



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

October Term

~ Minutes ~

Thursday, October 8, 2015

8:50 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 8:50 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:05 AM
Bill Barnett	Western Commissioner	Present	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Mary Argiso	Assistant	Present	8:50 AM
Cheryl Mitchell	Assistant	Present	8:50 AM

II. Agenda

Motion/Vote - 8:50 AM Christian County Commission

Discussion - Approve Agenda

The meeting was attended by Administrative Assistant Cheryl Mitchell.

The Commission met to approve the agenda for Thursday, October 08, 2015.

Presiding Commissioner Weter entertained a motion to approve the amended agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 8:55 AM Kay Brown-County Clerk

Minutes & Financials Approval - Approve Minutes & Financials

The meeting was attended by Administrative Assistant Cheryl Mitchell.

The Commission met to approve minutes and financials.

Presiding Commissioner Weter entertained a motion to approve the regular session minutes for Thursday, October 01, 2015.

There were no financials.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote -

Return the September 28, 2015 Closed Session Minutes For Corrections

Presiding Commissioner Weter entertained a motion to return the closed session minutes for September 28, 2015 for corrections to the Clerks office.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Eastern Commissioner
SECONDER:	Bill Barnett, Western Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 9:00 AM Brad Cole-Sheriff

Bid Opening - Bid Opening-Vehicles

The meeting was attended by Administrative Assistant Cheryl Mitchell and Sheriff Cole.

Sheriff Cole met with the Commission regarding the vehicle bid opening

Cheryl Mitchell presented to the Commission one bid for the purchase of a vehicle.

Commissioner Weter said "we received a bid from S&S Motorworks, LLC for a 2010 Ford Crown Vic, with 104,345 miles, in the amount of \$3,873.00."

Sheriff Cole recommends to accept the bid as proposed.

Presiding Commissioner Weter entertained a motion, pending a satisfactory mechanical status obtained by Sheriff Cole, that we accept the bid from S&S Motorworks, LLC.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 9:30 AM Crickett Giles-Citizen

Discussion - Bark for Life

The meeting was attended by Administrative Assistant Cheryl Mitchell, Ms. Crickett Giles, Todd Wiesehan Planning & Development Director and Miranda Beadles Highway Engineer.

Ms. Crickett Giles-Citizen met with Commissioner to discuss the 2016 Bark for Life Fund Raiser.

Ms. Giles began with updating the Commissioners that this year's fund raiser event Bark for Life raised \$8,160.60. She requested if next year's event be held on the Court House Square. She noted that she has spoken to Larry Martin and he's okay with blocking around the Court House area. Commissioner Weter suggested for Ms. Giles to go to the Ozark Chamber of Commerce for their support.

Commissioner Weter we will need to check with the City of Ozark to get their opinion about this event. Commissioner Childers asked Crickett about the set up arrangements. Ms. Giles said "we will have tents and booths set up around the edge of the Court House lawn facing the street. And there will be approximately 50 vendors." Commissioner Weter said "we will need an endorsement from the City of Ozark permitting the event. Ms. Giles asked if we can tentatively set a date for next year?"

Presiding Commissioner Weter considered a motion to endorse this event for September 17, 2016, pending permission from the City of Ozark.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Eastern Commissioner
SECONDER:	Bill Barnett, Western Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 9:45 AM Todd Wiesehan-Planning & Development

Discussion - Letter of Credit for Roads in Grandview Estates

The meeting was attended by Administrative Assistant Cheryl Mitchell, Todd Wiesehan Planning & Development Administrator, Miranda Beadles Highway Engineer, Treasurer Karen Mathews, Citizens: Ms. Judy Dollarhite, Mr. Robert Palmer, Gerald Griffin, Hollis Overall, Michael Hope, Konni Hall, Lynn Morris, Wesley Peek, Jonica Hope, David Widner and Gail Stafford. Mr & Mrs. Tate arrived after meeting was in progress.

Mr. Wiesehan met with the Commissioners to discuss a letter of credit for R roads in Grandview Estates.

Mr. Wiesehan began by going over the Grandview Estates; He stated it was platted in October of 2007 as a nine lot subdivision. One of the nine lots has since been sold. The County currently holds a Letter of Credit in the amount of \$17,930.00 which will expire on 10/12/2015. The 2007 standards were 2' compacted base rock, 4" compacted 3/4" base rock, double chip & seal, waiting period, and final double coat of chip & seal. In 2013 the Christian County Commission amended the road standards. The current requirement for a road appropriate to a residential subdivision calls for: 2-10' lanes with 2-2' shoulders , 4" of compacted 1 1/2" base rock, 2" of compacted 3/4" crushed aggregate, 4" base bituminous base and 2" asphalt wearing course. The LOC expires Monday, October 12, 2015 which is Columbus Day. If Mr. Wiesehan does not have a fully completed road or a new LOC in hand by Friday, October 9, 2015 at noon he is obligated to present the LOC to the bank in order to draw down the funds which will then be delivered to the Treasurer for placement for a new LOC. Due to the short time frame the Tate's will not be able to produce a current estimate for the County to review and make arrangements with their bank for a new LOC. If Mr. Wiesehan is required to draw down on the existing LOC due to the constraints at hand, it would be perfectly acceptable for the County to hold those funds until such time as the Tate's can deliver a new and satisfactory LOC.

Mr. & Mrs. Tate deliberated their concerns and posed questions to the Commissioners, Mr. Wiesehan and Ms. Beadles regarding the chip and seal and hot mix asphalt options. Commissioner Weter went over the current statutes with Mr. & Mrs. Tate. He noted that if they decide to do the asphalt the County will be responsible for the road,

however if they choose chip and seal then the road becomes private and not the county's responsibility to maintain according to the new statutes. The Commissioners suggested to get together with Todd and Miranda to help make a decision. In the mean time Todd will draw down the LOC and will hold funds in the County until they decide what they want to do. Commissioner Weter reassured the Tate's they will not lose their money. The Tate's agreed to the suggestion and the meeting ended.

Motion/Vote - 10:48 AM Todd Wiesehan-Planning & Development

Appointment - Appointment of Ex-Officio Commissioner

The meeting was attended by Administrative Assistant Cheryl Mitchell, Todd Wiesehan Planning & Development Administrator, Miranda Beadles Highway Engineer, Treasurer Karen Mathews, Citizens: Ms. Judy Dollarhite, Mr. Robert Palmer, Gerald Griffin, Hollis Overall, Michael Hope, Konni Hall, Lynn Morris, Wesley Peek, Jonica Hope, David Widner and Gail Stafford.

Todd Wiesehan, Planning & Development Administrator met with the County Commissioners regarding the appointment of the Ex-Officio Commissioner in compliance with Missouri State Statute 49.280.

Presiding Commissioner Weter entertained a motion to appoint Mr. Wiesehan as the Ex-Officio Commissioner of Christian County, Missouri, to convey the interest in real property legally described in Exhibit "A" to convey, the interest in real property legally described in Exhibit "A" to Jimmie L. Scott and Bonna Diane Scott, joint trust.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Eastern Commissioner
SECONDER:	Bill Barnett, Western Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 11:16 AM Trevor Croley-Cox Health & My-Linh Smith-Cox Health Plans

Discussion - Insurance Discussion

The meeting was attended by Administrative Assistant Cheryl Mitchell, Benefits/Deputy Clerk Mary Argiso, Payroll Clerk Paula Brumfield, C1 Supervisor Richard Teague, Trevor Croley and Michelle Brown of Croley Insurance and M-Linh Smith representing Cox Health, Chief Deputy Clerk Norma Ryan and Auditor Lacey Hart.

Trevor Croley, Michelle Brown and My-Linh Smith with Cox Health met with Commissioner to discuss the Cox Health insurance renewal.

My-Linh Smith presented the 2016 renewal health plan summary. She spoke about the rate development, group experience summary, 2016 renewal projection, and the shock claims report. The Commissioners thanked them and the meeting was adjourned until 1:00p.m.

Motion/Vote - 1:00 PM Jeff Barber-University of Missouri Extension

Discussion - MU Extension PACE Funding-MO Clean Energy District

The meeting was attended by Administrative Assistant Ashley Hannah and Jeff Barber with University of Missouri Extension.

Mr. Barber met with the Commissioners regarding Missouri University Extension PACE Funding-MO Clean Energy District.

Mr. Barber presented the Property Assessed Clean Energy program. He went over the action steps for membership, and eligible properties & projects. He discussed the PACE funding process and participation in the Missouri Clean Energy District. A copy of the brochure is attached to the minutes for reference.

The Commission thanked Mr. Barber. Meeting was concluded.

III. Adjournment

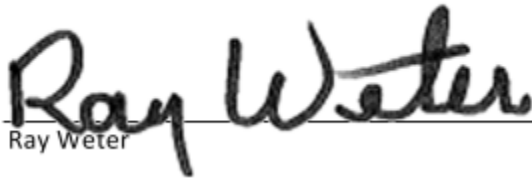
The meeting was closed at 2:19 PM

Motion/Vote -

Motion to Adjourn

Presiding Commissioner Weter entertained a motion to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Eastern Commissioner
SECONDER:	Bill Barnett, Western Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers



Presiding Commissioner, Ray Weter



Western Commissioner, Bill Barnett



Sue Ann Childers

Eastern Commissioner, Sue Ann Childers

NO. _____

**ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE ISSUED: October 08, 2015

SUBJECT: Appointment of Ex-Officio Commissioner for Christian County, Missouri, for the conveyance of an interest in certain real property in the City of Ozark, Christian County, Missouri to the Jimmie L. Scott and Bonna Diane Scott Joint Trust

WHEREAS, the Jimmie L. Scott and Bonna Diane Scott Joint Trust on July 22, 2010, Grantors **conveyed by Right of Way Warranty Deed certain real property to** Christian County, Missouri, consisting of certain right-of-way adjacent to Warren Avenue, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

in conjunction with the Administrative Subdivision and Lot Line Adjustments of parcels on the south side of Warren Avenue under Christian County Planning and Zoning Commission #2010-0155, said deed being recorded in the Recorder of Deeds Office at Book 2010 Page 9003; and

WHEREAS, the plats were never approved by the County Commission and the Grantors have now agreed to rescind the plat applications and seek to be deeded the right-of-way they previously conveyed to Christian County as aforesaid; and

WHEREAS, Christian County has agreed to sell and convey to Jimmie L. Scott and Bonna Diane Scott, Trustees of Jimmie L. Scott and Bonna Diane Scott Joint Trust the real property legally described on **Exhibit "A"** upon payment by Jimmie L. Scott and Bonna Diane Scott Trustees of the Jimmie L. Scott and Bonna Dian Scott Joint Trust of the sale price of TEN AND NO/00 DOLLARS, (\$10.00) and the return of the unrecorded signed plats under Planning and Zoning Case No. 2010-0155 to the Christian County Planning and Zoning Department; and

WHEREAS, Section 49.280, RSMo., provides a county commission may, by Order, appoint an Ex-Officio Commissioner to convey or dispose of any interest in real estate belonging to the County; and

WHEREAS, the Christian County Commission elects to appoint Todd M. Wiesehan as its Ex-Officio Commissioner, to execute a Quit Claim Deed

Attachment: 10-8-15 Ex-Officio Commissioner Appointment (2535 : Appointment of Ex-Officio Commissioner)

for the premises legally described in **Exhibit "A"** attached hereto, to Jimmie L. Scott and Bonna Diane Scott, Trustees of the Jimmie L. Scott and Bonna Diane Scott Joint Trust

NOW, THEREFORE, in accordance with the foregoing terms and conditions, Christian County, Missouri shall convey to Jimmie L. Scott and Bonna Diane Scott, Trustees of the Jimmie L. Scott and Bonna Diane Scott Joint Trust the interest in the above-described real property by a Quit Claim Deed executed by its Ex-Officio Commissioner, Todd M. Wiesehan.

IT IS HEREBY ORDERED:

Todd Wiesehan is hereby appointed as an Ex-Officio Commissioner of Christian County, Missouri, to convey the interest in real property legally described in **Exhibit "A"** to Jimmie L. Scott and Bonna Diane Scott Joint Trust.

Done this 8 day of October, 2015, at 11:05 o'clock AM.m.

CHRISTIAN COUNTY COMMISSION

Ray Weter
Ray Weter
Presiding Commissioner

X YES

10/08/15
DATED

Sue Ann Childers
Sue Ann Childers
Eastern Commissioner

X YES

10/08/15
DATED

Bill Barnett
Bill Barnett
Western Commissioner

X YES

10-8-15
DATED

ATTEST:

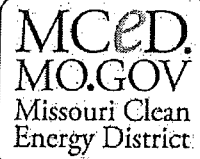
Norma Ryan D.C.
Kay Brown
Christian County Clerk

Attachment: 10-8-15 Ex-Officio Commissioner Appointment (2535 : Appointment of Ex-Officio Commissioner)

Exhibit "A"**REGARDING WARREN AVENUE**

A road right-of-way described as commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 36, Township 27N, Range 21W, Christian County, Missouri; thence along the North line thereof S87°40'28"E 606.72 feet for a true point of beginning; Thence continuing S87°40'28"E 427.37 feet; thence S01°41'25"W 40.00 feet; thence N88°12'39"W 427.27 feet; thence N01°35'47"E 44.00 feet to the point of beginning.

PROPERTY ASSESSED CLEAN ENERGY



MISSOURI CLEAN ENERGY DISTRICT

Benefits to Municipalities:

- ◆ Significant job creation and or retention.
- ◆ Increased Property Values
- ◆ Increased Tax and Sales Revenue
- ◆ No Costs or Credit Risk for Participating Municipalities
- ◆ Encourages Investment by Property Owners
- ◆ Stabilization of Energy Costs for Constituents

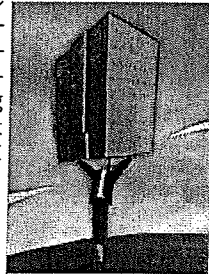
Special Points of Interest:

- ◆ PACE Provides Unlimited Capital Resources to member communities
- ◆ The District is already established therefore no local effort or expense is required.
- ◆ Member communities bear no liability or administrative responsibility for program operation.



FINANCING OF RENEWABLES AND ENERGY EFFICIENCY

Missouri's Clean Energy District was formed in January of 2011. The District operates as a political subdivision following the enactment of the PACE Act of Missouri (HB 1692) during the 2010 legislative session.



Under the program, municipalities and counties may join the Special Tax District to help property owners finance energy retrofits by allowing an owner to place an additional tax assessment on his or her property.¹

Property owners who invest in energy efficiency (EE) measures and renewable energy (RE) systems repay these assessments over a period up to 20 years via ad-

ditional annual payments on their property tax bills.

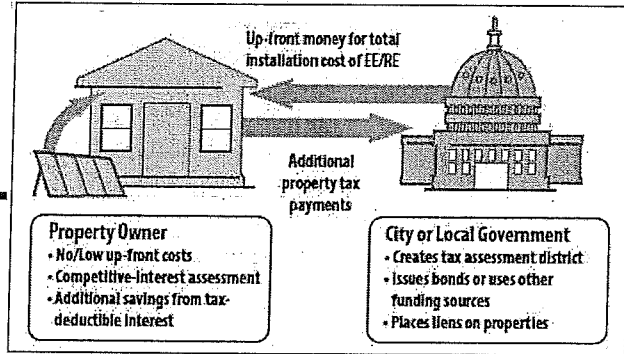
Communities that provide access to PACE funding for their property owners can address two major road-blocks to clean energy growth:

- 1) -Lack of Capital: Property owners often balk at the up-front cost of EE/RE improvements. While some are willing to make the investment, most are cautious about any investment, especially in the current economic environment. To finance EE/RE improvements,

property owners have had to self-finance (e.g., get equity loans) or rely on small-scale state or local government rebates and other financial incentives.

- 2) -Hesitancy to Make Long-Term EE/RE Investments: Because many owners move every 5 to 7 years, they hesitate to make a long-term investment. PACE assessments are transferable, allowing owners to recoup their investment upon sale of the improved property.

Figure 1. Basic PACE financing



PACE BASICS

The pivotal innovation of PACE is the creation of EE/RE assessments that are tied directly to a property and repaid via the property tax bill. The voluntary assessment, which is secured by a senior lien on the property, does not require an up-front payment.² The lien provides strong debt collateral in the event a property owner defaults on the

assessment. And, because the assessment and lien are tied directly to the property, they can be transferred upon sale.

The basic flow of financing activity is shown above in the box labeled Figure 1.

¹ Assessments are similar to loans in that they allow a property owner to pay off debt in installments over a period of time. However, PACE assessments are not legally considered as loans.

² PACE program may require application and administration fees, some of which may need to be paid up front, but which may be included as part of the financing.

MISSOURI CLEAN ENERGY BOARD

District Board members are elected by member municipalities annually.

officials may serve as Electors or Board members.

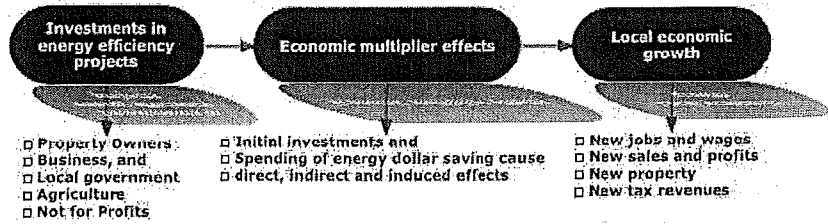
This system of board operation is a way of acknowledging the importance of local input.

To ensure local representation, each member municipality of the District designates an advisory board member and certifies in writing to the Secretary of the Board one Elector to represent the member at annual meetings. The elector need not be the Advisory Committee member. And neither Directors nor elected

The intent of this arrangement is to provide ample opportunity for the member community to have input while maintaining a reasonable number of board positions and a manageable working board.

The District has already begun its operations. The program parameters, funding guidelines and contract documentation have been established.

Energy Dollars Impact the Local Economy



"The program allows property owners to make energy-saving modifications through a voluntary assessment on the property, at no cost to local taxpayers. Our authority provides access to virtually unlimited capital for communities with membership in the PACE program. This will promote conservation, energy savings and job creation."

--Tom Sadowski

Chairman, MCED

FUNDING

The District's purpose is to provide sustainable capital for qualifying EE/RE projects in communities across the state. When municipalities join together they create a broad base of demand for capital and therefore an opportunity for scale—and ultimately to a reduced cost of borrowing for property owners. One of the most attractive aspects of the

program to members is cooperation among communities which becomes a gateway to the lowest possible cost in terms of interest rates available to property owners.

An interim warehouse facility has been arranged by the District to accommodate the funding of individual projects as required. Once sufficient projects have been funded, the District issues bonds in the municipal market.

Program funding is provided through the municipal bond market.

JOBS

PACE has the ability to stimulate local job creation through the installation of EE/RE improvements on private property – jobs that can't be outsourced.

bined federal, state, and local tax revenue, and 60 jobs.



Recent case study research into the economic impact on jobs found that \$4 million in total PACE spending across the study area generated \$10 million in gross economic output, \$1 million in com-

It is estimated that for each one million dollars in project expenditures, between 13 to 15 jobs can be created.

Extrapolating from this study, if each municipality in Missouri produced just five appli-

cations annually for property improvement investments averaging \$20,000, the economic impact would translate into \$75 million in gross economic output –increased federal, state, and local tax revenue, –and over 1,000 jobs.

Attachment: PACE Brochure Copy (2537 : MU Extension PACE Funding-MO Clean Energy District)

IT MUST WORK FOR EVERYONE IF IT IS TO WORK FOR ANYONE

As a financing mechanism, PACE provides relatively small funding amounts to individual property owners—and then bundles multiple contracts together for the purpose of accessing the municipal bond market. Certain efficiencies of scale are necessary to spread financing costs. It is for that reason that pooling of projects from multiple municipalities is required.



PACE program. Even the largest of Missouri Municipalities haven't the capacity for such

tion of the Missouri PACE Act is to provide access to capital through municipal membership to the District.

Here is a case where the best of intentions and a willingness to invest in the community is not enough.

There are, and always have been, plenty of resources for the more highly populated areas, but in the case of the Property Assessed Clean Energy model rural and urban areas must participate in a program that will provide a mutual benefit.

It is generally understood that no single municipality can establish a truly sustainable

a program. Therefore the board has determined the best practice for implementa-

"[PACE] allows cities and counties to . . . provide financing for all upfront costs of energy efficient upgrades, renewable energy upgrades and energy audits for homes and businesses. Those upgrades can be costly, and this assistance will help many projects move forward. The bill was supported by a broad range of groups including utilities, consumer advocates and environmental groups."

—Gov. Jay Nixon

ACTION STEPS FOR MEMBERSHIP

Counties, cities and incorporated towns and villages in Missouri have the exciting opportunity to join the District and provide the benefits of PACE to their communities!

Local governments are struggling to maintain programs and services in difficult times. The benefit of our PACE program is that it does not re-

quire additional work load, budget impact or liability for local governments. The Board provides the necessary administrative functions so that communities have access to funding while avoiding the burden of running another new program. The Board has engaged an administrator to run day to day operations of the program.

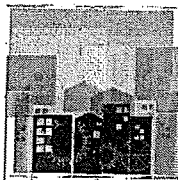
The Clean Energy District also has engaged municipal counsel to produce specimen ordinances for the use of cities, towns and counties in authorizing District membership.

The specimen ordinance is available at no cost to municipalities who wish to join as a member of the District.

ELIGIBLE PROPERTIES & PROJECTS

The PACE program will accept applications for the following property types:

- Commercial
- Industrial
- Agricultural
- Multi-family
- Not-for-profit
- Public facilities



Initially, the Clean Energy District provides funding for these non-residential properties.

Due to a dispute between PACE programs nationally and FHFA, the funding for residential properties is on hold. It is expected that there will be a resolution to this issue in the near future.

Meanwhile, applications for qualifying properties will be accepted for EE and RE projects proposing any acquisition, installation, or modification on public or private property designed to reduce the energy consumption of the property, including a wide variety of project types.

Nearly any project which can show an energy saving with a reasonable payback qualifies.

Attachment: PACE Brochure Copy (2537 : MU Extension PACE Funding-MO Clean Energy District)

Contact us:

David Pickerill
Missouri Clean Energy Funding
930 Kehrs Mill Road, Suite 322
Ballwin, MO 63011-2145

Phone: 866.554.4083 Ext 700
or 314.769.8300

E-mail: dpickerill@MCEd.mo.gov



"Since virtually every economic activity of modern industrial life is made with and run by fossil fuels — it stands to reason that [energy] efficiency is central to the story of productivity and economic growth."

—Jeremy Rifkin

Third Industrial Revolution

MCEd.
MO.GOV
Missouri Clean
Energy District

PROGRAM ADMINISTRATION

- ◆ *MoCEF provides administrative services to the Missouri Clean Energy District.*
- ◆ *MoCEF is distinguished as Missouri's first PACE administrator. Engaged by Missouri's newly established Clean Energy District, MoCEF's aim is to provide access to PACE funding in communities throughout the state at no cost to the sponsoring local government.*
- ◆ *MoCEF offers Missouri municipalities —including towns, villages, cities and counties, that wish to provide community access to the PACE program —a no cost solution to program design, administration, marketing and financing administration. This is unique among PACE program providers nationally.*
- ◆ *MoCEF provides step by step guidance to municipal members, property owners, developers and energy contractors.*

FEDERAL, STATE AND LOCAL SUPPORT FOR PACE

The Recovery Through Retrofit Act of 2009 identified three major market barriers to the widespread deployment of EE/RE technologies, one of which is access to affordable financing.

The interagency working group responsible for the report recommended providing program guidance to local government financing programs to address the financing barrier. The U.S. Department of Energy has also supported PACE funding programs through technical assistance, webinars, and online resources for ARRA Act grantees that pursued long-term financing mechanisms for energy retrofits.

The US Department of Energy provided \$452 million in funds to communities that received the grants as part of

the Energy Efficiency Block Grant Program. The funds were used to creating models to make savings accessible, for example by offering low cost loans that are repaid through property tax systems.

The design of the state-wide PACE Program in Missouri was initiated by the law enabling Missouri communities to establish a special assessment district that recognize EE and RE as a public "good."

While each locality can pass ordinances creating assessment districts, it is most likely that the best practice for a sustainable widely available program, is for communities

to join with the state-wide district.

With proper mechanisms for community representation on the board (as discussed elsewhere within this publication) municipalities may provide a value proposition that can enhance community support tools. PACE is a unique source of community capital which can be highly valuable to development efforts.

As competition for the development dollar becomes stronger and stronger, having access to capital without extensive barriers to entry is a blessing for Missouri municipalities.

