

*(For Publication on June 26, 2023)*  
*(Also to be Sent to the Missouri Department of Revenue on June 26, 2023*  
*with Instruction to Post on Website)*

## **NOTICE OF HEARING**

### **CITY OF TRUESDALE, MISSOURI NEIGHBORHOOD IMPROVEMENT DISTRICT ELKHORN RIDGE NEIGHBORHOOD IMPROVEMENT DISTRICT PROJECT**

Notice is hereby given that a hearing will be held at the Board Room, City Hall, 109 Pinckney Street, Truesdale, Missouri 63380, at 5:00 p.m. on July 12, 2023, for the purpose of considering the neighborhood improvement district improvements and assessments herein described.

A. Project name: Elkhorn Ridge Neighborhood Improvement District Project.

B. General nature of the improvements: (a) site clearing; (b) site grading; (b) installation within street rights of way of decorative street lights, street trees, and landscaping and plantings; (c) installation of traffic directional signage (if required); (d) construction and installation of storm sewers and drainage works; (e) installation of main and lateral sanitary sewers and appurtenant sanitary sewerage systems including pumps and lift stations; (e) construction and installation of on-site water mains and appurtenant equipment; (f) installation and construction of retaining walls, sidewalks, pavement, curbs and gutters; and (g) such other public facilities or improvements as may be appurtenant to any of the foregoing or which otherwise satisfies the definition of the term "improvement" as set forth in section 67.453(5) of the Neighborhood Improvement District Act, sections 67.453 through 67.475 of the Revised Statutes of Missouri (the "NID Act"), which shall be further allocated and defined in accordance with the plans and specifications therefor approved in accordance with the NID Act; together with the costs associated with the establishment of the Elkhorn Ridge Neighborhood Improvement District and the costs of issuance, debt service reserves, and accrued interest on associated limited general obligation neighborhood improvement district bonds or temporary notes issued in connection with the Project (collectively, the "Improvements").

C. The estimated cost of the proposed Improvements is \$3,000,000, excluding the costs associated with the levying and collection of assessments, costs of issuance, debt service reserves, and accrued interest on associated neighborhood improvement district notes or bonds issued with respect to the Project to be assessed when said costs are final. The final cost of such improvements assessed against the property within the proposed district (and the amount of the financing from the City appropriated therefor or the amount of general obligation bonds of the City issued therefor, if any) shall not, without a new election or petition, exceed such estimated cost set forth in the petition by more than 25%, excluding interest and collection fees, if any.

D. Special assessments will be assessed within the proposed District in accordance with the following method:

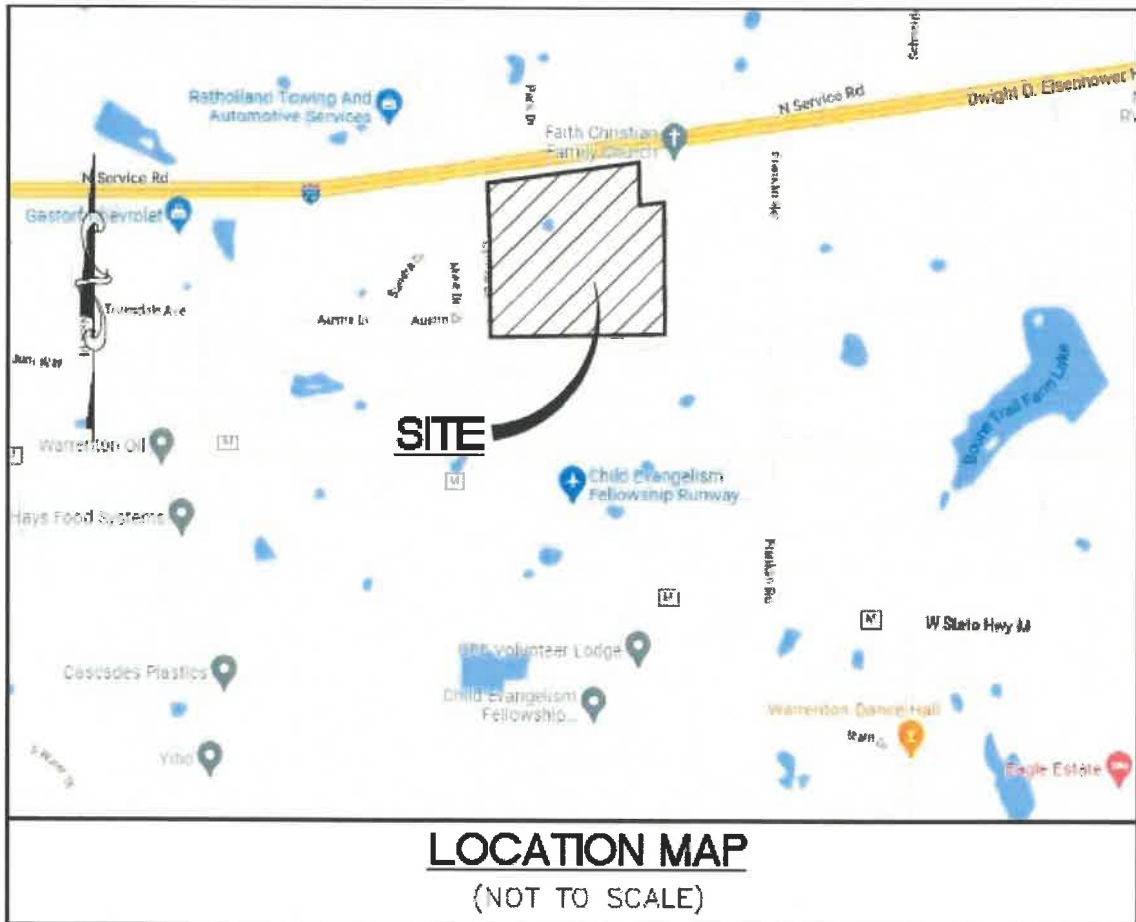
The total cost of the Improvements (including a pro rata share of the costs associated with the levying and collection of assessments, together with the costs of issuance, debt service reserves, and accrued interest on associated temporary notes or neighborhood improvement district bonds issued with respect to the Project) will be divided and assessed equally per square foot of each platted "Lot" as shown on that certain diagram entitled "Lot Area" and

attached as Exhibit A, or as may be subsequently subdivided or consolidated in accordance with provisions of subsection 67.456.3 of the NID Act, but specifically excluding: (a) rights-of-way; and (b) all areas which are owned or designated for ownership by: (i) the City or any related entity, or (ii) any neighborhood association organized for the collective benefit of the residents of the Project.

All of the Project cost will be assessed against the owners of property within the District. After the Project is complete and the final costs of the Project are calculated, each owner of property within the District will be given the opportunity to prepay the final assessment. The period of assessment for those property owners who do not prepay the final assessment in full will be 20 years.

E. Upon completion of the Improvements, the City will accept a dedication of such Improvements for public use, regulation and maintenance. The cost of maintenance of the proposed Improvements will not be assessed against the property within the District.

F. The District is located entirely within the City. The location of the District is depicted below:



The boundaries of the District to be assessed for the costs of the Improvements are described as follows:

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 2 WEST AND ALSO, ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 2 WEST LYING SOUTH OF NEW U.S. HIGHWAY NO. 40, AS NOW LOCATED, EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO FAITH BELIEVERS CHURCH OF WARRENTON AS RECORDED BY DEED IN BOOK 246 PAGE 427 AND FURTHER EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, AS RECORDED IN BOOK 108 PAGE 375, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HERITAGE HILLS, A SUBDIVISION AS RECORDED BY SLIDE D, PAGES 177 THROUGH 180 OF THE WARREN COUNTY, MISSOURI RECORDER'S OFFICE WITH THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70 AS DESCRIBED BY DEED IN BOOK 108, PAGE 375 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH RIGHT OF WAY UNE, THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 657.22 FEET; NORTH 87 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF 201.00 FEET; AND NORTH 81 DEGREES 55 MINUTES 59 SECONDS EAST, A DISTANCE OF 217.38 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF FAITH BELIEVERS CHURCH OF WARRENTON, AS RECORDED BY DEED IN BOOK 231, PAGE 211 AND BOOK 246, PAGE 427 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 283.36 FEET, TO THE SOUTH LINE, THEREOF;

THENCE ALONG SAID SOUTH LINE, THEREOF, THE FOLLOWING COURSES AND DISTANCES: NORTH 82 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 82.00 FEET AND NORTH 74 DEGREES 19 MINUTES 43 SECONDS EAST, A DISTANCE OF 225.43 FEET TO THE WEST UNE OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 23, BEING THE WEST LINE OF LAND NOW OR FORMERLY OF MARGIE NADLER AS RECORDED BY DEED IN BOOK 248, PAGE 341 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,365.09 FEET TO AN IRON ROD WITH ALUMINUM CAP STAMPED WITH PLS #1004 MARKING THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 WEST, CORNER INDEX NO. R-19, DOCUMENT NUMBER 600-68880, BEING ON THE NORTH LINE OF LAND NOW OR FORMERLY OF CHILD EVANGELISM FELLOWSHIP INC. AS RECORDED BY DOCUMENT NO. 201906125 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE, BEING THE NORTH LINE OF SAID SECTION 26, NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 1350.72 FEET TO THE EAST UNE OF THE AFOREMENTIONED HERITAGE HILLS; THENCE ALONG SAID EAST LINE, NORTH 01 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 1353.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 44.800 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTHS OF FEBRUARY AND MARCH, 2022 DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

G. The City will establish a single class of real property within the District for purposes of imposing the special assessment. Interest at a rate not to exceed 10% per annum on unpaid assessments may also be assessed.

The proposed Assessment Roll for the improvements and the plans and specifications and estimated costs therefor are on file in my office for public inspection. **WRITTEN OR ORAL OBJECTIONS TO THE PROPOSED ASSESSMENTS WILL BE CONSIDERED AT THE HEARING.**

DATED: June 26, 2023.

Elsa Smith-Fernandez, City Clerk  
City of Truesdale, Missouri