

NOTICE OF PUBLIC HEARING
CITY OF WEST PLAINS, MISSOURI

**NOTICE OF PUBLIC HEARING TO CONSIDER AN AMENDED PETITION FOR THE
AMENDMENT OF THE CREATION PETITION BY THE ADDITION OF PROPERTY
AND PROJECTS WITH RESPECT TO THE SOUTHERN HILLS COMMUNITY
IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the City Council of the City of West Plains, Missouri will meet for the purposes of holding a public hearing for public input as provided by Section 67.1431 of the Missouri Community Improvement District Act (the "CID Act"), on May 21, 2018 at 5:30 PM at the City Hall, 1910 Holiday Lane City of West Plains, Missouri, to consider the approval of an Second Amended Petition for the Southern Hills Community Improvement District (the "CID") pursuant to the CID Act. An amended petition for (i) the amendment and restatement of the formation petition establishing the CID and (ii) adding property and projects to the CID (the "Second Amended Petition") within an area of the City heretofore determined to be blighted with the intention that by authorizing the additional real estate and the additional projects will further the development of the area; will assist the City in overcoming the blight heretofore found to exist, finding that, because of the foregoing, the authorizing of the estimated cost of the additional projects will be in furtherance of a public purpose of the CID and will be of public benefit to the City, approving the amended boundaries of the CID, said Second Amended Petition has been filed with the City Clerk of the City of West Plains and such Second Amended Petition is available for review during regular business hours at the office of the City Clerk. The proposed boundaries, with the added real property, of the CID describe land contains approximately 78.1283 acres generally bounded on the west by US 160; on the north by US Highway 63; on the east by the westerly property line of Southern Hills Shopping Center and on the south by the right-of-way line of Southern Hills Shopping Center; and is illustrated on the map below. All interested persons shall be given an opportunity to be heard at the public hearing

Time and Place of Hearing

May 21, 2018 at 5:30 p.m., or as soon thereafter as the matter can be heard at the City Hall located at 1910 Holiday Lane, West Plains, Missouri.

General Nature of the Proposed Project

The general nature of the proposed projects is to provide construction and improvement on the property located within the CID. Proposed improvements include, but not limited to, lawns, trees and other landscaping; sidewalks, internal streets, internal traffic control devices; utilities, drainage of water, storm and sanitary sewer system, FEMA storm shelter, additional flood control measures and other site improvements; curbing, lighting, installation of parking lots, including handicap parking for ADA accessibility, within the CID.

Estimated Cost of the Proposed Project

Petitioners estimate the cost of the improvements to the CID will total approximately \$3,246,384.00. This estimate includes the cost of repairs in addition to as built surveys, environmental reports, assessment studies and blight determination, appraisals, landscape architecture, construction supervision and staking, soil testing, fees and permits, attorney fees, taxes and insurance, brokerage and development fees, and ongoing maintenance.

Proposed Method of Financing the Project

Petitioner states the proposed Projects will be financed either on a pay-as-you-go or by negotiated lending by private financial institutions either of which will be payable or reimbursed from revenues received from the continued imposition and collection of a one-half of one percent ($\frac{1}{2}$ of 1.0%) CID Sales Tax on retail sales within the CID pursuant to the provisions of the Sections 144.010 to 144.525 RSMo (the "Sales Tax Act"), and amendments thereto, within the proposed amended Southern Hills Community Improvement District.

A Map and Legal Description of Proposed District

A map generally outlining the boundaries of the proposed Southern Hills Community Improvement District, as amended, is attached as Exhibit A hereto and incorporated by reference herein. The legal description of the property to be contained in the proposed Southern Hills Community Improvement District is set forth in Exhibit B attached hereto and incorporated by reference herein.

ALL PERSONS DESIRING TO BE HEARD WITH REFERENCE TO THE AMENDMENT OF THE SOUTHERN HILLS COMMUNITY IMPROVEMENT DISTRICT SHALL BE HEARD AT THE PUBLIC HEARING.

Dated: May 8, 2018.

City of West Plains, Missouri

Allen Brinkman, Finance Director