that are independent of the City, with each district having its own elected or appointed officials, budgets, and powers of taxation. The majority of the City and surrounding unincorporated areas are served by Central County Fire & Rescue District that was formed through a 1998 consolidation of the St. Peters Fire Protection District and the St. Charles Fire Protection District. A small portion of St. Peters is served by the Cottleville Community Fire Protection District.

Police Protection

Municipal Police Services, a department of the City, has 89 full-time officers and 5 full-time rangers and provides police protection throughout the corporate limits of the City. The Municipal Police Services sponsors several community service programs including the D.A.R.E. drug program, Neighborhood Watch, crime prevention in the workplace, personal safety and robbery training and other programs designed to reduce crime. This department also has a Citizen’s Police Academy and a Junior Citizen’s Police Academy.

Recreation Activities

The City owns and operates 21 parks covering approximately 1,287 acres and an 18-hole municipal golf course within the park known as the St. Peters^ Golf Club. Facilities available at City parks include numerous ball fields, tennis courts, 2 outdoor swimming pools, hiking trails, playground equipment and picnicking facilities.

The City owns a 129,000 square foot recreation complex known as the Rec-Plex. The Rec-Plex includes:

- An Olympic-sized natatorium, which is a competition-style swimming and diving pool built to Olympic standards with a separate leisure pool,
- A National Hockey League regulation size indoor ice rink,
- A gymnasium and an elevated running track,
- Rooms for weight training, dance/aerobics, and other leisure activities, and
- A food court with an observatory.

Adjacent to Rec-Plex is Rec-Plex South. Rec-Plex South is a 110,000 square foot building that was constructed in 2006 and houses two ice sheets, a double gymnasium, a multi-purpose room/gymnasium, a concession facility, locker rooms and a dynamic training center.

In 2019, the City completed development of a new clubhouse/banquet center at St. Peters Golf Club. The new clubhouse/banquet center will replace the clubhouse that was built prior to acquisition by the City. The new facility includes event and meeting facilities with seating for as many as 350 people, plus new outdoor event space for golf tournaments, weddings and other events.

In connection with the construction of a levee for the St. Peters Route 370 Redevelopment Area, the City constructed a 140-acre lake within a 300-acre park known as the 370 Lakeside Park and RV Campground (the “Lakeside Park”). The Lakeside Park includes 75 full-service RV pads the City’s largest pavilion with seating for 300 people, hiking and biking trails, and facilities for camping, boating and fishing, a dog park and an archery range.

The City also operates a cultural arts center within City Hall that attracts visitors from throughout the St. Louis metropolitan area. In addition to monthly exhibits, the center conducts a variety of visual and performing art classes available to residents throughout the County. The center contains numerous dual purpose classrooms and gallery spaces designed for monthly exhibitions, special performances, workshops and meetings. The center contains an auditorium that hosts plays and musical performances. The center hosts thematic competition art shows for local artists and ongoing classes in painting, clay, and drawing.

The City has a Senior Center that offers lunch Monday through Friday in a large dining room and also has a fitness center with workout equipment, computer stations, a small library, an activity room and a billiards room.

Solid Waste Collection

The State of Missouri Solid Waste Management Law requires cities with a population over 500 to develop, adopt and implement a solid waste management plan to ensure that all solid wastes in a community are stored, collected, transported and disposed of properly. The City began solid waste collection in November 1990 and presently serves approximately 19,470 single family residential customers which includes approximately [^] 1,624 customers outside the City limits including collections for the City of Cottleville. During the 1999 Fiscal Year, the City began multi-family collection and competes with private haulers for commercial customers.

As of January 2, 2015, all private entities providing commercial solid waste collection services within the City are required to deposit solid waste collected in connection with commercial accounts at the City’s recycling facility. [The City entered into an agreement with the City of O’Fallon effective](#)

January 1, 2020 to receive all of O’Fallon’s recyclable containers at the City of St. Peters Recycling Center. This is a three-year agreement with an option to renew for one additional year.

The City owns a materials recycling facility. City residents are encouraged to participate in recycling by separating regular wastes from items that are recyclable. Recyclables are collected at curbside and are then separated into salable commodities at the recycling facility. The City also collects specific recyclable commodities (such as cardboard) that can be sold directly to various recycling companies.

Medical

Within the City is the Barnes-Jewish St. Peters Hospital (the “Hospital”). Facilities at the Hospital include, among others, a medical/surgical unit, an emergency department, an intensive care unit, a cardiopulmonary department, a physical medicine department, a radiology department, a full service laboratory, a stress and chemical dependency unit and a cancer center. The Hospital recently completed a phased expansion that increased the number of beds (now 127) and added an 18,000 square foot medical office building to the campus. In 2017, the Hospital completed an expansion of the cancer center that nearly doubled the size to 37,000 square feet. In addition to the Hospital, numerous dentists, chiropractors and doctors provide medical services from offices and clinics located in the City. The health care needs of the elderly are provided by several long-term care facilities located in the City.

Emergency medical transport services are provided by the St. Charles County Ambulance District, based in St. Peters. The District is a tax-supported governmental body.

Education

Primary and secondary education within the City are provided by three public school districts: Fort Zumwalt, Francis Howell and St. Charles. The districts own and operate 32 elementary schools, 11 middle schools and 10 senior high schools. There are also several private schools serving grades K-12 in easy commuting distance of the City.

Higher education is provided by the St. Charles Community College, located in Cottleville adjacent to the City, and by Lindenwood University, located in the County approximately 7 miles from the City. In addition, numerous institutions of higher education located in the St. Louis metropolitan area are easily accessible to City residents including Saint Louis University, Washington University and the University of Missouri-St. Louis.

Economic and Demographic Data

Transportation

The City is traversed by Interstate 70 which provides direct access to St. Louis, approximately 20 miles east of the City, and to Kansas City, approximately 220 miles west of the City. Routes 370 and 364 provide direct access to St. Louis County and Interstate 270 from the North and South sides of the City, respectively.

Regularly scheduled air passenger and freight service is available at St. Louis Lambert International Airport located approximately 12 miles east of the City on Interstate 70. Commercial air service is available at Smartt Field Airport, a public airport operated by the County. Barge service is available on the Mississippi River located approximately 5 miles from St. Peters. The City is served by two railroads: The Norfolk & Southern and the Burlington-Northern, and three common-carrier truck lines.

Population

Since 1980, the City's population has more than tripled. The following table sets forth population statistics for the City:

<u>Year</u>	<u>Population</u>
1970	486
1980	15,700
1990	42,747
2000	51,381
2010	52,575
2018	57,127

Source: Official Census Counts of the United States Department of Commerce, Bureau of Census except for 2018, which is an unofficial estimate of the Bureau of Census as of July 1, 2018.

Economy

The City's diversified economy and commercial growth is attributable to its transportation network, central location in the United States, and expanding resources of labor and materials. Residential growth has been considerable as an outgrowth of expanded employment opportunities in the area. At the same time, the City continues to grow as a suburban community.

The City currently has approximately 2,300 business establishments. There are several major shopping corridors in St. Peters and the City serves as a shopping hub to surrounding communities located throughout the County. The City's retail service area encompasses an estimated 30-mile radius with a population of approximately 350,000 in the 10-mile radius immediately surrounding the City.

The largest shopping center in the City, Mid Rivers Mall (the "Mall"), is also the largest shopping center in the County. The Mall opened in 1987. The Mall contains approximately 1,000,000 square feet with a food court, a 14-screen Marcus Theater, and approximately 120 stores including the following anchors: J.C. Penney, Macy's and Dillards.

In addition, a 245,000 square foot retail development, "The Shoppes At Mid Rivers" began opening stores in calendar year 2017 on 25 acres near I-70 and the Mid Rivers Mall Drive. Newer retail businesses to this area include: Academy Sports + Outdoor, Burlington, Ross Dress for Less, Ulta Beauty, OshKosh, Carters, Famous Footwear, Blaze Pizza and Outback Steakhouse.

Other major retailers in the City include Costco, Menards, Home Depot, Hackmanns Lumber & Home Centers, Great Central Lumber, Hobby Lobby, two Dierbergs grocery stores, three Schnucks grocery stores, an Aldi grocery store, two Walmart Neighborhood Markets, Best Buy, Target, Kohls, and a Walmart Superstore, among others.

As described in Note 16 to the audited financial statements included in Appendix A, with the assistance of Missouri Revised Statutes Chapter 100 economic incentives, major development has occurred in the City's Premier 370 Business Park. The largest developments include an 850,000-square-foot Amazon fulfillment center, a 252,000-square-foot distribution center for Best Buy, a 715,000-square-foot warehousing and manufacturing facility leased by Reckitt Benckiser LLC, and a 496,209-square-foot distribution facility leased by FedEx Ground.

Major Employers

The following table sets forth information regarding the largest employers located within the City, based on the number of full-time or full-time equivalent employees:

<u>Name</u>	<u>Product or Service</u>	<u>Number of Employees</u>
Barnes-Jewish St. Peters Hospital	Health Care	970
Fort Zumwalt School District R-II	Education	709
City of St. Peters ⁽¹⁾	Government	581
Wal-Mart Stores Inc.	Retail Sales	461
RB Manufacturing	Air Fresheners & Chemicals	395
Dierbergs Markets	Grocery Stores	353
Boone Center Inc.	Packaging Business for Disabled	350
Francis Howell School District R-III	Education	347
Schnucks Markets	Grocery Stores	311
Seyer Industries	Aerospace Part Manufacturer	252

(1) Estimated full-time equivalents.

Source: City's 2018 Comprehensive Annual Financial Report.

Employment

According to the United States Bureau of Census, 2013-2017 American Community Survey 5-Year Estimates, the City's civilian labor force was 32,910. The total number of people that were unemployed was 1,353, which was an unemployment rate of 4.1%.

Building and Construction Data

The following table sets forth the number of units and value of building permits issued by the City for the last five Fiscal Years:

<u>Fiscal Year</u>	<u>Residential</u>		<u>Commercial</u>		<u>Total Value⁽¹⁾</u>
	<u>Number of Units</u>	<u>Value</u>	<u>Number of Units</u>	<u>Value</u>	
2015	176	\$47,800,120	15	\$ 37,933,869	\$ 85,733,989
2016	115	30,399,329	12	47,714,602	78,113,931
2017	23	5,954,189	25	90,524,202	96,478,391
2018	83	15,588,441	28	270,036,149	285,624,590
2019	44	10,663,608	55	26,796,046	37,459,654

(1) Excludes tenant finishes and permits for miscellaneous purposes.

Source: City's Transportation and Development Services Records.

Housing

The following table sets forth statistics relating to housing for the City and, for comparative purposes, the County, St. Louis MSA, and the State of Missouri:

	<u>Median Value of Owner Occupied Housing</u>	<u>% Units Built in 2000 or Later</u>	<u>% Units Built Before 1940</u>
The City	\$170,300	19.5%	1.1%
Other Entities:			
St. Charles County	198,500	30.6	2.8
St. Louis MSA	162,600	16.7	14.4
State of Missouri	145,400	16.9	14.0

Source: US Bureau of Census, 2013-2017 American Community Survey 5-Year Estimates.

Income

The following table sets forth certain income statistics for the City and, for comparative purposes, the County, St. Louis MSA, and the State of Missouri:

	<u>Per Capita Income</u>	<u>Median Family Income</u>	<u>% People Below Poverty Level</u>
The City	\$35,198	\$90,768	4.2%
Other Entities:			
St. Charles County	35,628	92,627	5.7
St. Louis MSA	32,709	75,382	12.2
State of Missouri	28,282	64,776	14.6

Source: US Bureau of Census, 2013-2017 American Community Survey 5-Year Estimates.

THE CITY'S FINANCES

Accounting and Reporting Practices

Each year since 1992 (Fiscal Year ending September 30, 1991), the City has been awarded the Government Finance Officers Association's ("GFOA") Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Report. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report, the content of which must conform to GFOA's program standards. The report must also satisfy both generally accepted accounting principles and applicable legal requirements.

The accounts of the City are organized on the basis of funds and account groups, in conformance with generally accepted accounting principles as determined by the Governmental Accounting Standards Board (GASB). Government-wide financial statements reflect the accrual basis of accounting, governmental funds use the modified accrual basis of accounting and proprietary funds use the accrual basis of accounting.

The City operates on a fiscal year commencing October 1 of each year and ending on September 30 of the following calendar year (the "Fiscal Year").

The Board of Aldermen annually engages an independent certified public accountant for the purpose of performing an audit of the books of account, financial records, and transactions of the City.

Investments

The City has a comprehensive investment policy. The City's investment policy is to minimize credit and market risks while maintaining a competitive yield on its portfolio. The City's practice has been to invest in demand deposits, savings accounts, certificates of deposit, obligations of the United States Treasury and repurchase agreements. Most of the City's investments are in instruments that have a maturity of less than one year to insure that surplus funds are available in the event the Board of Aldermen elects to appropriate such monies. All City deposits and investments are insured by federal depository insurance, collateralized or are secured by an irrevocable standby letter of credit issued by a Federal Home Loan Bank. The City's primary investment risk is "Reinvestment Risk." This is the risk that the City's short-term investments may be reinvested at lower yields upon maturity.

Budget Process

The City Administrator prepares an annual budget for the ensuing fiscal year. The budget is based upon information provided by the various City departments and employees. After a proposed budget is prepared, it is submitted to the Board of Aldermen for review. The Board of Aldermen may revise, alter, increase or decrease the items contained in the proposed budget, provided that total authorized expenditures from any fund do not exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year. The budget is legally enacted by ordinance following public hearings on the proposed budget.

Pursuant to the Missouri Revised Statutes, the annual budget must present a complete financial plan for the ensuing fiscal year, and must include at least the following information:

- (1) A budget message describing the important features of the budget and major changes from the preceding year;
- (2) Estimated revenues to be received from all sources for the budget year, with a comparative statement of actual or estimated revenues for the two years next preceding, itemized by year, fund, and source;
- (3) Proposed expenditures for each department, office, commission, and other classifications for the budget year, together with a comparative statement of actual or estimated expenditures for the two years next preceding, itemized by year, fund, activity and object;
- (4) The amount required for the payment of interest, amortization, and redemption charges on debt; and
- (5) A general budget summary.

The City Administrator is authorized to transfer part, or all, of any unexpended balance among any departments within a given fund. If it is determined that the original budgeted revenues and expenditures need to be increased or decreased, the Board of Aldermen may, by ordinance, make such changes in budgeted revenues and expenditures so long as the total budgeted expenditures do not exceed the amount of budgeted revenues plus beginning unencumbered fund balance. If it appears probable that revenues available will be insufficient to meet the amount appropriated, the Board of Aldermen may, by ordinance, reduce one or more appropriations.

General Fund Operating Results

The following table indicates the City's General Fund revenues, expenditures and changes in fund balance for the fiscal years ended September 30, 2016 through 2018:

Summary of General Fund Operations (\$ in thousands)⁽¹⁾

	Fiscal Year Ended September 30		
	<u>2016</u>	<u>2017</u>	<u>2018</u>
REVENUES			
Sales Taxes	\$14,540	\$14,280	\$14,901 ⁽²⁾
Property Taxes	7,328	7,714	7,808
Utility Franchise Tax	4,377	4,412	4,686
Cigarette Taxes	183	172	163
Licenses and Permits	1,396	1,772	3,200 ⁽³⁾
Interest	33	23	43
Intergovernmental	3,902	3,652	3,759
Fines and Forfeitures	1,570	1,229	1,021
Charges for Services	678	675	906
Miscellaneous	<u>495</u>	<u>492</u>	<u>750</u>
Total Revenues	<u>34,502</u>	<u>34,421</u>	<u>37,237</u>
CURRENT EXPENDITURES			
General Government	2,202	2,009	2,011
Administration	4,297	4,148	4,364
Police	11,964	12,349	12,874
Municipal Court	430	484	507
Public Works	2,104	1,994	2,084
Engineering	2,173	1,903	1,861
Maintenance	401	464	419
Health	679	1,497	1,541
Parks and Recreation	4,739	4,067	4,383
Communications	958	989	1,056
Community and Arts	<u>188</u>	<u>199</u>	<u>208</u>
Total	<u>30,135</u>	<u>30,103</u>	<u>31,308</u>
REVENUES OVER CURRENT EXPENDITURES	4,367	4,318	5,929
OTHER FINANCING SOURCES (USES)			
Capital Outlay	(783)	(1,113)	(1,012)
Debt Service	(379)	(381)	(382)
Net Transfers ⁽⁴⁾	(947)	(799)	(640)
Proceeds from Sale of Capital Assets	<u>94</u>	<u>88</u>	<u>181</u>
Total Other Financing Sources (Uses)	<u>(2,015)</u>	<u>(2,205)</u>	<u>(1,853)</u>
REVENUES OVER EXPENDITURES AND OTHER FINANCING USES	2,352	2,113	4,076
FUND BALANCE			
Beginning of Year	<u>11,217</u>	<u>13,569</u>	<u>15,682</u>
FUND BALANCE			
End of Year	<u>\$13,569</u>	<u>\$15,682</u>	<u>\$19,758</u>

Footnotes to Prior Page

- (1) Any variance from the City's audited financial statements is due to rounding.
- (2) The increase in sales tax revenues during the 2018 Fiscal Year was attributable to the elimination of a tax increment financing area and an overall increase in consumer spending.
- (3) The increase in licenses and permits during the 2018 Fiscal Year was primarily due to industrial development occurring in the Lakeside Business Park and commercial apartment development in the City.
- (4) Transfers out includes amounts for payment of certain general obligation bonds and the transfer of the tourism tax to the Recreation Fund.

Source: Derived from the City's Comprehensive Financial Reports, September 30, 2016, 2017 and 2018.

2019 Unaudited Results and 2020 Budget

For the 2019 Fiscal Year, based on the unaudited financial results the General Fund unassigned ending balance is expected to be at least equal to the 2018 Fiscal Year ending balance of \$11,646,402 based on the Budget Basis of Accounting (See page A-59 of APPENDIX A to this Official Statement. Note that the 2018 Fiscal Year balance above is significantly higher than the figures reported under Generally Accepted Accounting Principles and indicated on Page A-6 of APPENDIX A). During the 2014 Fiscal Year, the City established a "Contingency Reserve" that was initially funded in the amount of \$2,500,000. The City made additional \$500,000 deposits to the Contingency Reserve in each of the subsequent Fiscal Years and has budgeted \$500,000 for each Fiscal Year thereafter to and including 2019 which will result in an ending fund balance in the Contingency Reserve of \$5,000,000 and is the target for this fund in the City's reserve policy. For the 2019 Fiscal Year end, the budgeted Contingency Reserve and General Fund unassigned balance are expected to provide legally available funds for governmental purposes equal to at least \$16,646,402.

For the 2020 Fiscal Year, based on the budget and year-to-date results the City has estimated that the General Fund unassigned ending balance of \$9,000,000 based on the Budget Basis of Accounting.

For the 2020 Fiscal Year end, the budgeted Contingency Reserve and General Fund unassigned balance are expected to provide legally available funds for governmental purposes equal to approximately \$14,000,000.

The Hancock Amendment

On November 4, 1980, Missouri voters approved an amendment to the Missouri Constitution to limit taxation and governmental spending. The amendment (popularly known as the Hancock Amendment) also limits the rate of increase and the total amount of taxes on property which may be imposed in any year without voter approval. If the assessed valuation of property, excluding the value of new construction and improvements, increases by a larger percentage than the increase in the general price level from the previous year, the maximum authorized current levy applied thereto in each political subdivision must be reduced to yield the same gross revenue from existing property, adjusted for changes in the general price level, as could have been collected at the existing authorized levy on the prior assessed value. The tax levy on the assessed valuation of new construction is exempt from this limitation.

The Hancock Amendment does not apply to taxes imposed for the payment of principal and interest on general obligation bonds.

SOURCES OF REVENUE

General Fund Revenue Sources

The City derives its revenues from a variety of sources. The following list sets forth the primary sources of general fund revenues for the 2018 Fiscal Year:

<u>Revenue Source</u>	<u>Revenues</u>	<u>Total Revenues</u>
Sales Tax	\$14,901,179	40.02%
Property Tax	7,808,081	20.97
Utility Franchise Tax	4,686,245	12.59
Cigarette Tax	162,900	0.44
Licenses and Permits	3,200,304	8.59
Interest	43,172	0.12
Intergovernmental	3,758,829	10.09
Fines and Forfeitures	1,020,638	2.74
Charges for Services	905,734	2.43
Other Revenues	750,159	2.01
	<u>\$37,237,241</u>	<u>100.00%</u>

Source: Audited financial statements of the City.

The following is a summary of some of the more significant revenue sources of the City.

Property Taxes

Property taxes are levied against the following classifications of property: real property; personal property; railroads; and utilities. For the 2018 Fiscal Year, property taxes represented approximately 20.97% of total general fund revenue. For a more detailed description of property taxes, see the caption "TAXATION" in the Official Statement.

Sales Taxes

A 1% City sales tax for general revenue was authorized by the State Legislature and was imposed following a favorable vote at an election held in 1974. For the 2018 Fiscal Year, the sales tax for general revenue represented approximately 40.02% of general fund revenues.

The following table sets forth the general sales tax receipts of the City, other than amounts allocated to Tax Increment Financing (see the caption "FINANCIAL MATTERS – Tax Increment Financing" in the Official Statement) for the fiscal years ended September 30, 2014 through 2018:

<u>Year</u>	<u>Revenue</u>
2014	\$13,087,001
2015	13,711,848
2016	14,539,609
2017	14,279,883
2018	14,901,179

Source: Figures derived from audited financial statement of the City.

Utility Franchise

For the 2018 Fiscal Year, the utility franchise tax accounted for approximately 12.59% of general fund revenue. The utility franchise tax is a charge on gross receipts of electric, gas, and cable companies at the rate of 5%.

Intergovernmental Revenue

Intergovernmental revenue includes grants, aid, revenue sharing, and other entitlements from Federal and State government. Annually recurring intergovernmental revenue consists primarily of road and bridge taxes from St. Charles County, Missouri, motor vehicle fuel tax and Missouri motor vehicle sales tax. For the 2018 Fiscal Year, intergovernmental revenue accounted for approximately 10.09% of general fund revenue.

Other Sales Taxes

Transportation Sales Tax

A .5% sales tax for transportation was authorized in 1982. The transportation sales tax is accounted for in the City's Transportation Trust Fund (a Special Revenue Fund) and is restricted in use to construction, reconstruction, repair, and maintenance of streets, roads and bridges. The following table sets forth the transportation sales tax receipts of the City, other than amounts allocated to Tax Increment Financing for the past five Fiscal Years:

<u>Year</u>	<u>Revenue</u>
2014	\$6,543,500
2015	6,855,926
2016	7,269,803
2017	7,139,943
2018	7,450,675

Source: Figures derived from audited financial statements of the City.

Park and Stormwater Sales Tax

The Park and Stormwater Sales Tax is a .5% sales tax for parks and stormwater projects. City voters approved a .1% Park and Stormwater Sales Tax in November 2000 and approved an additional .4% Park and Stormwater Sales Tax on August 7, 2012 with collections beginning in January 2013. The tax may be used solely in connection with parks and stormwater projects. The City's intent is to first allocate the Park and Stormwater Sales Tax to payment of debt service on the Certificates of Participation, Series 2018, the Refunding Certificates of Participation, Series 2010C, the General Obligation Refunding Bonds, Series 2019, the General Obligation Bonds, Series 2018, the General Obligation Bonds, Series 2016, the General Obligation Bonds, Series 2014, and the General Obligation Bonds, Series 2012 from this tax.

The following table sets forth the Park and Stormwater Sales Tax receipts of the City for the past five Fiscal Years:

<u>Year</u>	<u>Revenue⁽¹⁾</u>
2014	\$6,487,198
2015	6,784,761
2016	7,203,975
2017	7,078,266
2018	7,390,345

Source: Figures derived from audited financial statements of the City.

Recreational Facilities Revenue

The City obtains significant revenues from the operation of recreation facilities that are accounted for in the Recreation Fund. Revenues include annual membership fees, daily admissions, swimming pool rental and programming revenue, ice rink rental and programming revenue, gymnasium and fitness programs, and concessions. As a result of the construction of Rec-Plex South, the City's goal was to reach between 3,500 to 4,000 Rec-Plex memberships. Memberships totaled 2,100 when the Rec-Plex South was opened in the fall of 2007 and have increased to approximately 2,630 as of September 30, 2019. In addition, there are approximately 1,301 Silver Sneaker passes and approximately 578 Renew Active passes (special passes for senior citizens).

TAXATION

Tax Procedures

Not later than September 30 of each year, the Board of Aldermen sets the rate of tax for the City and files the tax rate with the County Registrar's Office by October 1. The County Registrar forwards the tax information to the State Auditor who is responsible for reviewing the rate of tax to insure that it does not exceed constitutional rate limits.

Taxes are levied on all taxable real and personal property owned as of January 1 in each year. Certain properties, such as those used for charitable, education, and religious purposes, are excluded from ad valorem taxes for both real and personal property.

Real property within the City is assessed by the County Assessor. The County Assessor is responsible for preparing the tax rolls each year and for submitting tax rolls to the County Board of Equalization. The Board of Equalization has the authority to question and determine the proper value of property and then adjust and equalize individual properties appearing on the tax rolls. By statute, tax bills are to be mailed in October; however, the volume of assessment complaints required to be reviewed by the County Board of Equalization can affect the date on which bills are actually mailed.

Payment of tax on real and personal property is due by December 31 after which date they become delinquent and accrue a penalty of one percent per month. The County collects fees equal to 1.5% of the taxes collected for this service. After such collections and deductions of commission, taxes are distributed according to the taxing body's pro-rata share.

Assessed Valuation

Assessment of real property pursuant to the Constitution of Missouri requires such property to be classified in subclasses consisting of agricultural, residential or commercial and permitting different assessment ratios for each subclass and requires uniformity in taxation of real property within each subclass. Pursuant to the Constitution, agricultural property is assessed at 12% of its productivity value,

residential property is assessed at 19% of true value, and commercial property is assessed at 32% of true value. In 1986, the State Legislature passed a bill requiring reassessment of all real properties every two years, beginning in 1987.

Personal property is generally assessed at 1/3 (33-1/3%) of book value; however, subclasses of tangible personal property are assessed at different percentages. These percentages are as follows: ½% for grain and other agricultural crops in an unmanufactured condition, 12% for livestock, farm machinery and poultry, and 5% for historic motor vehicles.

The following table indicates the assessed valuation, for the past five tax years (which correspond to calendar years), following review by the Board of Equalization and is the assessed valuation used by the City for calculating its tax levy:

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
2015	\$ 908,932,656	\$171,476,471	\$1,080,409,127
2016	968,913,338	181,051,430	1,149,964,768
2017	1,043,396,883	189,028,500	1,232,425,383
2018	1,047,204,165	197,375,404	1,244,579,569
2019	1,190,506,781	211,615,200	1,402,121,981

Source: Office of the County Registrar.

The following table sets forth the estimated market value of taxable property for the 2019 tax year based on the assessment ratios described hereinbefore:

<u>Subclass</u>	<u>Assessed Valuation</u>	<u>Assessment Ratio</u>	<u>Estimated Market Value</u>
Personal Property	\$ 211,615,200	33.3%	\$ 634,845,600
Residential Property	801,036,076	19.0	4,215,979,347
Commercial Property	389,274,363	32.0	1,216,482,384
Agricultural Property	196,342	12.0	1,636,183
Total	<u>\$1,402,121,981</u>		<u>\$6,068,943,514</u>

Source: Assessed Valuations were provided by the office of the County Registrar.

Tax Rates

The following table sets forth the City's tax rates per \$100 of equalized assessed valuation for the tax years ended December 31, 2015 through 2019:

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
General Government	\$.6095	\$.6095	\$.5892	\$.5903	\$.5584
Debt Service Fund	.1605	.1605	.1808	.1797	.2116
Total	<u>\$.7700</u>				

Source: Director of Finance.

Tax Levies and Collection

St. Peters Tax Levies and Collections (amounts expressed in thousands)

Fiscal Year	Total Taxes Levied	Current Taxes ⁽¹⁾		Current & Back Taxes	
		Collected	% Collected	Collected	% Collected
2015	\$8,013	\$7,914	98.76%	\$8,005	99.90%
2016	8,748	8,534	97.55	8,740	99.91
2017	8,960	8,850	98.77	8,948	99.87
2018	9,589	9,476	98.82	9,570	99.80
2019	9,726	9,607	98.78	N/A	N/A

(1) Represents amounts collected during a Fiscal Year.

Source: City's 2018 Comprehensive Annual Financial Report and City's Director of Finance.

Major Taxpayers

The following table sets forth information regarding the top ten taxpayers in the City:

Taxpayer	Business	Assessed Valuation	% of Total Assessed Valuation ⁽¹⁾
Airwick Industries Inc.	Reckitt Benckiser	\$25,155,368	1.79%
Mid Rivers Mall LLC	Mid Rivers Mall	14,650,717	1.04
Duke Realty Limited Partnership	Amazon	12,120,550	0.86
Mid Reivers Investment Partners LLC	Retail Box Store	10,698,735	0.76
Turnberry Apartments LLC	Apartments	6,915,139	0.49
Saia Motor Freight Line LLC	Auto Dealer	5,446,859	0.39
SSM Properties Inc.	Medical	5,317,099	0.38
ALPLA Inc.	Manufacturing	5,194,639	0.37
Jungs Station Association	Apartments	4,273,432	0.30
Menards Inc.	Home Improvement Store	3,985,529	0.28
Totals		<u>\$93,758,067</u>	<u>6.66%</u>

(1) Based on the 2019 tax year real and personal property tax assessment following review by the Board of Equalization.

Source: Office of the County Assessor.

DEBT OF THE CITY

General

Pursuant to the Missouri Constitution, the vote required to pass a proposition to issue general obligation bonds payable from unlimited ad valorem taxes is four-sevenths (4/7) of the qualified voters voting thereon for elections held at the general municipal election day, primary or general elections. A vote of two-thirds (2/3) of the qualified voters voting on the specific general obligation bond proposition is required at all other elections.

The Missouri Constitution provides that the amount of bonds payable out of tax receipts shall not exceed 10% of the total assessed valuation of the taxable property of a city. The Missouri Constitution permits cities to become indebted for an additional 10% of the value of taxable, tangible property for the

purpose of acquiring rights-of-way, constructing, extending, and improving streets and avenues; and constructing, extending and improving a sanitary or storm sewer system.

Outstanding Debt

The following is a list of the City’s outstanding general obligation bonds:

<u>Issue</u>	<u>Issue Date</u>	<u>Amount Outstanding</u>
General Obligation Refunding Bonds, Series 2010	May 1, 2010	\$ 665,000
General Obligation Bonds, Series 2012	November 28, 2012	2,775,000
General Obligation Bonds, Series 2014	September 23, 2014	7,725,000
General Obligation Refunding Bonds, Series 2015	May 6, 2015	5,310,000
General Obligation Refunding Bonds, Series 2016	February 4, 2016	15,665,000
General Obligation Bonds, Series 2016	July 5, 2016	7,085,000
General Obligation Bonds Series 2017	February 1, 2017	10,625,000
General Obligation Bonds, Series 2018	February 7, 2018	3,715,000
General Obligation Refunding Bonds, Series 2019	June 3, 2019	<u>3,610,000</u>
		<u>\$57,175,000</u>

Legal Debt Limit

The following table sets forth the City’s legal debt limit and debt margin based on the 2019 assessed valuation following review by the Board of Equalization which is a preliminary assessed valuation. (The amount deemed final for State and local government purposes is the amount certified on December 31 of each year and generally available sometime after that date):

	<u>City Purposes Basic Limit</u>	<u>Special Purpose Additional Limit</u>
2019 Assessed Value	<u>\$1,402,121,981</u>	<u>\$1,402,121,981</u>
Debt Limit - 10% of Assessed Value	\$140,212,198	\$140,212,198
Less: General Obligation Bonds	<u>57,175,000</u>	<u>—</u>
Legal Debt Margin	<u>\$ 83,037,198</u>	<u>\$140,212,198</u>

Lease Obligations

The following is a list of the City’s outstanding Certificates of Participation which includes the Series 2020 Certificates and excludes the Refunded Certificates:

<u>Issue</u>	<u>Issue Date</u>	<u>Outstanding</u>
Refunding Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2010C	November 10, 2010	\$ 740,000
Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2018	March 20, 2018	2,890,000
Refunding Certificates of Participation (City of St. Peters, Missouri, Lessee), Series 2020	February 24, 2020	<u>^ 14,435,000*</u>
		<u>\$18,065,000^*</u>

* Subject to Change

The City's lease obligations are secured by annually-appropriated funds and do not constitute an indebtedness for purposes of any Missouri statutory or constitutional debt limit. Such obligations are payable solely from available funds of a governmental body and neither taxes nor a specific source of revenues may be pledged to make payments on such obligations. Any increase in taxes required to generate additional funds with which to make payments on such obligations would be subject to voter approval.

Direct and Overlapping Debt

The following table sets forth information relating to the City's direct and overlapping general obligation debt:

	Outstanding Bonds ⁽¹⁾	Percent Applicable to the City ⁽²⁾	City's Direct and Overlapping Debt
City of St. Peters	\$ 57,175,000	100.00%	\$ 57,175,000
St. Charles County Ambulance District	49,355,000	14.76	7,284,798
St. Charles Community College	15,840,000	14.85	2,352,240
Central County Fire and Rescue	15,495,000	71.58	11,091,321
School District of the City of St. Charles	51,200,000	6.50	3,328,000
Fort Zumwalt R-II School District	151,259,954	24.19	36,589,783
Francis Howell School District	<u>^ 101,435,000</u>	17.81	<u>18,065,574^</u>
	<u>\$^ 441,759,954</u>		<u>\$135,886,716^</u>

(1) Lease and loan obligations which are subject to annual appropriation for payment and for which a tax levy cannot be imposed without voter approval are excluded from the above table. The table also excludes Neighborhood Improvement District Bonds that are a general obligation of the issuer but are expected to be paid from special assessments.

(2) Estimate based on 2019 assessed real and personal property following review by the Board of Equalization.

Source: Bond amounts were provided by the political subdivisions or public records and assessments were provided by the Office of the County Registrar and by the Office of the County Assessor.

Debt Service Requirements

Certificates of Participation

The following table sets forth the debt service on the City's outstanding Certificates of Participation as of the date of this Official Statement:

Fiscal Year	<u>Outstanding Certificates</u>		<u>The Certificates *</u>		Total Debt Service*
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
2020	\$ 255,000	\$ 104,325			\$ 359,325
2021	255,000	110,025	\$ <u>1,065,000</u> [^]	\$ <u>684,861</u> [^]	<u>2,114,886</u> [^]
2022	270,000	101,600	<u>1,215,000</u> [^]	<u>534,800</u> [^]	<u>2,121,400</u> [^]
2023	280,000	92,525	<u>1,260,000</u> [^]	<u>486,200</u> [^]	<u>2,118,725</u> [^]
2024	285,000	83,043	<u>1,310,000</u> [^]	<u>435,800</u> [^]	<u>2,113,843</u> [^]
2025	130,000	73,330	<u>1,365,000</u> [^]	<u>383,400</u> [^]	<u>1,951,730</u> [^]
2026	135,000	69,355	<u>1,410,000</u> [^]	<u>328,800</u> [^]	<u>1,943,155</u> [^]
2027	140,000	65,230	<u>1,475,000</u> [^]	<u>272,400</u> [^]	<u>1,952,630</u> [^]
2028	145,000	60,955	<u>1,525,000</u> [^]	<u>213,400</u> [^]	<u>1,944,355</u> [^]
2029	150,000	56,436	<u>1,585,000</u> [^]	<u>152,400</u> [^]	<u>1,943,836</u> [^]
2030	155,000	51,613	<u>1,095,000</u> [^]	<u>89,000</u> [^]	<u>1,390,613</u> [^]
2031	160,000	46,533	<u>1,130,000</u> [^]	<u>45,200</u> [^]	<u>1,381,733</u> [^]
2032	165,000	41,210	—	—	206,210
2033	170,000	35,619	—	—	205,619
2034	175,000	29,775	—	—	204,775
2035	180,000	23,650	—	—	203,650
2036	185,000	17,263	—	—	202,263
2037	195,000	10,613	—	—	205,613
2038	<u>200,000</u>	<u>3,600</u>	—	—	<u>203,600</u>
Total	<u>\$3,630,000</u>	<u>\$1,076,700</u>	<u>\$14,435,000</u> [^]	<u>\$3,626,261</u> [^]	<u>\$22,767,961</u> [^]

As noted hereinbefore, although a specific source of taxes and revenues may not be pledged to make payments on lease obligations, the City intends to pay debt service on its lease obligations from the sources of revenue shown on the following table.

* Subject to Change

Allocation of Debt Service on Certificates of Participation^{(1)*}

Fiscal Year	Park and Stormwater	Recreation Fund	Transportation Fund	Total ⁽²⁾
2020	\$ 359,325			\$ 359,325
2021	365,025	\$ 1,195,338 [^]	\$ 554,522 [^]	2,114,885 [^]
2022	371,600	1,195,200 [^]	554,600 [^]	2,121,400 [^]
2023	372,525	1,192,800 [^]	553,400 [^]	2,118,725 [^]
2024	368,043	1,189,200 [^]	556,600 [^]	2,113,843 [^]
2025	203,330	1,194,400 [^]	554,000 [^]	1,951,730 [^]
2026	204,355	1,183,000 [^]	555,800 [^]	1,943,155 [^]
2027	205,230	1,190,600 [^]	556,800 [^]	1,952,630 [^]
2028	205,955	1,181,400 [^]	557,000 [^]	1,944,355 [^]
2029	206,436	1,181,000 [^]	556,400 [^]	1,943,836 [^]
2030	206,613	1,184,000 [^]	—	1,390,613 [^]
2031	206,533	1,175,200 [^]	—	1,381,733 [^]
2032	206,210	—	—	206,210
2033	205,619	—	—	205,619
2034	204,775	—	—	204,775
2035	203,650	—	—	203,650
2036	202,263	—	—	202,263
2037	205,613	—	—	205,613
2038	203,600	—	—	203,600
Total	<u>\$4,706,700</u>	<u>\$13,062,138[^]</u>	<u>\$4,999,122[^]</u>	<u>\$22,767,960[^]</u>

(1) [^] Represents the current expected source of payment for the City’s outstanding Certificates of Participation and the Series 2020 Certificates; however, the City may annually appropriate and pay for all or a portion of the amounts due on the Certificates of Participation from the General Fund or other annually available funds.

(2) Variance from the prior table are due to rounding.

General Obligation Bonds

The following table sets forth the debt service requirements on the City's general obligation bonds:

<u>Calendar</u> <u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 2,035,000	\$ 1,392,793	\$ 3,427,793
2021	3,045,000	1,545,954	4,590,954
2022	3,130,000	1,456,640	4,586,640
2023	3,220,000	1,366,496	4,586,496
2024	3,315,000	1,275,021	4,590,021
2025	3,410,000	1,184,756	4,594,756
2026	3,500,000	1,090,709	4,590,709
2027	3,600,000	994,921	4,594,921
2028	3,690,000	896,471	4,586,471
2029	3,805,000	790,696	4,595,696
2030	3,910,000	681,137	4,591,137
2031	3,600,000	567,934	4,167,934
2032	3,705,000	463,293	4,168,293
2033	3,570,000	353,183	3,923,183
2034	3,680,000	245,253	3,925,253
2035	3,135,000	133,331	3,268,331
2036	1,515,000	64,019	1,579,019
2037	1,045,000	24,613	1,069,613
2038	<u>265,000</u>	<u>3,975</u>	<u>268,975</u>
Total	<u>\$57,175,000</u>	<u>\$14,531,195</u>	<u>\$71,706,195</u>

Future General Obligations and Lease Obligations

The City has an additional \$10,535,000 of authorized and unissued general obligation bonds for stormwater improvements. The City is planning to issue the bonds in phases over the next ten years. The City has no other plans for the issuance of general obligation bonds or lease obligations.

THE REFUNDING

Description

The Series 2020 Certificates are being issued for the purpose of providing funds which, together with other funds of the City, will be used to refund \$5,505,000 outstanding principal Series 2010B Certificates and \$12,440,000 principal amount of Series 2013 Certificates and to pay the costs of delivering the Series 2020 Certificates. Following the delivery of and payment for the Series 2020 Certificates, the proceeds shall be deposited with UMB Bank, N.A., Kansas City, Missouri, the Trustee for the Refunded Certificates, and will be used to provide for the payment of the principal of and interest on the Refunded Certificates on May 1, 2020, the date of redemption, and pay the costs of delivery.

Estimated Sources and Uses of Funds*

The estimated sources and uses of funds for the Refunding are set forth below:

Sources of Funds

Proceeds from the Series 2020 Certificates ⁽¹⁾	<u>\$16,491,603</u>
Cash Contribution ⁽²⁾	<u>^ 2,027,919</u>
Total	<u>\$18,519,522</u>

Uses of Funds

For Prepayment of the Refunded Certificates	<u>\$18,357,946</u>
Costs of Delivery	<u>161,576</u>
Total	<u>\$18,519,522</u>

(1) Includes the estimated Original Issue Premium and excludes the estimated Underwriter's Discount.

(2) Includes the reserve fund established for the Series 2010B Certificates and other funds contributed by the City.

THE LEASED PROPERTY

The Leased Property consists of a site encompassing approximately 5.54 acres of land on which a 110,000 square foot building known as Rec-Plex South is located. Rec-Plex South has an insured value of \$21,777,000.

RATING

Moody's Investors Service, Inc., 7 World Trade Center, 250 Greenwich, New York, New York 10007 has assigned the Series 2020 Certificates the rating of "Aa3." Any explanation of the significance of the rating may be obtained from the rating agency. There is no assurance that such rating will continue for any period of time or that it will not be revised or withdrawn. A revision or withdrawal of a rating may adversely affect the market price of the Series 2020 Certificates.

LEGAL MATTERS

All matters incident to the authorization and issuance of the Series 2020 Certificates are subject to the approval of Gilmore & Bell, P.C., St. Louis, Missouri, as Special Tax Counsel. Gilmore & Bell, P.C., will also pass upon certain matters relating to this Official Statement as Disclosure Counsel. In addition, certain legal matters will be passed upon for the City by Hamilton Weber LLC, St. Charles, Missouri, the City Attorneys.

TAX MATTERS

The following is a summary of the material federal and State of Missouri income tax consequences of holding and disposing of the Series 2020 Certificates. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Series 2020 Certificates as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Missouri, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Series 2020 Certificates in the secondary market. Prospective investors are

advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Series 2020 Certificates.

Opinion of Special Tax Counsel

In the opinion of Gilmore & Bell, P.C., Special Tax Counsel to the City, under existing law as of the delivery date of the Series 2020 Certificates:

Federal and State of Missouri Tax Exemption. The Interest Portion of Basic Rent paid under the Lease and represented by the Series 2020 Certificates (including any original issue discount properly allocable to an Owner thereof) is excludable from gross income for federal income tax purposes and is exempt from income taxation by the State of Missouri.

Alternative Minimum Tax. The Interest Portion of Basic Rent paid under the Lease represented by the Series 2020 Certificates is not an item of tax preference for purposes of computing the federal alternative minimum tax.

Bank Qualification. The City's obligation to pay Basic Rent under the Lease has not been designated as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Code.

Special Tax Counsel's opinions are provided as of the date of the initial delivery of the Series 2020 Certificates, subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the delivery of the Series 2020 Certificates in order that the Interest Portion of Basic Rent be, or continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of the Interest Portion of Basic Rent represented by the Series 2020 Certificates in gross income for federal and Missouri income tax purposes retroactive to the date of initial delivery of the Series 2020 Certificates. Special Tax Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Series 2020 Certificates, but has reviewed the discussion under the heading "TAX MATTERS."

Other Tax Consequences

Original Issue Discount. For federal income tax purposes, original issue discount is the excess of the stated prepayment price at maturity of a Series 2020 Certificate over its issue price. The issue price of a Series 2020 Certificate is generally the first price at which a substantial amount of the Series 2020 Certificates of that maturity have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt obligations accrues on a compound basis. The amount of original issue discount that accrues to an owner of a Series 2020 Certificate during any accrual period generally equals (a) the issue price of that Series 2020 Certificate, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (b) the yield to maturity on that Series 2020 Certificate (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (c) any interest payable on that Series 2020 Certificate during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner's tax basis in that Series 2020 Certificate. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.

Original Issue Premium. For federal income tax purposes, premium is the excess of the issue price of a Series 2020 Certificate over its stated prepayment price at maturity. The issue price of a Series 2020 Certificate is generally the first price at which a substantial amount of the Series 2020 Certificates of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt obligations amortizes over the term of the Series 2020 Certificate using constant yield principles, based

on the purchaser's yield to maturity. As premium is amortized, the owner's basis in the Series 2020 Certificate and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Series 2020 Certificate prior to its maturity. Even though the owner's basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of premium.

Sale, Exchange or Retirement of Series 2020 Certificates. Upon the sale, exchange or retirement (including prepayment) of a Series 2020 Certificate, an owner of the Series 2020 Certificate generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the Series 2020 Certificate (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Series 2020 Certificate. To the extent a Series 2020 Certificate is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Series 2020 Certificate has been held for more than 12 months at the time of sale, exchange or retirement.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Series 2020 Certificates, and to the proceeds paid on the sale of the Series 2020 Certificates, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Series 2020 Certificates should be aware that ownership of the Series 2020 Certificates may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Series 2020 Certificates. Special Tax Counsel expresses no opinion regarding these tax consequences. Purchasers of Series 2020 Certificates should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Series 2020 Certificates, including the possible application of state, local, foreign and other tax laws.

NO LITIGATION

There is not now pending and served, or, to the City's actual knowledge, threatened, any litigation seeking to restrain or enjoin or in any way limit the approval or the issuance and delivery of this Official Statement or the Series 2020 Certificates or the proceedings or authority under which they are to be delivered. In addition, there is no litigation pending and served, or, to the City's actual knowledge, threatened which in any manner challenges or threatens the City's powers to enter into or carry out the transactions contemplated by the Declaration, the Lease, the Base Lease and this Official Statement (including the ability of the City to make the Basic Rent Payments required by the Lease).

MUNICIPAL ADVISOR

WM Financial Strategies, St. Louis, Missouri (the "Municipal Advisor") is a registered Municipal Advisor with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor is employed by the City to render certain professional services, including advising the City on a plan of financing and assisting in preparing the Official Statement for the sale of

the Series 2020 Certificates. The Municipal Advisor does not guaranty, warrant or represent the accuracy or completeness of the information contained in this Official Statement.

UNDERWRITING

Northland Securities, Inc. ^ (the “Underwriter”) has agreed, subject to certain conditions, to purchase the Series 2020 Certificates at a price of \$_____ (which equals the principal amount of the Series 2020 Certificates, plus the net original issue premium of \$_____ and less an underwriter’s discount of \$_____). The Series 2020 Certificates may be offered and sold to certain dealers and others at prices lower than the initial public offering price, and such initial offering price may be changed from time to time. The Underwriter is purchasing the Series 2020 Certificates for resale in the normal course of the Underwriter’s business activities. The Underwriter reserves the right to offer any of the Series 2020 Certificates to one or more purchasers on such terms and conditions and at such price or prices as the Underwriter, in its discretion, determines.

CERTIFICATION OF OFFICIAL STATEMENT

Simultaneously with the delivery of the Series 2020 Certificates, the City will furnish to the Underwriter a certificate which will state, among other things, that to the best of the City’s knowledge and belief, this Official Statement (and any amendment or supplement hereto) as of the date of sale and as of the date of delivery of the Series 2020 Certificates does not contain any untrue statement of a material fact and does not omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. Notwithstanding the foregoing, the City makes no representations with respect to disclosures provided by the Underwriter included under the captions “REGARDING USE OF THIS OFFICIAL STATEMENT” and “UNDERWRITING” or by the Municipal Advisor included under the caption “MUNICIPAL ADVISOR” or disclosures included in “APPENDIX C – BOOK-ENTRY ONLY SYSTEM.”

CONTINUING DISCLOSURE UNDERTAKING

Description of Undertaking

In accordance with the requirements of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission, the City has agreed to provide the following to the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access System (“EMMA”):

- (i) The City’s audited financial statements prepared in conformance with generally accepted accounting principles, as determined by the Governmental Accounting Standards Board, shall be made available on or prior to 180 days after the end of each Fiscal Year commencing with the Fiscal Year ended September 30, 2019.
- (ii) Financial and operating data generally consistent with the tables contained in this Official Statement under the captions “THE CITY’S FINANCES,” “SOURCES OF REVENUES,” “TAXATION” and “DEBT OF THE CITY.” Such information shall be made available on or prior to 180 days after the end of each Fiscal Year commencing with the Fiscal Year ended September 30, 2019.
- (iii) Notice of the occurrence of any of the following events with respect to the Series 2020 Certificates, within 10 business days after the occurrence:

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults, if material;
- (3) modifications to rights of holders of the Series 2020 Certificates, if material;
- (4) Series 2020 Certificate calls, if material, and tender offers;
- (5) defeasances;
- (6) rating changes;
- (7) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Forms 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2020 Certificates, or other material events affecting the tax-exempt status of the Series 2020 Certificates;
- (8) unscheduled draws on debt service reserves reflecting financial difficulties;
- (9) unscheduled draws on credit enhancements reflecting financial difficulties;
- (10) substitution of credit or liquidity providers, or their failure to perform;
- (11) release, substitution or sale of property securing repayment of the Series 2020 Certificates, if material;
- (12) bankruptcy, insolvency, receivership or similar event of the City;
- (13) the consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) appointment of a successor or additional trustee or the change of name of the trustee, if material;
- (15) incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and
- (16) default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

For purposes of (15) and (16) above, “financial obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b) in this definition; *provided however*, the term financial obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c-12.

- (iv) Notice of a failure (of which the City has knowledge) to provide the required annual financial information on or before the date specified in its written continuing disclosure undertaking.

Notwithstanding any other provision of the Continuing Disclosure Undertaking, the City may amend the Continuing Disclosure Undertaking and any provision of the Continuing Disclosure Undertaking may be waived, provided that Special Tax Counsel or other counsel experienced in federal securities law matters provides the City with its written opinion that the undertaking of the City contained herein, as so amended or after giving effect to such waiver, is in compliance with the Rule and all current amendments thereto and interpretations thereof that are applicable to the Continuing Disclosure Undertaking.

The City may from time to time choose to provide notice of the occurrence of certain other events, in addition to those listed above, if, in the judgment of the City, such other event is material with respect to the Series 2020 Certificates, but the City does not undertake to commit to provide any such notice of the occurrence of any material event except those indicated herein.

The City reserves the right to modify from time to time the specific types of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the City; provided that, the City agrees that any such modification will be done in a manner consistent with the Rule as the same may be amended from time to time. The City reserves the right to terminate its obligation to provide annual financial information and notices of material events, as set forth above, if and when the City no longer remains an “Obligated Person” with respect to the Series 2020 Certificates within the meaning of the Rule. The City acknowledges that its undertaking pursuant to the Rule described under this heading is intended to be for the benefit of the holders of the Series 2020 Certificates and shall be enforceable by the holders of the Series 2020 Certificates provided that the right to enforce the provisions of this undertaking shall be limited to a right to obtain specific enforcement of the City’s obligations hereunder and any failure by the City to comply with the provisions of this undertaking shall not be an event of default with respect to the Series 2020 Certificates.

Prior Compliance

To the best of the City’s knowledge and belief it has materially complied with its continuing disclosure requirements for the past five years.

All of the City’s bonds that have been outstanding for the past five years were initially rated solely by Moody’s. Some of the City’s current and previously outstanding bonds were insured by a financial guarantor. Moody’s ratings on securities that are guaranteed or “wrapped” by a financial guarantor are generally maintained at a level equal to the higher of the following: the rating of the guarantor (if rated at the investment grade level); or the published underlying rating. Accordingly, in general, the City’s practice has been to discontinue filing event notices relating to a change in rating of the financial guarantor when the rating of the guarantor fell below the City’s published underlying rating and the underlying rating became the published rating.

Some of the City’s outstanding bonds included a table of estimated retail sales. The City suspended calculating retail sales which was based on the City’s 1% general sales tax allocated to the general fund and the amount attributable to tax increment redevelopment areas which are not segregated in the City’s audited financial statements.

The City has not filed any event notices for ratings that were assigned to any of its outstanding bonds by any rating agency other than Moody’s since the City is not a party to such ratings and the City did not disclose any ratings, other than ratings assigned by Moody’s, in any primary offering documents.

MISCELLANEOUS

This Official Statement is not to be construed as a contract or agreement between the City and the Underwriter of any of the Series 2020 Certificates. Any statement made in this Official Statement involving matters of opinion is intended merely as an opinion and not as a representation of fact. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

CITY OF ST. PETERS, MISSOURI

BY: _____
Mayor

APPENDIX A

**CITY OF ST. PETERS, MISSOURI
FINANCIAL STATEMENTS**

SEPTEMBER 30, 2018

The financial statements presented within this Appendix have been extracted from the City’s comprehensive annual financial report for the year ended September 30, 2018. The report includes supplemental information and the auditor’s report which are not included herein. The financial statements of the City are prepared in conformance with generally accepted accounting principles. Copies of the Comprehensive Annual Financial Report, in its entirety, and the City’s budget for the 2019 Fiscal Year are available from the City at <http://www.stpete.net>.

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APPENDIX B

**DEFINITIONS OF WORDS AND TERMS AND
SUMMARIES OF PRINCIPAL DOCUMENTS**

[TO BE PROVIDED BY SPECIAL TAX COUNSEL]

APPENDIX C

BOOK-ENTRY ONLY SYSTEM

General. The Series 2020 Certificates are available in book-entry only form. Purchasers of the Series 2020 Certificates will not receive certificates representing their interests in the Series 2020 Certificates. Ownership interests in the Series 2020 Certificates will be available to purchasers only through a book-entry system (the “Book-Entry System”) maintained by DTC.

The following information concerning DTC and DTC’s book-entry system has been obtained from DTC. The City (referred to in this section as the “Issuer”) takes no responsibility for the accuracy or completeness thereof and neither the Indirect Participants nor the Beneficial Owners should rely on the following information with respect to such matters, but should instead confirm the same with DTC or the Direct Participants, as the case may be. There can be no assurance that DTC will abide by its procedures or that such procedures will not be changed from time to time.

1. The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Series 2020 Certificates. The Series 2020 Certificates will be delivered as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be delivered for each maturity of the Series 2020 Certificates, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Series 2020 Certificates under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2020 Certificates on DTC’s records. The ownership interest of each actual purchaser of each Series 2020 Certificate (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2020 Certificates are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners

will not receive certificates representing their ownership interests in Series 2020 Certificates, except in the event that use of the book-entry system for the Series 2020 Certificates is discontinued.

4. To facilitate subsequent transfers, all Series 2020 Certificates deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2020 Certificates with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2020 Certificates; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2020 Certificates are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

6. Redemption notices shall be sent to DTC. If less than all of the Series 2020 Certificates within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2020 Certificates unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2020 Certificates are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Series 2020 Certificates will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or the Trustee, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Series 2020 Certificates at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

10. The Participants holding a majority position in the Bonds may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer takes no responsibility for the accuracy thereof.