

**CITY OF TWIN OAKS
BOARD OF ALDERMEN MEETING
TWIN OAKS TOWN HALL
1381 BIG BEND ROAD
WEDNESDAY, MAY 17, 2023, 7:00 p.m.**

Tentative Agenda

- 1) REGULAR MEETING CALLED TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) APPROVAL OF AGENDA
- 5) APPROVAL OF CONSENT AGENDA
 - a) Board of Aldermen Regular Meeting Minutes from May 4, 2023
 - b) Bills List from April 29 to May 12, 2023
 - c) Credit Card List from April 1 to April 30, 2023
- 6) REPORT OF COMMITTEES/COMMISSIONS/CONTRACTORS
 - a) FY 2022 Financial Audit — Allen Schulte
 - b) Financial Statements — Dave Watson
 - c) Park Committee — Joe Krewson
- 7) CITIZEN COMMENTS
- 8) NEW BUSINESS
 - a) Bill No. 23-07: AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF TWIN OAKS PERTAINING TO MARIJUANA USES AS REQUIRED BY ARTICLE XIV OF THE MISSOURI CONSTITUTION, AS AMENDED
- 9) ATTORNEY’S REPORT
- 10) CITY CLERK’S REPORT
- 11) MAYOR AND ALDERMEN COMMENTS
- 12) FINAL CITIZEN COMMENTS

(Remarks shall be limited to three (3) minutes on any one subject unless time is extended by the Board)
- 13) ADJOURNMENT

Frank Johnson
City Clerk/Administrator

POSTED: May 15, 2023, 10:00 a.m.

Please note: Any person requiring physical or verbal accommodations should contact the city office 12 hours prior to meeting at 636-225-7873. Copies of public records for this agenda are available for public inspection before and at the time of the meeting.

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ALDERMEN OF TWIN OAKS,
TWIN OAKS TOWN HALL
ST. LOUIS COUNTY, MISSOURI
THURSDAY, MAY 04, 2023**

Mayor Russ Fortune called the meeting of the Twin Oaks Board of Aldermen to order at 7:00 p.m. Roll Call was taken:

Mayor: Russ Fortune – yea

Aldermen: April Milne – yea Lisa Eisenhauer – yea
Dennis Whitmore – yea Tim Stoeckl – yea

Also Present: Frank Johnson, City Clerk/Administrator
Paul Rost, City Attorney

Permanent records are kept of all minutes and ordinances. Each ordinance is read a minimum of two times by title, unless otherwise noted.

APPROVAL OF THE AGENDA

Mayor Fortune asked for a motion to approve the Agenda. Alderman Denise Whitmore motioned to approve the agenda, seconded by Alderman Lisa Eisenhauer. The motion passed by a unanimous voice vote.

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune asked for a motion to approve the Consent Agenda consisting of Regular Meeting Minutes from April 19, 2023; Work Session Minutes from April 19, 2023; and the Bills list from April 15 to April 28, 2023. Alderman April Milne amended the minutes to reflect Ellen Beary's years as a resident of Twin Oaks, not her age. Alderman Eisenhauer motioned to approve the consent agenda as amended, seconded by Alderman Tim Stoeckl. The motion passed by a unanimous voice vote.

ELECTION RESULTS

Resolution No. 2023-11: A Resolution of the Twin Oaks Board of Aldermen Accepting the Abstract of the City Election Held on April 4, 2023 as Returned to the City by The Board of Election Commissioners of St. Louis County. City Clerk/Administrator Frank Johnson read the resolution. Mayor ask for a motion to adopt resolution 2023-11. Alderman Milne so motioned, seconded by Alderman Eisenhauer. The motion passed on a unanimous voice vote.

ADJOURNMENT SINE DIE

Mayor Fortune called for a motion to Adjourn Sine Die. Alderman Eisenhower so motioned, seconded by Alderman Milne at 7:03.

OATHS OF OFFICE

City Clerk/Administrator Johnson administered the Oath of Office to Mayor Russ Fortune and to Alderman Denise Whitmore and Alderman April Milne.

ROLL CALL

Following the swearing in ceremony, Mayor Fortune stated to let the record reflect that all Aldermen are present. The Board of Aldermen meeting continued at 7:06 pm.

ELECT BOARD PRESIDENT

Mayor Fortune asked for nomination for Board President. Alderman Eisenhower nominated April Milne, Alderman Stoeckl seconded the nomination. The nomination was passed by a unanimous voice vote and Alderman Milne was elected Board President.

REPORT OF COMMITTEES/COMMISSION/CONTRACTORS

Police Report: Officer John Wehner summarized the police activity for the month of April, including radio calls, written reports, traffic stops, crimes, auto accidents, and time spent on bike patrol. Officer Wehner invited the Board and residents to a Trivia Night on Saturday, May 6, 2023. The St. Louis County Police are hosting this event to raise money for St. Louis County Police Explorer Post #9774.

PUBLIC HEARING

Public comment on and consideration of the recommendation of the Planning & Zoning Commission concerning amendments to the City's Zoning Regulations, Chapter 400 of the City of Twin Oaks Municipal Code relating to marijuana land uses resulting for Constitutional Amendment 3 adopted in November. Mayor Fortune read the public hearing notice and opened the floor for comments. City Clerk/Administrator Johnson stated that due to the passage of Amendment 3 legalizing marijuana in the State of Missouri, the City needs to update its Land Use Code. The proposed changes were prepared by City Attorney Paul Rost and reviewed by the Planning & Zoning Commission. Changes proposed to the Code add definitions that include adult use of marijuana and eliminate medical references. Zoning is updated to allow a dispensary to open in Twin Oaks with a conditional use permit that allows the Board to review the business. Any cultivation or manufacturing facilities would require a rezoning.

CITIZEN COMMENTS

There were no citizen comments.

NEW BUSINESS

Resolution No 2023-12: A Resolution of the Twin oaks Board of Aldermen Approving an Agreement with Radarsign LLC for Furnishing Battery Refurbish Kits for TC-400 Speed Radar Signs. City Clerk/Administrator Johnson read the resolution and explained to the Board that the current batteries that power the City's radar signs are old and needing to be changed numerous times throughout the week. Purchasing new updated batteries would aid in having the radar signs working for longer periods of time. Alderman Stoeckl motioned to adopt Resolution No. 2023-12, seconded by Alderman Eisenhower. The motion passed by a unanimous voice vote.

Boards/Committees/Commissions: Mayor Fortune read the names for reappointment and appointment to various boards, committees, and commissions.

Mayor Fortune reappointed Karen Dresner to the Board of Adjustment for a five-year term. Alderman April Milne motioned to approve Karen Dresner, seconded by Alderman Whitmore. The motion passed by a unanimous voice vote.

Mayor Fortune reappointed Lana Stoeckl to the board of Adjustment for a five-year term. Alderman Stoeckl voted to abstain. Alderman Whitmore motioned to approve Lana Stoeckl, seconded by Alderman Milne. The motion passed by a vote of 3 yea and 1 abstain.

Mayor Fortune reappointed Joe Krewson to the Park Committee for a three-year term. Alderman Eisenhower motioned to approve Joe Krewson, seconded by Alderman Milne. The motion passed by a unanimous voice vote.

Mayor Fortune appointed John Antonacci to the Planning and Zoning Commission for a four-year term. Alderman Whitmore motioned to approve John Antonacci, seconded by Alderman Milne. The motion passed by a unanimous voice vote.

City Clerk/Administrator mentioned that there is one opening remaining on the Planning and Zoning Commission.

DISCUSSION ITEMS

There were no discussion items.

ATTORNEY'S REPORT

Attorney, Paul Rost reminded the Board that the Missouri Legislative Session will be ending on May 12, 2023. There have been lots of proposals and changes. Mr. Rost asked the Board to read the Missouri Municipal League updates to be aware of changes that may impact the City.

CITY CLERK'S REPORT

City Clerk/Administrator Johnson referred the Board to his written report and provided a summary of its contents. He stated that the order has been placed for the replacement pedestrian bridge in the Park. There is a backlog of several weeks for the manufacturer to provide shop drawings, and once those are complete, the lead time for production is 18 weeks.

MAYOR & ALDERMEN COMMENTS

Alderman Whitmore congratulated the newly elected Board President, Alderman Milne. Alderman Whitmore expressed concern over a truck and trailer that has been parked on Boly Ln. Discussion ensued, and staff clarified that such trailers cannot be parked on the street longer than 72 hours before they have to be moved again. Officer Wehner stated that he would keep an eye on this truck and trailer. Alderman Whitmore also mentioned that April 8, 2024, will be a Total Eclipse occurring in Cape Gerardo. Alderman Whitmore proposed that the city investigate the possibility of hiring a bus and offering the trip to the residents of Twin Oaks.

Alderman Eisenhower stated that she was concerned the previously discussed trailer on Boly Lane might not be set back far enough from the stop sign at the Boly Lane/Autumn Leaf Drive intersection, and that the City should consider making sure the resident is informed about the exact distance requirement.

Alderman Stoeckl congratulated everyone on the election. Alderman Stoeckl commented that he was also concerned that the trailer on Boly Lane is blocking the stop sign.

FINAL CITIZEN COMMENTS

There were no final citizen comments.

ADJOURNMENT

There being no further business Mayor Fortune asked for a motion to adjourn the meeting. Alderman Milne so motioned, seconded by Alderman Whitmore and the regular meeting was adjourned at 7:34 p.m.

Drafted By: _____
Paula Dries
Assistant City Clerk

Date of Approval: _____

ATTEST:

Frank Johnson
City Clerk/Administrator

Russ Fortune,
Mayor, Board of Aldermen

**City of Twin Oaks
Bills and Applied Payments
April 29, 2023 through May 12, 2023**

Check No.	Invoice Date	Memo/Description	Invoice No.	Bill Amt	Check Amt	Payment Date
12559	4/21/2023	Davey Tree scale treatment for cypress trees at intersection	917501580	\$322.00	\$322.00	5/17/2023
12560	4/24/2023	Marco contract base rate charge	11136404	\$67.35	\$67.35	5/17/2023
12561	4/30/2023	Harvey's Services lawn cutting for City Hall, Park, Intersection for April	27847	\$3,866.56	\$3,866.56	5/17/2023
12562	4/25/2023	US Bank administration fees 4-23 to 3-24	6902782	\$750.00	\$750.00	5/17/2023
12563	5/2/2023	Engelmeyer & Pezzani, LLC assistant prosecutor duties	3662	\$229.50	\$229.50	5/17/2023
12564	4/30/2023	Gateway Disposal contract charges for the month of April	34X00049	\$5,196.03	\$5,196.03	5/17/2023
12565	5/4/2023	Traffic Control Company post and speed limit sign	91423	\$78.36	\$78.36	5/17/2023
12566	4/30/2023	St Louis County Public Works occupancy inspection for apt. 258, 333, 334, 236, 544, 523 & 5 Golden Oak	43023000550	\$545.50	\$545.50	5/17/2023
12567	5/1/2023	St Louis County Public Works police service contract for May 2023	150766	\$12,229.78	\$12,229.78	5/17/2023
12568	5/6/2023	Amy Carter refund for alcohol permit deposit	PR050623	\$100.00	\$100.00	5/17/2023
12569	5/8/2023	SLACMA Monthly luncheon meeting - April and May		\$30.00	\$30.00	5/17/2023
12570	5/8/2023	Crowder park access road repairs	6115	\$2,250.00	\$2,250.00	5/17/2023
12571	5/9/2023	MOCCFOA May membership luncheon		\$20.00	\$20.00	5/17/2023
12572	2/28/2023	Cunningham, Vogel & Rost Other Legal Services for February	67838	\$6,249.00		
	2/28/2023	Basic/Retainer Legal Services for February	67839	\$1,906.50		
	4/30/2023	Other Legal Services for April	68070	\$931.00		
	4/30/2023	Basic/Retainer Legal Services for April	68071	\$542.50	\$9,629.50	5/17/2023
AutoPay	4/24/2023	Mo-Ameren monthly charges for City Hall	7767	\$55.30	\$55.30	5/16/2023
AutoPay	4/25/2023	Mo-Ameren monthly charges for 50 Crescent	6457	\$10.29	\$10.29	5/17/2023
AutoPay	4/25/2023	Mo-Ameren monthly charges for city hall irrigation	8240	\$29.17	\$29.17	5/17/2023
AutoPay	4/24/2023	Mo-Ameren monthly charges for 1240 Derbyshire irrigation	6868	\$240.59	\$240.59	5/16/2023
AutoPay	4/27/2023	Mo-Ameren monthly charges for 1312 Big Bend irrigation	5681	\$49.67	\$49.67	5/19/2023
AutoPay	4/28/2023	Mo-Ameren monthly charges for 1 Town Oaks Ct Park	8845	\$268.79	\$268.79	5/22/2023
AutoPay	4/28/2022	Mo-Ameren monthly charges for fire hydrant	8944	\$1.78	\$1.78	5/22/2023
AutoPay	5/4/2023	Ameren monthly charges for Street Lighting	5515	\$642.08	\$642.80	5/25/2023
AutoPay	5/3/2023	Mo-Ameren monthly charges for park hydrant	9022	\$25.40	\$25.40	5/25/2023
AutoPay	5/5/2023	MSD monthly charges for City Hall	1219399-1	\$44.31	\$44.31	5/24/2023
AutoPay						
AutoPay						
		Alderman				
		Alderman				

Credit Card List
April 1, 2023 to April 30, 2023

Date	Name	Memo/Description	Amount
4/1/2023	Quickbooks	Monthly Fee-reaccuring fee for accounting program	85.00
4/1/2023	Zoom	Monthly Fee-reaccuring fee for zoom	15.99
4/4/2023	Schnucks	donuts for election workers	10.55
4/4/2023	Lowes	replacement of smoke stack	9.28
4/10/2023	AutoPlus	battery replacement for park gator	71.48
4/10/2023	Valley Park Elevator	nuts, bolts and washers for repairs	18.20
4/10/2023	Petromart	fuel for truck	68.00
4/11/2023	Schnucks	energy drinks and donuts	28.48
4/12/2023	Stonegate Auto Plus	hose clamp	22.64
4/12/2023	Stonegate Auto Plus	battery for sprayer	122.19
4/12/2023	Valley Park Elevator	black top	42.87
4/12/2023	Valley Park Elevator	hardware	6.80
4/13/2023	Amazon	2 seed spreaders	129.94
4/13/2023	Sam's Club	water, monster, toliet paper, soft soap refill	172.30
4/14/2023	Kirkwood Material Supply	2 trees for Arbor Day	499.86
4/18/2023	ICMA	membership renewal	446.00
4/18/2023	Staples Inc.	new podium	518.60
4/18/2023	FireKing	new fireproof file cabinet for office	2,375.00
4/19/2023	Office Depot	toner for printer TN-660	55.16
4/19/2023	Fish Window Cleaning	cleaning for outside windows of City Hall	188.00
4/20/2023	Adobe	Monthly Fee-reaccuring fee for computer program	14.99
4/24/2023	Sam's Club	Arbor Day Event	144.62
4/25/2023	Petromart	fuel for truck	35.01
4/25/2023	Schnucks	condiments, foil and plates for Arbor Day Event	47.28
		Alderman	
		Alderman	



Account Summary

Billing Cycle		04/30/2023
Days In Billing Cycle		30
Previous Balance		\$1,620.21
Purchases	+	\$5,128.24
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$28.45-
Payments	-	\$1,620.21-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

NEW BALANCE \$5,099.79

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$4,900.21
Available Cash	\$4,900.21
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Account Inquiries



Call us at: (844) 697-1178
 Lost or Stolen Card: (866) 839-8485



Write us at PO BOX 31535, TAMPA, FL 33631-3535



Payment Summary

NEW BALANCE	\$5,099.79
MINIMUM PAYMENT	\$128.00
PAYMENT DUE DATE	05/25/2023

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Corporate Activity

TOTAL CORPORATE ACTIVITY \$1,620.21-

Trans Date	Post Date	Reference Number	Transaction Description	Amount
04/10	04/10	3521953	INTERNET PMT-THANK YOU	\$1,620.21-

Cardholder Account Summary

FEE ACCT 00000877-010000 ##### 1768	Payments & Other Credits	Purchases & Other Charges	Cash Advances	Total Activity
	\$16.45-	\$0.00	\$0.00	\$16.45-

Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
03/31	04/02		74142962303000000004010	REBATE CREDIT	\$16.45-

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

ENTERPRISE BANK & TRUST
 1281 N WARSON ROAD
 SAINT LOUIS MO 63132-1805



Account Number

1750

Check box to indicate name/address change on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
04/30/23	\$5,099.79	\$128.00	05/25/23

\$

BL ACCT 00000877-10000000
 CITY OF TWIN OAKS
 1381 BIG BEND ROAD
 ATTN FRANK JOHNSON
 TWIN OAKS MO 63021



MAKE CHECK PAYABLE TO:



ENTERPRISE BANK & TRUST
 PO BOX 6818
 CAROL STREAM IL 60197-6818

IMPORTANT INFORMATION

Finance Charge Calculation Methods and Computation of Average Daily Balance Subject to Finance Charge: The Finance Charge Calculation Method applicable to your account for Cash Advances and Credit Purchases of goods and services that you obtain through the use of your card is specified on the front side of this statement and explained below.

Method A - Average Daily Balance (including current transactions): The Finance Charge on purchases begins on the date the transaction posted to your account. The Finance Charge on Cash Advances begins on the date you obtained the cash advance, or the first day of the billing cycle within which it is posted to your account, whichever is later. There is no grace period.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance" of your account. To get the average daily balance, we take the beginning balance of your account each day, add any new purchases or cash advances, and subtract any payments, credits, non-accruing fees, and unpaid finance charges. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

Method E - Average Daily Balance (excluding current transactions): To avoid incurring an additional Finance Charge on the balance of purchases (and cash advances if Method E is specified as applicable to cash advances) reflected on your monthly statement, you must pay the New Balance shown on your monthly statement on or before the Payment Due Date. The grace period for the New Balance of purchases extends to the Payment Due Date.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance" of purchases (and if applicable, cash advances). To get the average daily balance, we take the beginning balance of your account each day and subtract any payments, credits, non-accruing fees, and unpaid finance charges. We do not add in any new purchases or cash advances. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

Method G - Average Daily Balance (including current transactions): To avoid incurring an additional Finance Charge on the balance of purchases (and cash advances, if Method G is specified as applicable to cash advances) reflected on your monthly statement and, on any new purchases (and if applicable, cash advances) appearing on your next monthly statement, you must pay the New Balance, shown on your monthly statement, on or before the Payment Due Date. The grace period for the New Balance of purchases extends to the Payment Due Date.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance" of purchases (and if applicable, cash advances). To get the average daily balance, we take the beginning balance of your account each day, add any new purchases or cash advances, and subtract any payments, credits, non-accruing fees, and unpaid finance charges. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

Payment Crediting and Credit Balance: Payments received at the location specified on the front of the statement after the phrase "MAKE CHECK PAYABLE TO" will be credited to the account specified on the payment coupon as of the date of receipt. Payments received at a different location or payments that do not conform to the requirements set forth on or with the periodic statement (e.g. missing payment stub, payment envelope other than as provided with your statement, multiple checks or multiple coupons in the same envelope) may be subject to delay in crediting, but shall be credited within five days of receipt. If there is a credit balance due on your account, you may request in writing, a full refund. Submit your request to the Account Inquiries address on the front of this statement.

By sending your check, you are authorizing the use of the information on your check to make a one-time electronic debit from the account on which the check is drawn. This electronic debit, which may be posted to your account as early as the date your check is received, will be only for the amount of your check. The original check will be destroyed and we will retain the image in our records. If you have questions please call the customer service number on the front of this billing statement.

Closing Date: The closing date is the last day of the billing cycle; all transactions received after the closing date will appear on your next statement.

Annual Fee: If your account has been assessed an annual fee, you may avoid paying this annual fee by sending written notification of termination within 30 days following the mailing date of this bill. Submit your request to the Account Inquiries address on the front of this statement. You may use your card(s) during this 30 day period but immediately thereafter must send your card(s), which you have cut in half, to this same address.

Negative Credit Reports: You are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

BILLING RIGHTS SUMMARY

In Case of Errors or Inquiries About Your Bill: If you suspect there is an error on your account or you need information about a transaction on your bill, send your written inquiry to the Account Inquiries address on the front of this statement within 60 days of the date of the statement containing the transaction in question. You may telephone us, however a written request is required to preserve your rights.

In your letter, give us the following information:

- Your name and account number.
The dollar amount of the suspected error.
Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Please provide a legal document evidencing your name change, such as a court document. Please use blue or black ink to complete form

NAME CHANGE

Last
First Middle

ADDRESS CHANGE

Street

City State ZIP Code

Home Phone () - Business Phone () -

Cell Phone () - E-mail Address

SIGNATURE REQUIRED TO AUTHORIZE CHANGES

Signature



BL ACCT 0000877-1000000

CITY OF TWIN OAKS

Account Number: ##### 1750

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Cardholder Account Summary					
FRANK A JOHNSON ##### 1776		Payments & Other Credits \$0.00	Purchases & Other Charges \$561.98	Cash Advances \$0.00	Total Activity \$561.98
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
04/01	04/02	PBUS03	24692163091103494786198	INTUIT *QBooks Online CL.INTUIT.COM CA	\$85.00 ✓
04/04	04/05	PBUS03	24011343094000015752320	ZOOM.US 888-799-9666 WWW.ZOOM.US CA	\$15.99 ✓
04/18	04/19	PBUS03	24492153108852604962537	ICMA ONLINE 202-289-4262 DC	\$446.00 ✓
04/20	04/21	PBUS03	24492153110869771834055	ADOBE *ACROPRO SUBS 408-536-6000 CA	\$14.99 ✓

Cardholder Account Summary					
JOHN WILLIAMS ##### 1792		Payments & Other Credits \$12.00-	Purchases & Other Charges \$861.32	Cash Advances \$0.00	Total Activity \$849.32
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
04/04	04/05	PBUS03	24692163094106026321183	LOWES #01503* BALLWIN MO	\$9.28 ✓
04/10	04/11	PBUS03	24323043100046700049655	VALLEY PARK ELEVATOR VALLEY PARK MO	\$18.20 ✓
04/10	04/11	PBUS03	24034543100001028655286	PHILLIPS 66 - PETROMART 7 VALLEY PARK MO	\$68.00 ✓
04/10	04/12	PBUS03	24701773101682000056348	STONEGATE AUTO PARTS 636-2253320 MO	\$71.48 ✓
04/10	04/12		74701773101682000056376	CREDIT VOUCHER	\$12.00 ✓
04/11	04/13	PBUS03	24701773102686400078843	STONEGATE AUTO PARTS 636-2253320 MO	\$22.64 ✓
04/12	04/13	PBUS03	24323043102042400051933	STONEGATE AUTO PARTS 636-2253320 MO	\$6.80 ✓
04/11	04/13	PBUS03	24323043102042400052154	VALLEY PARK ELEVATOR VALLEY PARK MO	\$42.87 ✓
04/12	04/14	PBUS03	24701773103690900083542	VALLEY PARK ELEVATOR VALLEY PARK MO	\$122.19 ✓
04/14	04/27	PBUS03	24275393116900013417067	STONEGATE AUTO PARTS 636-2253320 MO	\$122.19 ✓
				SITEONE-LLC-689 414-9664840 MO	\$499.86 ✓

Cardholder Account Summary					
PAULA DRIES ##### 0740		Payments & Other Credits \$0.00	Purchases & Other Charges \$3,704.94	Cash Advances \$0.00	Total Activity \$3,704.94
Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
04/04	04/05	PBUS03	24445003095000716953990	SCHNUCKS TWIN OAKS BALLWIN MO	\$10.55 ✓
04/11	04/12	PBUS03	24445003102000708674118	SCHNUCKS TWIN OAKS BALLWIN MO	\$28.48 ✓
04/13	04/14	PBUS03	24692163103102932521445	AMZN Mktp US*HJ3TV3P72 Amzn.com/bill WA	\$129.94 ✓
04/14	04/17	PBUS03	24226383106370814854749	SAMSCLUB.COM 888-746-7726 AR	\$172.30 ✓
04/18	04/19	PBUS03	24492163108000035587080	WWW.FIREKING.COM WWW.FIREKING. IN	\$2,375.00 ✓
04/19	04/20	PBUS03	24164073109105815536731	STAPLES DIRECT 800-3333330 MA	\$518.60 ✓
04/20	04/23	PBUS03	24137463111100412434771	OFFICEMAX/OFFICEDEPT#6874 800-463-3768 KS	\$55.16 ✓
04/20	04/23	PBUS03	24498133111017026730299	FISH WINDOW CLEANING 636-779-1500 MO	\$188.00 ✓
04/25	04/26	PBUS03	24445003116000690216245	SCHNUCKS TWIN OAKS BALLWIN MO	\$47.28 ✓
04/25	04/26	PBUS03	24034543115002730209985	PHILLIPS 66 - PETROMART 7 VALLEY PARK MO	\$35.01 ✓
04/25	04/27	PBUS03	24226383116370824361865	SAMSCLUB.COM 888-746-7726 AR	\$144.62 ✓

Additional Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.EZCARDINFO.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE AND EASY WITH EZCARDINFO. ENROLL TODAY!

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
Purchases									
PBUS03 001	PURCHASE	E	\$0.00	0.04928%(D)	17.9900%(V)	\$0.00	\$0.00	0.0000%	\$5,099.79
Cash									
CBUS01 001	CASH	A	\$0.00	0.07668%(D)	27.9900%(V)	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 30		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
¹ FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									



To the Honorable Mayor, Members of the Board of Aldermen,
and City Administrator of City of Twin Oaks, Missouri

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of City of Twin Oaks, Missouri for the year ended December 31, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Twin Oaks, Missouri are described in Note 1 to the financial statements. The City adopted the provisions of GASB No. 87 *Leases* during 2022. We noted no transactions entered into by City of Twin Oaks, Missouri during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most significant estimates affecting the financial statements were:

Management records and depreciates capital assets according to the City's Capital Asset policy as described in Note 1 to the financial statements. Depreciation expense is based on the estimated useful lives of the fixed assets.

Management records receivables based on its estimate of the collectability of those receivables.

The calculation of the Net Pension Asset/Liability is based on numerous estimates including life expectancy, projected rate of return, and future benefit costs.

Leases receivable and deferred inflows related to leases are calculated based on an implied interest rate at the time of the leases signing or amendments.

We evaluated the key factors and assumptions used to develop the aforementioned estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures are an integral part of the financial statements and should be read in conjunction with them.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole. See Exhibit A for journal entries made during the audit.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We discussed the following items with management:

- Due to the limited number of personnel, the City Clerk has access to checks, prepares journal entries, and completes the bank reconciliations. In order to mitigate the risk associated with a limited number of staff, the contracted CPA reviews the reconciliations after they are completed.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

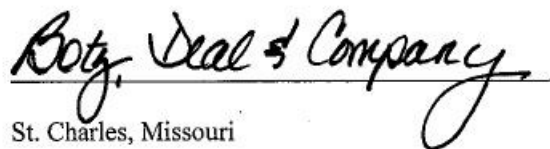
We applied certain limited procedures to Management's Discussion and Analysis, Budgetary Comparison Schedules, Schedule of Changes In Net Pension Liability (Asset) and Related Ratios, and Schedule of Employer Contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on Budgetary Comparison Schedules which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section or statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This communication is intended solely for the use of management, as well as the Honorable Mayor and the Board of Aldermen of the City of Twin Oaks, Missouri and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Robt. Deal & Company". The signature is written in black ink and is positioned above a horizontal line.

St. Charles, Missouri

May 1, 2023

EXHIBIT A

Adjusting Journal Entries

Adjusting Journal Entries JE # 2

Record lease receivable and deferred inflow for leases as of 1/1/2022.

9-150	Lease Receivable	\$ 372,040.00	
9-285	Deferred Inflow - Lease		\$ 372,040.00
Total		372,040.00	372,040.00
		372,040.00	372,040.00

Adjusting Journal Entries JE # 3

Record amortization of current year lease payments.

9-285	Deferred Inflow - Lease	12,790.00	
9-432	Fee Income:Cellular Tower Lease (Monthly)	4,924.00	
9-150	Lease Receivable		2,940.00
9-480	Interest Income:From General Fund		14,774.00
Total		17,714.00	17,714.00
		17,714.00	17,714.00

Adjusting Journal Entries JE # 4

True up delinquent property taxes per confirmation from St. Louis County.

9-281	Deferred property tax revenue-Annual Assesment	4,726.00	
9-180.1	1 Deferred Property Taxes Receivable		4,726.00
Total		4,726.00	4,726.00
		4,726.00	4,726.00

Total Adjusting Journal Entries

	\$ 457,889.00	\$ 457,889.00
	\$ 457,889.00	\$ 457,889.00

**CITY OF TWIN OAKS,
MISSOURI**



**ANNUAL COMPREHENSIVE
FINANCIAL REPORT**

**FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2022**

CITY OF TWIN OAKS, MISSOURI
ANNUAL COMPREHENSIVE
FINANCIAL REPORT
YEAR ENDED DECEMBER 31, 2022

Prepared By: City Clerk

CITY OF TWIN OAKS, MISSOURI
ANNUAL COMPREHENSIVE FINANCIAL REPORT

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CITY OF TWIN OAKS, MISSOURI
ANNUAL COMPREHENSIVE FINANCIAL REPORT

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INTRODUCTORY SECTION

CITY OF TWIN OAKS, MISSOURI
LIST OF PRINCIPAL OFFICERS

DECEMBER 31, 2022

Elected Officials	Term
Russ Fortune Mayor	April 2021 – April 2023
Lisa Eisenhauer Alderwoman	April 2021 – April 2023
April Milne Alderwoman	April 2022 – April 2024
Tim Stoeckl Alderman	April 2022 – April 2024
Dennis Whitmore Alderman	April 2021 – April 2023



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Twin Oaks
Missouri**

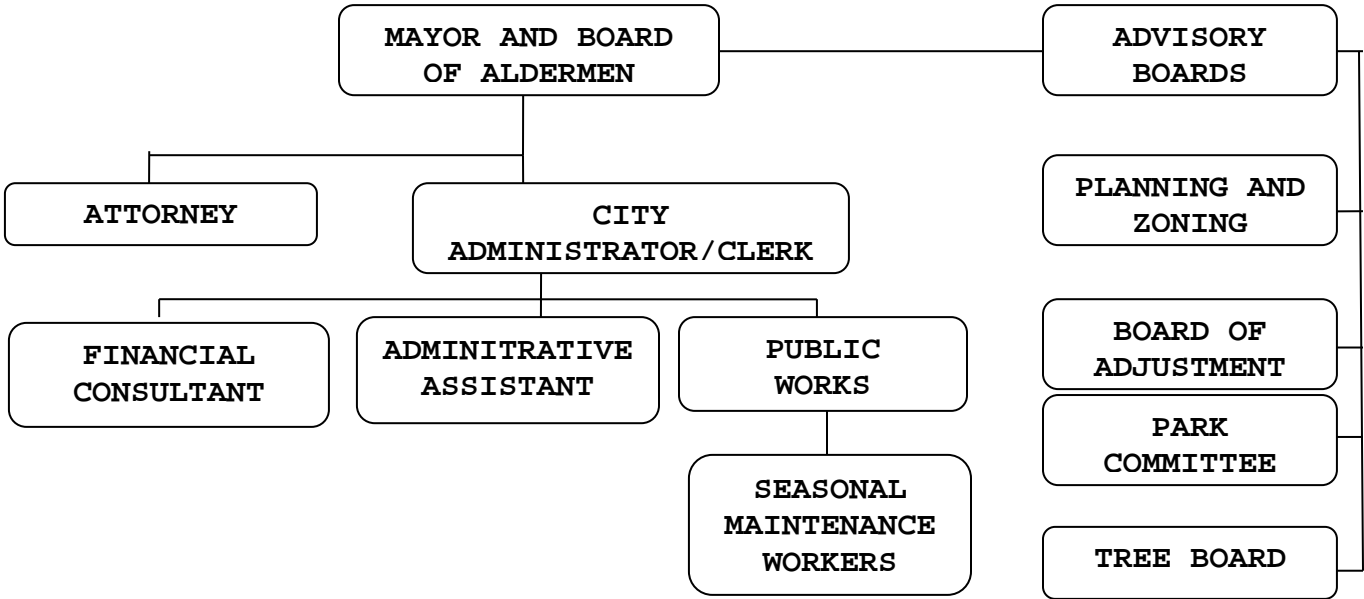
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2021

Christopher P. Morill

Executive Director/CEO

**CITY OF TWIN OAKS, MISSOURI
ORGANIZATIONAL CHART**





May 1, 2023

The Honorable Mayor, Board of Aldermen,
and Citizens of the City of Twin Oaks, Missouri

The Annual Comprehensive Financial Report (ACFR) of the City of Twin Oaks, Missouri (the City) for the fiscal year ending December 31, 2022, is hereby submitted. This report was prepared by the City Clerk/City Administrator and staff. Responsibility for the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The financial statements and supporting schedules have been prepared in accordance with U.S. generally accepted accounting principles (GAAP). To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is designed to fairly present the financial position and results of the various funds and operations of the City.

To provide a reasonable basis for making these representations, management of the City has established internal controls that are designed to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the financial statements in conformance with GAAP. Because the cost of internal controls should not outweigh their benefits, the internal controls have been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Management Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors' report.

PROFILE OF THE GOVERNMENT

The City was incorporated in 1938 to stop the neighboring communities from annexing the City. The City is a small, fast-growing community with a population of approximately 600, covering approximately 0.27 square miles. Prior to 2016 the City was a Village. During 2016, the residents voted to become a fourth-class city.

In compliance with Missouri State Statutes, the duties of the City are vested in the Board of Aldermen and Mayor. Aldermen are elected at large and hold two year terms. Two Aldermen run in the even numbered years and two in the odd numbered years. The Mayor runs for a two-year term in odd numbered years.

The City is located in Southwest St. Louis County at the intersection of Highway 141 and County arterial Big Bend Road with easy access to I-44, I-270, and Highway 40 (I-64).

ECONOMIC CONDITION

The City relies on retail sales tax collections from local businesses as its primary source of revenue electing not to assess taxes on personal, or residential real property. The commercial real property tax has been levied since 2012.

Housing sales within the City follow national trends and the City has seen a steady number of home sales throughout the community. In the last year, home values have increased and the City continues to be a desirable community in which to live due to our low taxes, superior services, and proximity to shopping and major highways.

MAJOR INITIATIVES

For a number of years, the City relied on Big Bend Square Shopping Center for a majority of its revenue. Following the completion of Highway 141, the City has experienced a steady stream of commercial development. Walgreen's opened a new store in 2005, Commerce Bank opened in 2006, another bank, Regions Bank, opened in 2020, Schnucks opened a new store in January 2007, and Shop N' Save opened a new store in November 2007. While the Shop N' Save store closed in 2018, discount grocery Aldi's and Westlake Ace Hardware will occupy 80 percent of the former retail space. Aldi's opened in September of 2022 and Ace Hardware is expected to open in spring 2023. Coincidental with the closure of the Shop N' Save store, in the 2018 – 2019 timeframe, the City saw a substantial shift of trade to the nearby Schnucks Markets store. However, early indications show that the addition of the Aldi's has not had any negative impact on the sales at Schnucks, instead creating a net gain in sales tax revenue. In 2021, Dunkin Donuts opened a store in the City.

In 2019, the Big Bend Square Redevelopment project was completed. This mixed-use development included a facelift for all existing businesses within the shopping area as well as new buildings and additional retail establishments. The most substantial feature of the redevelopment is "The Village of Twin Oaks," which features 219 new apartments with all the amenities. As a result, the population of Twin Oaks has increased by more than 50 percent. In addition, the development is expected to have two new restaurants open in 2023. One of these is replacing an existing tenant, but the other is a new addition filling a vacant space.

LONG-TERM FINANCIAL PLANNING

The voters have approved a ½ cent capital improvement sales tax. These funds are being used for major re-construction projects. In addition, the funds from this sales tax are being reviewed for future street and infrastructure projects.

The voters also passed a ½ cent sales tax for parks and stormwater. The City utilizes these funds for improvements to its park and general park services as well as stormwater mitigation projects.

In late 2021, the City entered discussions with its bank, the sole owner of its Certificates of Participation, regarding extension of the term of this debt. The transaction was closed effective April 1, 2022 with the term of the debt being extended five years to April 2032, thereby avoiding the need to make a balloon payment in April 2027, or re-negotiate the term of the debt at that time.

RELEVANT FINANCIAL POLICIES

In 2022, the City continued its policy of not assessing property taxes to residential and personal property.

INDEPENDENT AUDIT

City ordinances require an annual audit by independent certified public accountants. The certified public accounting firm of Botz, Deal and Company, P.C. was selected by the Board of Aldermen to perform this year's audit. The auditor's report is included in this report.

AWARD

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Finance Reporting to the City for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended December 31, 2021. This was the 15th year the City achieved this prestigious award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized ACFR. Such ACFR must satisfy both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government financial reports. The City will continue to work toward receiving this award as a commitment to the Board of Aldermen and the general public that we are committed to the highest standards in government financial reporting.

ACKNOWLEDGMENTS

The preparation of the ACFR on a timely basis was made possible by the dedicated service and cooperation of the entire staff of the City. Each member has my sincere appreciation for their contributions made in the preparation of this report. We would also like to acknowledge the assistance of our independent public accountants, Botz, Deal and Company, P.C., in formulating this report.

In closing, without the support of the Mayor and Board of Aldermen, preparation of this report would not have been possible.

Respectfully submitted,



Frank Johnson
City Clerk/City Administrator

FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT



The Honorable Mayor and the Board of Aldermen
CITY OF TWIN OAKS, MISSOURI

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Twin Oaks, Missouri, as of and for the year ended December 31, 2022 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Twin Oaks, Missouri, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Twin Oaks, Missouri, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Twin Oaks, Missouri's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override internal controls. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the combined financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of Twin Oaks, Missouri's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Twin Oaks, Missouri's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, budgetary comparison information, schedule of changes in net pension liability (asset) and related ratios, and schedule of employer contributions be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

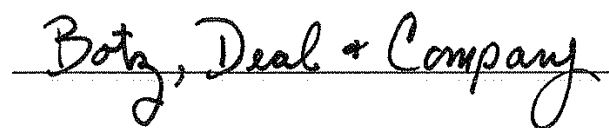
Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of Twin Oaks, Missouri's financial statements. The other budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical section but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

A handwritten signature in cursive script that reads "Bots, Deal & Company". The signature is written in black ink and is positioned above a thin horizontal line.

St. Charles, Missouri
May 1, 2023

**CITY OF TWIN OAKS, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022**

The discussion and analysis of the City of Twin Oaks, Missouri's (the City) financial performance provides an overview and analysis of the City's financial activities for the fiscal year ended December 31, 2022. It should be read in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- On a government-wide basis, the assets and deferred outflows of the City of Twin Oaks exceeded its liabilities and deferred inflows for the most recent fiscal year by \$5,815,054. This is an increase of \$311,130 from current year activities.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$1,857,297, an increase of \$267,875 from current year activities.
- At the close of the current fiscal year, the fund balance for the General Fund was \$722,190.
- The City's total long-term liabilities decreased by a net \$95,030 during the current fiscal year as a result of annual payments on certificates of participation.

REPORT LAYOUT

The report consists of the Management's Discussion and Analysis (MD&A), government-wide statements, fund financial statements, notes to the financial statements, required supplementary information, and supplemental information. The first several statements are highly condensed and present a government-wide view of the City's finances. Within this view, all City operations are categorized and reported as either governmental or business-type activities. Governmental activities include basic services such as police, parks, public works, and general government administration. The City currently does not have any business-type activities. These government-wide statements are designed to be more corporate-like in that all activities are consolidated into a total for the City.

Basic Financial Statements

- The Statement of Net Position focuses on resources available for future operation. In simple terms, this statement presents a snap-shot view of the assets the City owns, the liabilities it owes, and the net difference. The net difference is further separated into amounts restricted for specific purposes and unrestricted amounts. Governmental activities reflect capital assets including infrastructure and long-term liabilities. Governmental activities are reported on the full accrual basis of accounting.
- The Statement of Activities focuses on gross and net costs of City programs and the extent to which such programs rely upon general tax and other revenues. This statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.

- Fund financial statements focus separately on major governmental funds. Governmental fund statements follow the more traditional presentation of financial statements. The City's major governmental funds are presented in their own column. Budgetary comparisons for the General Fund and major special revenue funds are presented as required supplementary information.
- The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the City's financial condition.

The Management's Discussion and Analysis is intended to explain the significant changes in financial position and differences in operation between the current and prior years.

THE CITY AS A WHOLE

It is the rare enterprise that has fared better in pandemic times than in pre-pandemic times. The City is not one of the exceptions. In Fiscal Year 2020, the City experienced an 8.3% decrease in tax revenues, collecting just \$967,000. Tax revenues account for almost 85% of its total revenues. These revenues were equivalent to those in Fiscal Year 2012, when the City collected about \$968,000 in tax revenues.

Seeing tax collections weaken early in the pandemic, the City's Board of Aldermen took decisive action, limiting discretionary spending where possible. This was especially true with respect to general government, park related activities and capital spending. This resulted in the City generating an increase in fund balances of just over \$150,000 in 2020, of which about \$32,000 were Coronavirus Aid, Relief, and Economic Security (CARES) Act receipts.

By the middle of Fiscal Year 2021, tax receipts began to strengthen and remained so until late in the fiscal year. This resurgence of economic activity resulted in total Fiscal Year 2021 revenues of about \$1,278,000. Operating revenues, those excluding American Rescue Plan Act (ARPA) grant receipts, were \$1,238,000; just \$1,000 less than those of Fiscal Year 2013. Fiscal Year 2013 revenues were the highest in the City's history.

With its unique mix of retail enterprises with concentrations in essential product areas like grocery, pharmacy and healthcare, the City has been able to strongly rebound from the pandemic. Fiscal Year 2022 saw the City bring in approximately \$1,520,000 in total revenue, eclipsing the City's previous record by a wide margin. This was largely thanks to robust growth in sales tax receipts, which increased by 20 percent from Fiscal Year 2021 to Fiscal Year 2022.

The opening of an Aldi's grocery store in 2022 in a vacant space previously occupied by a Shop n' Save (which closed in 2018) did not have a negative impact on the sales at Schnucks through the end of the Fiscal Year 2022. With an Ace Hardware have slated to open in the same development in spring 2023 and two new restaurants expected to open their doors the same year, the City is optimistic that the increased revenue seen in Fiscal Year 2022 will be sustainable going forward. To that end, the City has budgeted sales tax revenues to be 5.6 percent higher for Fiscal Year 2023.

However, as the pandemic has shown, governments and business must always be prepared for the unexpected. Over the last several years, the City has accumulated sufficient reserves to maintain financial stability, and the City's elected officials are always prepared to take decisive action to ensure the fiscal health, as they did during the pandemic.

Government-wide Financial Analysis

The City's net position was \$5,815,054 as of December 31, 2022. This analysis focuses on the net position (Table 1), changes in general revenues (Table 2), and significant expenses of the City's governmental activities.

The City's net position consists of its investment in capital assets (e.g., land, buildings, improvements, vehicles, infrastructure and equipment), less accumulated depreciation and any related debt used to acquire those assets that is still outstanding; restricted balances; and unrestricted balances. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

Table 1

	2022	2021	Increase (Decrease)
Current and other assets	\$ 2,355,386	\$ 1,631,824	\$ 723,562
Net pension asset	64,991	84,089	(19,098)
Capital assets	5,039,121	5,127,801	(88,680)
Total assets	<u>7,459,498</u>	<u>6,843,714</u>	<u>615,784</u>
Total deferred outflows of resources	<u>9,697</u>	<u>9,237</u>	<u>460</u>
Current and other liabilities	148,761	53,655	95,106
Long-term liabilities	1,129,616	1,221,557	(91,941)
Total liabilities	<u>1,278,377</u>	<u>1,275,212</u>	<u>3,165</u>
Total deferred inflows of resources	<u>375,764</u>	<u>73,815</u>	<u>301,949</u>
Net position:			
Net investment in capital assets	3,919,667	3,913,317	6,350
Restricted	1,135,107	1,039,335	95,772
Unrestricted	760,280	551,272	209,008
Total net position	<u>\$ 5,815,054</u>	<u>\$ 5,503,924</u>	<u>\$ 311,130</u>

Net position, over time, may serve as a useful indicator of a government's financial position.

Governmental activities increased the City's net position by \$311,130. The key elements of this increase are as follows:

Table 2

	2022	2021	Increase (Decrease)
Revenues:			
Program revenues:			
Charges for service	\$ 104,463	\$ 97,025	\$ 7,438
Operating and capital grants and contributions	83,947	77,867	6,080
General revenues:			
Taxes	1,300,024	1,076,950	223,074
Interest income	19,731	1,674	18,057
Miscellaneous	14,648	19,720	(5,072)
Total revenues	<u>1,522,813</u>	<u>1,273,236</u>	<u>249,577</u>
Expenses:			
General government	437,898	439,253	(1,355)
Sanitation and other health costs	44,820	51,401	(6,581)
Public safety	143,109	138,617	4,492
Streets	248,014	260,563	(12,549)
Parks	270,028	249,042	20,986
Stormwater	14,539	14,539	-
Sewer lateral	6,470	20,943	(14,473)
Interest and fiscal charges	46,805	50,417	(3,612)
Total expenses	<u>1,211,683</u>	<u>1,224,775</u>	<u>(13,092)</u>
Increase (decrease) in net position	311,130	48,461	262,669
Net position, beginning of year	5,503,924	5,455,463	48,461
Net position, end of year	<u>\$ 5,815,054</u>	<u>\$ 5,503,924</u>	<u>\$ 311,130</u>

Total 2022 revenues of \$1,522,813, shown in Table 2, compared with total revenues of \$1,273,236 in 2021 represents an increase in total revenues of \$249,577 or about 19.6%. Sales taxes and use tax increased approximately \$218,000 in 2022 compared to 2021. The City also received approximately \$40,000 in ARPA funding during 2022.

Total expenses decreased by \$13,092 in 2022 compared to 2021. The increase in Park expenses was due to the clearing of dead and invasive trees throughout the park. Streets expenses decreased due to less costly repair and maintenance projects in 2022 compared to 2021.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of the fiscal year 2022, the City had invested in a broad range of capital assets, including public works equipment, buildings, park facilities, and roads (See Table 3). This represents a net decrease (including additions and deductions) of \$88,680 or 1.7% from the prior fiscal year.

Table 3

	<u>2022</u>	<u>2021</u>	<u>Increase (Decrease)</u>
Land and construction in progress	\$ 1,335,330	\$ 1,295,701	\$ 39,629
Buildings	1,996,304	2,058,455	(62,151)
Building improvements	28,474	30,200	(1,726)
Improvements other than buildings	573,647	603,020	(29,373)
Machinery and equipment	75,671	85,475	(9,804)
Infrastructure	<u>1,029,695</u>	<u>1,054,950</u>	<u>(25,255)</u>
Total capital assests, net of depreciation	<u>\$ 5,039,121</u>	<u>\$ 5,127,801</u>	<u>\$ (88,680)</u>

The decrease is mainly a result of depreciation this fiscal year. More detailed information on the City's capital assets is presented in Note 5 of the financial statements.

Debt

At year-end, the City had \$1,119,454 outstanding debt compared to \$1,121,484 at the end of the prior fiscal year.

Table 4

	<u>2022</u>	<u>2021</u>	<u>Increase (Decrease)</u>
Certificates of Participation	\$ 1,119,454	\$ 1,214,484	\$ (95,030)
Compensated absences	<u>10,162</u>	<u>7,073</u>	<u>3,089</u>
Total	<u>\$ 1,129,616</u>	<u>\$ 1,221,557</u>	<u>\$ (91,941)</u>

During the fiscal year, the City made principal payments totaling \$95,030 on the outstanding Certificates of Participation related to the construction of the new City Center. More detailed information on the City's long-term liabilities is presented in Note 6 of the financial statements.

THE CITY'S FUNDS

Governmental Funds

The following table presents the amount of governmental funds revenue from various sources on the modified accrual basis of accounting.

Table 5

	2022	2021	Increase (Decrease)
Taxes	\$ 1,299,644	\$ 1,082,056	\$ 217,588
Intergovernmental	83,947	77,867	6,080
Licenses and fees	96,303	86,746	9,557
Charges for service	3,400	5,400	(2,000)
Sewer lateral fees	4,760	4,879	(119)
Other revenue	14,648	19,720	(5,072)
Investment income	19,731	1,674	18,057
Total Governmental Revenues	<u>\$ 1,522,433</u>	<u>\$ 1,278,342</u>	<u>\$ 244,091</u>

The increase in total revenues of \$244,091 represents an overall increase in revenue of 19.1%. The increase is due to an increase in sales tax collections in 2022 compared to 2021 and the approval of a new use tax by voters.

At the close of the City's fiscal year on December 31, 2022, the governmental funds of the City reported a combined fund balance of \$1,857,297. This is an increase in fund balance of \$267,875. The primary reason for the increase was an increase to sales tax collections, without an equal increase in expenditures by the City.

General Fund Budgetary Highlights

For 2022, actual revenues in the General Fund were \$837,455 as compared to the amended budget amount of \$755,000. The budget was amended to account for an increase in sales tax, however the final numbers came in even higher.

For 2022, actual expenditures in the General Fund were \$579,652 compared to the amended budget amount of \$604,700. No significant changes were made to the original budget during 2022. The expenditures were slightly below budgeted expenditures.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The following is a synopsis of the 2023 budget:

- Over the last few years, the City has experienced significant public and private development. This includes completion of the City's government center as well as two significant mixed-use (commercial and residential) projects which doubled the City's population. These two developments were completed in late 2019. Together, they have increased the City's population by from approximately 392 to 605 residents.
- It also includes the opening of a Dunkin Donuts in a vacant outlot in Big Bend Square as well as the redevelopment of the former Shop n' Save on Meramec Station Road. An Aldi's grocery store opened in the space in September of 2022 and an Ace Hardware is anticipated to open in spring 2023. Two new restaurants are also expected to begin operations in Big Bend Square in 2023 as well. These developments will bring additional sales tax revenue, as well as property taxes and business license fees to the City.
- The City concurs with national assessments that while there are significant economic headwinds, primarily in the form of continued high inflation, the economy will continue to grow at a moderate pace in 2023.

Revenues and Expenditures

Sales tax receipts rebounded strongly in 2022 (up 21% from 2021), propelling the City's revenues to record levels as the effects of the pandemic continued to wane. Given this strong growth, the City budgeted sales tax revenues of about \$1.2 million. This represents a 5.6 percent increase from Fiscal Year 2022's forecasted sales tax collections.

The renegotiation of the terms of the City's debt for the Town Hall building in 2022 has given the City more flexibility in the way it approaches capital projects and allowed the City to move forward on projects that had been deferred. The Fiscal Year 2023 budget provided for capital expenditures of approximately \$551,000 for the construction of sidewalk and stormwater improvements along a portion of Crescent Avenue. Consequently, the City is planning for a minimal level of capital spending in Fiscal Year 2024.

Debt service

As of December 31, 2022, the total assessed valuation for the City of Twin Oaks was approximately \$23,700,000. Under State Law, the City is authorized to incur general obligation bond debt totaling no more than ten percent (10%) of the City's assessed valuation, or about \$2,370,000, or twenty percent (20%) for infrastructure related projects. The City's outstanding Certificates of Participation are not considered general obligation bonded debt.

The City's budgeted annual debt service is about \$143,000. This amount is the sum of principal and interest for its Certificates of Participation. Originally, this amount was due in Fiscal Years 2021 through 2026 with the outstanding principal balance of about \$700,000 due in its entirety in April 2027.

In 2022, the term of the debt was extended five years to April 2032, thereby avoiding the need to make a balloon payment in April 2027, or re-negotiate the term of the debt at that time.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives.

If you have questions about this report or need additional financial information, please contact the City office at 1381 Big Bend Road, Twin Oaks, Missouri 63021, or telephone 636-225-7873.

CITY OF TWIN OAKS, MISSOURI
STATEMENT OF NET POSITION
DECEMBER 31, 2022

	Governmental Activities
ASSETS	
Cash and investments	\$ 1,581,413
Restricted cash and investments	136
Taxes receivable	397,174
Accounts receivable - other	75
Prepaid expenses	7,400
Accrued interest	88
Lease receivable	369,100
Net pension asset	64,991
Capital assets:	
Nondepreciable	1,335,330
Depreciable, net of accumulated depreciation	3,703,791
TOTAL ASSETS	7,459,498
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflow related to pension	9,697
 LIABILITIES	
Accounts payable	120,837
Accrued expenses	9,380
Deposits	6,965
Unearned revenue	385
Interest payable	11,194
Noncurrent liabilities:	
Due in one year	104,084
Due in more than one year	1,025,532
TOTAL LIABILITIES	1,278,377
 DEFERRED INFLOWS OF RESOURCES	
Deferred inflow related to pension	16,514
Lease related	359,250
TOTAL DEFERRED INFLOWS OF RESOURCES	375,764
 NET POSITION	
Net investment in capital assets	3,919,667
Restricted:	
Capital projects	700,450
Parks and storm water projects	383,293
Sewer lateral repairs	47,808
Road projects	3,556
Unrestricted	760,280
TOTAL NET POSITION	\$ 5,815,054

The accompanying notes are an integral part of these financial statements.

CITY OF TWIN OAKS, MISSOURI
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Change in Net Position
		Charges for Service	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities					
General government	\$ 437,898	\$ 96,303	\$ 40,339	\$ -	\$ (301,256)
Sanitation and other health costs	44,820	-	-	-	(44,820)
Public safety	143,109	-	-	-	(143,109)
Streets	248,014	-	43,608	-	(204,406)
Parks	270,028	3,400	-	-	(266,628)
Stormwater	14,539	-	-	-	(14,539)
Sewer lateral	6,470	4,760	-	-	(1,710)
Interest and fiscal charges	46,805	-	-	-	(46,805)
TOTAL GOVERNMENTAL ACTIVITIES	\$ 1,211,683	\$ 104,463	\$ 83,947	\$ -	(1,023,273)

General revenues:

Taxes:

Property	42,594
Sales	1,249,621
Other	7,809
Investment income	19,731
Other miscellaneous revenue	14,648
TOTAL GENERAL REVENUES	1,334,403

CHANGE IN NET POSITION

311,130

NET POSITION BEGINNING OF YEAR:

5,503,924

NET POSITION - END OF YEAR

\$ 5,815,054

The accompanying notes are an integral part of these financial statements.

CITY OF TWIN OAKS, MISSOURI
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2022

	GENERAL	CAPITAL IMPROVEMENTS	PARKS AND STORM WATER	ROAD	NONMAJOR SEWER LATERAL	TOTAL
ASSETS						
Cash and investments	\$ 594,530	\$ 629,914	\$ 306,343	\$ 4,461	\$ 46,165	\$ 1,581,413
Restricted cash and investments	-	136	-	-	-	136
Taxes receivable	226,672	70,400	82,800	15,659	1,643	397,174
Other receivables	75	-	-	-	-	75
Lease receivable	369,100	-	-	-	-	369,100
Due from other funds	4,864	-	-	-	-	4,864
Other assets	88	-	-	-	-	88
Prepaid items	7,400	-	-	-	-	7,400
TOTAL ASSETS	<u>\$1,202,729</u>	<u>\$ 700,450</u>	<u>\$ 389,143</u>	<u>\$ 20,120</u>	<u>\$ 47,808</u>	<u>\$ 2,360,250</u>
LIABILITIES						
Accounts payable	\$ 104,437	\$ -	\$ 4,700	\$ 11,700	\$ -	\$ 120,837
Accrued expenses	9,380	-	-	-	-	9,380
Deposits	5,815	-	1,150	-	-	6,965
Unearned revenue	385	-	-	-	-	385
Due to other funds	-	-	-	4,864	-	4,864
TOTAL LIABILITIES	<u>120,017</u>	<u>-</u>	<u>5,850</u>	<u>16,564</u>	<u>-</u>	<u>142,431</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	1,272	-	-	-	-	1,272
Lease related	359,250	-	-	-	-	359,250
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>360,522</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>360,522</u>
FUND BALANCE						
Fund Balances:						
Non-spendable	7,400	-	-	-	-	7,400
Restricted:						
Parks and Stormwater projects	-	-	383,293	-	-	383,293
Sewer lateral repairs	-	-	-	-	47,808	47,808
Capital projects	-	700,450	-	-	-	700,450
Road projects	-	-	-	3,556	-	3,556
Unassigned	714,790	-	-	-	-	714,790
TOTAL FUND BALANCE	<u>722,190</u>	<u>700,450</u>	<u>383,293</u>	<u>3,556</u>	<u>47,808</u>	<u>1,857,297</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$1,202,729</u>	<u>\$ 700,450</u>	<u>\$ 389,143</u>	<u>\$ 20,120</u>	<u>\$ 47,808</u>	<u>\$ 2,360,250</u>

The accompanying notes are an integral part of these financial statements.

CITY OF TWIN OAKS, MISSOURI
RECONCILIATION OF THE STATEMENT OF NET POSITION
OF GOVERNMENTAL FUNDS TO THE BALANCE SHEET
AS OF DECEMBER 31, 2022

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance per balance sheet	\$ 1,857,297
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	5,039,121
The net pension assets reported in governmental activities does not provide current financial resource and, therefore, is not reported in the funds.	64,991
Certain deferred outflows and inflows of resources represent a consumption or acquisition of net position in a future period and, therefore, are not reported in the funds:	
Deferred outflow of resources - related to pension	9,697
Deferred inflow of resources - related to pension	(16,514)
Receivables not collected in the current period are not available to pay current expenditures and, therefore, are deferred in the funds.	1,272
Accrued interest payable recorded in the statement of net position does not require the use of current financial resources and, therefore, is not reported as an expenditure in the governmental funds.	(11,194)
Long-term liabilities, including certificates of participation and accrued compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(1,129,616)</u>
Net position of governmental activities	<u><u>\$ 5,815,054</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF TWIN OAKS, MISSOURI
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2022

	GENERAL	CAPITAL IMPROVEMENTS	PARKS AND STORM WATER	ROAD	NONMAJOR SEWER LATERAL	TOTAL
REVENUES						
Taxes	\$ 660,325	\$ 293,752	\$ 345,567	\$ -	\$ -	\$ 1,299,644
Intergovernmental	49,668	-	-	34,279	-	83,947
Licenses and fees	96,303	-	-	-	-	96,303
Charges for services	-	-	3,400	-	-	3,400
Sewer lateral fees	-	-	-	-	4,760	4,760
Other revenue	14,648	-	-	-	-	14,648
Investment income - interest	16,511	2,090	1,040	-	90	19,731
TOTAL REVENUES	<u>837,455</u>	<u>295,842</u>	<u>350,007</u>	<u>34,279</u>	<u>4,850</u>	<u>1,522,433</u>
EXPENDITURES						
Current:						
General government	392,665	-	-	-	-	392,665
Sanitation and other health costs	44,820	-	-	-	-	44,820
Public safety	142,167	-	-	-	-	142,167
Streets	-	-	-	162,093	-	162,093
Parks	-	-	184,756	-	-	184,756
Capital outlay	-	4,416	52,509	121,876	6,470	185,271
Debt service:						
Principal, interest and fiscal charges	-	142,786	-	-	-	142,786
TOTAL EXPENDITURES	<u>579,652</u>	<u>147,202</u>	<u>237,265</u>	<u>283,969</u>	<u>6,470</u>	<u>1,254,558</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	257,803	148,640	112,742	(249,690)	(1,620)	267,875
OTHER FINANCING SOURCES (USES)						
Transfers in (out)	(85,700)	(106,800)	(57,200)	249,700	-	-
CHANGE IN FUND BALANCES	<u>172,103</u>	<u>41,840</u>	<u>55,542</u>	<u>10</u>	<u>(1,620)</u>	<u>267,875</u>
FUND BALANCES - BEGINNING OF YEAR	<u>550,087</u>	<u>658,610</u>	<u>327,751</u>	<u>3,546</u>	<u>49,428</u>	<u>1,589,422</u>
FUND BALANCES - END OF YEAR	<u>\$ 722,190</u>	<u>\$ 700,450</u>	<u>\$ 383,293</u>	<u>\$ 3,556</u>	<u>\$ 47,808</u>	<u>\$ 1,857,297</u>

The accompanying notes are an integral part of these financial statements.

CITY OF TWIN OAKS, MISSOURI
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCES OF GOVERNMENTAL
 FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2022**

Amounts reported for governmental activities in the statement of revenues, expenses,
 and changes in net position are different because:

Change in fund balance-total governmental funds	\$ 267,875
Revenues that do not provide current financial resources are not included in the fund financial statements.	380
The acquisition of capital assets requires the use of current financial resources but has no effect on net position.	158,304
The cost of capital assets is allocated over their estimated useful lives and are reported as depreciation expense in the statement of activities.	(246,984)
Interest is reported as an expenditure when due in the governmental funds but is accrued in the statement of activities.	951
Expenses related to providing pension benefits are reported using a different measurement focus in the statement of activities compared to the the governmental fund statements. Therefore, expeditures in the governmental fund were different from the expense reported in the statement of activities.	38,663
The costs of providing employee benefits in future periods are recognized as a expense in the statement of activities when the benefit is earned, however it is not recognized as an expenditure until paid in the funds.	(3,089)
Repayment of long-term debt principal is an expenditure in the governmental funds but the repayment reduces long-term liabilities in the statement of net position.	95,030
Changes in net position	\$ 311,130

The accompanying notes are an integral part of these financial statements.

CITY OF TWIN OAKS, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The Village of Twin Oaks, Missouri was incorporated May 17, 1938. Voters approved transitioning to 4th Class City status in November 2016. The City of Twin Oaks, Missouri (the City) is a municipality governed by an elected four member board of aldermen and a mayor. The City applies the criteria set forth by GASB, to determine which governmental organizations should be included in the reporting entity. The inclusion or exclusion of component units is based on the elected officials' accountability to their constituents. The financial reporting entity follows the same accountability. In addition, the financial statements of the reporting entity should allow the user to distinguish between the primary government (including its blended component units, which are, in substance, part of the primary government) and discretely presented component units. Criteria for inclusion of an entity into the primary governmental unit (in blended or discrete presentation) includes, but is not limited to, legal standing, fiscal dependency, imposition of will and the primary recipient of services. The City presently has no component units included within its reporting entity.

B. BASIC FINANCIAL STATEMENTS

Basic financial statements consist of the following:

- Government-wide financial statements
- Fund financial statements, and
- Notes to the basic financial statements.

The government-wide financial statements consist of the statement of net position and the statement of activities of the Primary Government. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. All internal balances in the statement of net position have been eliminated.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or activity. Program revenue includes charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or activity and grants and contributions. Taxes and other items not included among program revenues are reported instead as general revenues.

Separate fund based financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. GASB No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category for the governmental and enterprise combined) for the determination of major funds. The nonmajor funds are combined, if applicable, in a column in the fund financial statements.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** - continued

C. **MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned or, for property tax revenues, in the period for which levied. Expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental funds financial statements are reported using the current financial resources measurement focus and the modified-accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City in general considers revenues available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due.

For the governmental funds financial statements, the City considers all revenues susceptible to accrual and recognizes revenue if the accrual criteria are met. Specifically, sales taxes, franchise taxes, licenses, interest, special assessments, charges for services, and other miscellaneous revenue are considered to be susceptible to accrual and have been recognized as revenue in the current fiscal period.

The accounts of the City are organized on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions.

The City reports the following major governmental funds:

The General Fund - The City's primary operating fund, which accounts for all the financial resources and the legally authorized activities of the City except those required to be accounted for in other specialized funds.

The Capital Improvements Fund - The City uses this fund to account for sales tax revenue designated for the acquisition or construction of major capital facilities and improvements. It is mainly funded by a dedicated ½-cent capital improvements sales tax.

The Parks and Storm Water Fund - The City uses this special revenue fund to account for financial resources designated for parks and stormwater detention improvements. It is mainly funded by a dedicated ½-cent parks/stormwater sales tax.

Road Fund - The City uses this special revenue fund to account for financial resources designated for construction of major road improvements as well as road maintenance. It is funded by dedicated sales and property tax.

The other governmental fund of the City is considered nonmajor. It is a special revenue fund which accounts for specific revenue sources that are legally restricted to expenditures for specific purposes.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** - continued

D. **NET POSITION AND FUND BALANCE**

The City's net position is reported in three categories: net investment in capital assets, restricted, and unrestricted. Net investment in capital assets represents capital assets less accumulated depreciation less outstanding principal on related debt. Net investment in capital assets does not include the unspent proceeds of capital debt. Restricted net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors, laws and regulations of other governments). All other net position is considered unrestricted. It is the City's policy to use restricted funds before unrestricted funds.

Fund Balance Classification - The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable - Resources which cannot be spent because they are either a) not in spendable form or b) legally or contractually required to be maintained intact.

Restricted - Resources with constraints placed on the use of resources are either a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or b) imposed by law through constitutional provisions or enabling legislation.

Committed - Resources which are subject to limitations the government imposes upon itself at its highest level of decision making (ordinance), and that remain binding unless removed in the same manner.

Assigned - Resources neither restricted nor committed for which a government has a stated intended use as established by the Board of Alderman or an official to which the Board of Alderman has delegated the authority to assign amounts for specific purposes. Currently, the Board of Alderman has not delegated this authority to anyone.

Unassigned - Resources which cannot be properly classified in one of the other four categories. The General Fund is the only fund that reports a positive unassigned fund balance amount. Unassigned balances also include negative balances in the governmental funds reporting resources restricted for specific programs.

The City would typically use restricted fund balances first, followed by committed resources and assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first.

E. **PREPAID ITEMS**

Payments made to vendors for services that will benefit periods beyond the fiscal year end are recorded as prepaid items using the consumption method.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** - continued

F. **CAPITAL ASSETS**

Capital assets, which include land, construction in process, buildings and improvements, equipment, furniture and fixtures, and infrastructure assets (e.g., roads, sidewalks, traffic lights, street lights, sewer lines and similar items), are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of \$5,000 or more and an estimated useful life in excess of one year. Donated capital assets are recorded at acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives is not capitalized.

Capital assets of the City are depreciated using a straight-line method over the following estimated useful lives:

<u>Major Group</u>	<u>Life</u>
Buildings and improvements	15 - 40 years
Improvements other than buildings	15 - 20 years
Machinery and equipment	3 - 10 years
Furniture and fixtures	7 - 20 years
Infrastructure	20 - 30 years

As a result of the implementation of GASB 34, the City has accounted for infrastructure assets on its financial statements. The government-wide financial statements do not reflect those infrastructure assets completed prior to January 1, 2004. From that point forward, new infrastructure has been added to the records while the retroactive historical value of the City's infrastructure assets has not been added.

G. **ESTIMATES**

Management of the City use estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amount of assets and liabilities, the disclosure or nondisclosure of contingent assets and liabilities, if any, and the reported revenues and expenses. Actual results could vary from the estimates that management use.

H. **DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND UNEARNED REVENUE**

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflow of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports Deferred Outflows/Inflows of Resources as follows:

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** - continued

H. **DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND UNEARNED REVENUE** - continued

Unavailable Revenues - Unavailable revenue is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues for property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Pension - Deferred outflows and inflows of resources are reported in the government-wide statement of net position related to the pension plan. Deferred outflows represent the deferral of the City's employer contributions subsequent to the net pension liability measurement date of June 30, 2022, as well as the difference between expected and actual plan experience. A deferred inflow of resources is reported for the difference between expected and actual plan experience and the net difference between projected and actual earnings on pension plan investments.

I. **COMPENSATED ABSENCES**

City employees earn vacation at varying rates based upon their length of service. Permanent full-time and part-time employees who are separated from service are compensated for vacation accrued up to the date of separation. All vacation pay is accrued when earned in the government-wide financial statements.

City employees earn sick leave at varying rates based upon their length of service and is available only to provide compensation during periods of illness. No portion of sick leave is payable to the employee upon termination. Compensated absences are generally liquidated by the funds in which they originate and within the following year.

J. **PENSIONS**

For purposes of measuring the net pension asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS' fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Pension liabilities are generally liquidated by the General Fund.

K. **LEASES - LESSOR**

The City is a lessor for a noncancellable lease of land on which a cellular tower is constructed. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

K. **LEASES – LESSOR** - continued

The City initially measures the lease receivable at the present value of payments expected to be received during the lease term on January 1, 2022 as allowed by GASB No. 87. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases. This rate is reduced if the incremental borrowing rate is more than the implied rate in the lease.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payment payments from the lease.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amounts of the lease receivable.

2. **BUDGETARY DATA**

The Board of Alderman adopts an annual budget which covers all funds. The budget includes proposed expenditures and means of financing and is approved at the conclusion of numerous proceedings with input from citizens and City personnel. All amendments to the budget are approved by the Board of Alderman. Legal budget control is maintained at the fund level. The budget is maintained on a basis consistent with generally accepted accounting principles.

3. **CASH AND INVESTMENTS**

Cash - The City maintains a cash and investment pool that is available for use by all funds. Each fund's portion of this pool is shown on the balance sheet as cash and investments.

The City's bank deposits are required by state law to be collateralized by the deposit of certain securities in an amount at least equal to the uninsured deposits with the financial institution. The value of the securities must amount to the total of the City's cash not insured by the Federal Deposit Insurance Corporations. As of December 31, 2022, the City's bank deposits totaled \$1,629,188. The bank balances were covered by federal depository insurance in the amount of \$250,899 and the remainder was covered by collateral pledged in the name of the City and held by the pledging bank's trust department or agent.

Restricted Cash and Investments - Cash and investments are restricted for debt service reserves as of December 31, 2022.

Investments - Statutes authorize the City to invest in obligations of the U.S. Treasury, agencies, and instrumentalities, certain commercial paper, and certificates of deposit if the depository selected has deposited securities under the provisions of Sections 110.010 and 110.020, RSMo.

3. **CASH AND INVESTMENTS** - continued

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. The City places no limit on the amount that it may invest in any one issuer. The City is only invested in a Money Market Fund.

Interest rate risk for an investment is the risk that the fair value of securities will fall due to changes in general interest rates. The City does not currently have investments subject to interest rate risk.

4. **PROPERTY TAX**

The City's property tax is levied in September each year on the assessed value listed as of the previous January 1 for all real and personal property located in the City. The assessed value of commercial real estate at January 1, 2022, upon which the 2022 levy was based, amounted to \$9,696,576. The tax rates per \$100 of assessed value is \$.4330 for commercial property. The total assessed value of all property within the City was \$23,767,013.

Property taxes attach as an enforceable lien on property as of January 1. Taxes levied in September or October are due and payable prior to December 31. All unpaid taxes become delinquent after December 31. Property tax levied for 2022 and prior years which remain uncollected at December 31, 2022 are recorded as receivables.

5. **LEASE RECEIVABLE**

The City signed a lease in 1997 to lease land for a cellular tower for five years, with the option to renew for five additional five year renewal periods, granted to the leasee. In 2011, the lease was extended for three additional five year renewal periods through November 2042. Monthly payments increase 20% each renewal term. The City recognized \$6,941 in lease revenue and \$10,773 in interest revenue during the current fiscal year related to this lease. As of December 31, 2022, the City's receivable for lease payments was \$369,100. The deferred inflow of resources associated with this lease as of December 31, 2022, was \$359,250. Future minimum lease payments as of the years ending December 31 are as follows:

	<u>Future Minimum Lease Payments</u>
2023	\$ 20,904
2024	20,904
2025	20,904
2026	20,904
2027	21,252
2028-2032	125,400
2033-2037	150,982
2038-2042	<u>177,590</u>
Total payment	558,840
Portion representing interest	<u>(189,740)</u>
Lease receivable	<u><u>\$ 369,100</u></u>

5. **CAPITAL ASSETS**

Capital asset activity for the primary government for the year ended December 31, 2022 is as follows:

	Balance, Beginning Of Year	Additions	Deductions	Balance, End Of Year
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 1,295,701	\$ -	\$ -	\$ 1,295,701
Construction in progress	-	39,629	-	39,629
Total capital assets, not being depreciated	<u>1,295,701</u>	<u>39,629</u>	<u>-</u>	<u>1,335,330</u>
Capital assets, being depreciated:				
Buildings	2,353,824	-	-	2,353,824
Building improvements	71,030	-	-	71,030
Improvements other than buildings	1,492,692	45,423	-	1,538,115
Machinery and equipment	120,119	-	-	120,119
Furniture and fixtures	44,271	-	-	44,271
Infrastructure	2,049,009	73,252	-	2,122,261
Total capital assets, being depreciated	<u>6,130,945</u>	<u>118,675</u>	<u>-</u>	<u>6,249,620</u>
Less accumulated depreciation for:				
Buildings	(295,369)	(62,151)	-	(357,520)
Building improvements	(40,830)	(1,726)	-	(42,556)
Improvements other than buildings	(889,672)	(74,796)	-	(964,468)
Machinery and equipment	(62,420)	(7,618)	-	(70,038)
Furniture and fixtures	(16,495)	(2,186)	-	(18,681)
Infrastructure	(994,059)	(98,507)	-	(1,092,566)
Total accumulated depreciation	<u>(2,298,845)</u>	<u>(246,984)</u>	<u>-</u>	<u>(2,545,829)</u>
Total capital assets, being depreciated, net	<u>3,832,100</u>	<u>(128,309)</u>	<u>-</u>	<u>3,703,791</u>
Total governmental activities	<u>\$ 5,127,801</u>	<u>\$ (88,680)</u>	<u>\$ -</u>	<u>\$ 5,039,121</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 59,917
Police	942
Parks	84,862
Stormwater	14,539
Streets	86,724
Total depreciation expense	<u>\$ 246,984</u>

6. **LONG-TERM DEBT**

CERTIFICATES OF PARTICIPATION

On April 7, 2017, the City issued Certificates of Participation, Series 2017 in the amount of \$1,600,000 to provide funds to be used to acquire, construct, furnish, and equip a new municipal complex in the City. On April 1, 2022, a supplement to the base lease extended the maturity date to April 1, 2032. The Certificate of Participation has an interest rate of 4.0%. At December 31, 2022 the outstanding balance on the certificates of participation was \$1,119,454.

In connection with the Certificates of Participation, the City leases the building from U.S. Bank National Association, as Trustee, under a base lease and entered into an annually renewable lease purchase agreement to lease the building back from U.S. Bank National Association. The lease terms are renewable annually at the option of the City with the final renewal term April 1, 2032. Total capital assets acquired under this lease amounted to \$2,062,982 with accumulated depreciation totaling \$249,276.

Future maturities are as follows:

For the Year ending December 31	Principal	Interest	Total
2023	\$ 99,003	\$ 43,798	\$ 142,801
2024	103,003	39,798	142,801
2025	107,165	35,636	142,801
2026	111,494	31,307	142,801
2027	115,998	26,803	142,801
2028	120,685	22,116	142,801
2029	125,560	17,241	142,801
2030	130,633	12,168	142,801
2031	135,911	6,890	142,801
2032	70,002	1,400	71,402
	<u>\$ 1,119,454</u>	<u>\$ 237,157</u>	<u>\$ 1,356,611</u>

The following is a summary of changes in long-term debt:

	Beginning Of Year	Additions	Reductions	End Of Year	Amounts Due in One Year
Certificates of Participation	\$ 1,214,484	\$ -	\$ (95,030)	\$ 1,119,454	\$ 99,003
Compensated absences	7,073	14,072	(10,983)	10,162	5,081
	<u>\$ 1,221,557</u>	<u>\$ 14,072</u>	<u>\$ (106,013)</u>	<u>\$ 1,129,616</u>	<u>\$ 104,084</u>

Funds to pay accrued compensated absences are expected to be provided by the General Fund. The certificates of participation are expected to be serviced by the Capital Improvements Fund.

7. **INTERFUND TRANSACTIONS**

All revenue and expenditures are recorded through the General Fund cash receipts and disbursements records. This method results in the necessity of maintaining interfund accounts receivable and payable to provide fund accountability. As of December 31, 2022, the Road Fund owes the General Fund for general administrative expenses. The interfund balances at December 31, 2022 are as follows:

	<u>DUE FROM</u>	<u>DUE TO</u>
Major Governmental Funds:		
General Fund	\$ -	\$ 4,864
Road Fund	4,864	-

Interfund transfers are used to move resources from a fund budgeted to collect the revenue to the fund through which the resources are to be expended; to provide additional resources for debt service; and to provide funding for certain capital improvement projects. Such transfers are reported as other financing sources and uses. The following transfers were made during the fiscal year ending December 31, 2022:

	<u>TRANSFER IN</u>	<u>TRANSFER OUT</u>
Major Governmental Funds:		
Road Fund	\$ 249,700	\$ -
General Fund	-	85,700
Parks and Stormwater Fund	-	57,200
Capital Improvement Fund	-	106,800
	<u>\$ 249,700</u>	<u>\$ 249,700</u>

8. **PENSION PLAN**

Plan Description

The City’s defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The City participates in the Missouri Local Government Employees Retirement System (LAGERS). LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

9. **PENSION PLAN** - continued

Benefits Provided

LAGERS provides retirement, death, and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 and receive a reduced allowance.

	<u>2020</u>
Benefit Program	1.50% for life
Final Average Salary	3 years
Member Contribution Rate	4%

Benefit terms provide for annual post retirement adjustments to each member’s retirement allowance subsequent to the member’s retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

Employees Covered By Benefit Terms

At June 30, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	2
Inactive employees entitled to but not yet receiving benefits	5
Active employees	<u>3</u>
TOTAL	<u><u>10</u></u>

Contributions - The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4% of the gross pay to their pension plan. Employer contribution rates were 9.0% (General) of annual covered payroll.

Net Pension Liability (Asset) - The employer’s net pension liability (asset) was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of February 28, 2022.

Actuarial assumptions - The total pension liability in the February 28, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage; 2.25% price
Salary Increase	2.75% to 6.75% including inflation
Investment rate of return	7.00%

9. **PENSION PLAN** - continued

The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of PubS-2010 Employee Mortality Table for males and females of Police, Fire, and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 28, 2022 valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 25, 2020.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	39.0%	4.16%
Fixed Income	28.0	1.05
Real Assets/real return	33.0	2.09

Discount rate - The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

9. **PENSION PLAN** - continued

Changes in the Net Pension Liability (Asset)

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance as of December 31, 2021	\$ 427,331	\$ 511,420	\$ (84,089)
Changes for the year:			
Service costs	17,686	-	17,686
Interest	30,267	-	30,267
Difference between expected and actual experience	2,449	-	2,449
Change in assumptions	-	-	-
Contributions - employer	-	15,957	(15,957)
Contributions - employee	-	6,545	(6,545)
Net investment income	-	395	(395)
Benefit payments	(7,413)	(7,413)	-
Administrative expense	-	(1,105)	1,105
Other (net transfers)	-	9,512	(9,512)
Net changes	42,989	23,891	19,098
Balance as of December 31, 2022	\$ 470,320	\$ 535,311	\$ (64,991)

Sensitivity of the net pension liability (asset) to changes in the discount rate - The following presents the Net Pension Liability (Asset) of the employer, calculated using the discount rate of 7.0%, as well as what the employer's Net Pension Liability (Asset) would be using a discount rate that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability (asset)	\$ (6,114)	\$ (64,991)	\$ (114,131)

9. **PENSION PLAN - continued**

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2022 the employer recognized negative pension expense of \$23,592. The employer reported deferred outflows and inflows of resources related to the pension from the following sources:

	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
Difference between expected and actual experience	\$ 1,431	\$ -
Net difference between projected and actual earnings on pension plan investments	-	16,514
Employer contributions subsequent to the measurement date	<u>8,266</u>	<u>-</u>
Total	<u>\$ 9,697</u>	<u>\$ 16,514</u>

The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability (Asset) in the next fiscal year.

The other amounts reported as deferred outflows and inflows of resources related to the pension will be recognized in pension expense as follows:

<u>Year ended December 31</u>	
2023	\$ (5,250)
2024	(6,076)
2025	(10,998)
2026	7,241

10. **COMMITMENTS AND CONTINGENCIES**

The City contracts with the St. Louis County Police Department to provide public safety related services. Payments for services for the year ended December 31, 2022 amount to \$142,167. This amount can be adjusted when both parties agree that special circumstances arise which require additional related costs.

From time to time, the City is a party to various pending claims and legal actions arising in the ordinary course of its operations. Although the outcome of such matters cannot be forecast with certainty, in the opinion of management, all such matters are adequately covered by insurance, or if not covered, are without merit or involve amounts such that an unfavorable disposition would not have a material effect on the financial statements of the City.

11. **RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Claims have not exceeded coverage in the last three years. The City also maintains insurance coverage for loss of tax revenue that results from businesses within the City suspending operations due to direct physical loss or damage. Recoveries are limited to a deductible of \$1,000 per event, as well as to losses of certain larger stores. Losses are capped in the aggregate at \$925,000.

12. **SUBSEQUENT EVENT**

Management has evaluated subsequent events through the date of the audit report which is the date the financial statements were available to be issued.

13. **CHANGE IN ACCOUNTING PRINCIPLE**

The City implemented the requirements of GASB No. 87 *Leases* beginning January 1, 2022. The standard allows for the measurement of the lease receivable and deferred inflow at the beginning of the earliest period presented in the financial statements, which is January 1, 2022. As a result, a lease receivable and deferred inflow was recorded of \$372,040 in the General Fund and governmental activities upon implementation.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF TWIN OAKS, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	BUDGET		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL		FINAL BUDGET
				POSITIVE (NEGATIVE)
REVENUES				
Taxes	\$ 514,500	\$ 583,900	\$ 660,325	\$ 76,425
Intergovernmental	56,700	55,200	49,668	(5,532)
Licenses and fees	101,500	114,200	96,303	(17,897)
Other revenue	1,900	800	14,648	13,848
Investment income - interest	400	900	16,511	15,611
TOTAL REVENUES	<u>675,000</u>	<u>755,000</u>	<u>837,455</u>	<u>82,455</u>
EXPENDITURES				
Current:				
General government	411,100	415,600	392,665	22,935
Sanitation	47,600	48,000	44,820	3,180
Public safety	140,900	141,100	142,167	(1,067)
TOTAL EXPENDITURES	<u>599,600</u>	<u>604,700</u>	<u>579,652</u>	<u>25,048</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	75,400	150,300	257,803	107,503
OTHER FINANCING SOURCES				
Transfers in (out)	<u>(85,700)</u>	<u>(85,700)</u>	<u>(85,700)</u>	<u>-</u>
CHANGE IN FUND BALANCE	(10,300)	64,600	172,103	<u>\$ 107,503</u>
FUND BALANCE - BEGINNING OF YEAR	<u>550,087</u>	<u>550,087</u>	<u>550,087</u>	
FUND BALANCE - END OF YEAR	<u>\$ 539,787</u>	<u>\$ 614,687</u>	<u>\$ 722,190</u>	

CITY OF TWIN OAKS, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
ROAD FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Intergovernmental	\$ 33,300	\$ 26,500	\$ 34,279	\$ 7,779
EXPENDITURES				
Current:				
Streets	162,200	162,300	162,093	207
Capital outlay	67,500	122,700	121,876	824
TOTAL EXPENDITURES	<u>229,700</u>	<u>285,000</u>	<u>283,969</u>	<u>1,031</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(196,400)	(258,500)	(249,690)	6,748
OTHER FINANCING SOURCES				
Transfers in (out)	196,400	225,000	249,700	24,700
CHANGE IN FUND BALANCE	-	(33,500)	10	<u>\$ 33,510</u>
FUND BALANCE - BEGINNING OF YEAR	<u>3,546</u>	<u>3,546</u>	<u>3,546</u>	
FUND BALANCE - END OF YEAR	<u>\$ 3,546</u>	<u>\$ (29,954)</u>	<u>\$ 3,556</u>	

CITY OF TWIN OAKS, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
PARKS AND STORM WATER FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 270,500	\$ 320,100	\$ 345,567	\$ 25,467
Investment income	-	-	1,040	1,040
Other revenue	4,100	4,000	3,400	(600)
TOTAL REVENUES	<u>274,600</u>	<u>324,100</u>	<u>350,007</u>	<u>25,907</u>
EXPENDITURES				
Current:				
Parks	162,900	184,540	184,756	(216)
Capital outlay	33,000	61,200	52,509	8,691
TOTAL EXPENDITURES	<u>195,900</u>	<u>245,740</u>	<u>237,265</u>	<u>8,475</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	78,700	78,360	112,742	34,382
OTHER FINANCING USES				
Transfers in (out)	(57,200)	(57,200)	(57,200)	-
CHANGE IN FUND BALANCE	21,500	21,160	55,542	<u>\$ 34,382</u>
FUND BALANCE - BEGINNING OF YEAR	<u>327,751</u>	<u>327,751</u>	<u>327,751</u>	
FUND BALANCE - END OF YEAR	<u>\$ 349,251</u>	<u>\$ 348,911</u>	<u>\$ 383,293</u>	

CITY OF TWIN OAKS, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2022

1. BUDGETARY INFORMATION

The City prepares its budget on a basis consistent with generally accepted accounting principles. The budgetary process is detailed in footnote 2 of the notes to the financial statements.

CITY OF TWIN OAKS, MISSOURI
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS
 YEARS ENDING JUNE 30,

	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability								
Service cost	\$ 17,686	\$ 20,219	\$ 20,537	\$ 17,494	\$ 15,236	\$ 12,275	\$ 9,923	\$ 12,619
Interest on the total pension liability	30,267	30,431	27,559	23,606	19,509	17,281	13,817	14,510
Change of benefit terms	-	-	-	-	-	-	-	-
Difference between expected and actual experience	2,449	(12,414)	1,109	13,320	21,117	(274)	18,003	(35,372)
Changes of assumptions	-	(11,923)	-	-	-	-	4,879	-
Benefit payments, including refunds	(7,413)	(17,280)	(1,863)	(932)	-	-	-	-
Net change in total pension liability	42,989	9,033	47,342	53,488	55,862	29,282	46,622	(8,243)
Total pension liability - beginning	427,331	418,298	370,956	317,468	261,606	232,324	185,702	193,945
Total pension liability - ending	<u>\$ 470,320</u>	<u>\$ 427,331</u>	<u>\$ 418,298</u>	<u>\$ 370,956</u>	<u>\$ 317,468</u>	<u>\$ 261,606</u>	<u>\$ 232,324</u>	<u>\$ 185,702</u>
Plan Fiduciary Net Position								
Contributions-employer	\$ 15,957	\$ 15,703	\$ 14,882	\$ 15,076	\$ 11,385	\$ 9,915	\$ 9,154	\$ 8,457
Contributions-employee	6,545	6,090	6,108	6,776	5,516	5,048	4,605	4,381
Net investment income	395	119,600	4,828	23,191	34,594	28,434	(791)	3,922
Benefit payments, including refunds	(7,413)	(17,280)	(1,863)	(932)	-	-	-	-
Pension plan administrative expense	(1,105)	(925)	(1,076)	(967)	(683)	(590)	(505)	(559)
Other (net transfer)	9,512	(3,258)	(53)	260	(410)	(325)	(227)	8,842
Net change in plan fiduciary net position	23,891	119,930	22,826	43,404	50,402	42,482	12,236	25,043
Plan fiduciary net position - beginning	511,420	391,490	368,664	325,260	274,858	232,376	220,140	195,097
Plan fiduciary net position - ending	<u>\$ 535,311</u>	<u>\$ 511,420</u>	<u>\$ 391,490</u>	<u>\$ 368,664</u>	<u>\$ 325,260</u>	<u>\$ 274,858</u>	<u>\$ 232,376</u>	<u>\$ 220,140</u>
Employer net pension liability (asset)	<u>\$ (64,991)</u>	<u>\$ (84,089)</u>	<u>\$ 26,808</u>	<u>\$ 2,292</u>	<u>\$ (7,792)</u>	<u>\$ (13,252)</u>	<u>\$ (52)</u>	<u>\$ (34,438)</u>
Plan fiduciary net position as a percentage of the total pension liability	113.82 %	119.68 %	93.59 %	99.38 %	102.45 %	105.07 %	100.02 %	118.54 %
Covered payroll	\$ 144,650	\$ 166,704	\$ 172,159	\$ 167,964	\$ 132,538	\$ 123,921	\$ 90,810	\$ 85,641
Employer's net pension liability (asset) as a percentage of covered payroll	(44.93) %	(50.44) %	15.57 %	1.36 %	(5.88) %	(10.69) %	(0.06) %	(40.21) %

Notes to schedule:

Information for years prior to 2015 is not available. Amounts presented for the year end were determined as of June 30, the measurement date.

CITY OF TWIN OAKS, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF EMPLOYER CONTRIBUTIONS
LAST TEN FISCAL YEARS

Year ended December 31,	Actuarial Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2013	\$ 9,233	\$ 9,233	\$ -	\$ 119,913	7.7 %
2014	8,626	8,626	-	118,166	7.3
2015	9,732	9,732	-	118,681	8.2
2016	8,294	8,294	-	109,126	7.6
2017	10,582	10,582	-	130,645	8.1
2018	13,183	13,183	-	156,933	8.4
2019	16,264	16,093	171	171,198	9.4
2020	13,373	13,373	-	131,111	10.2
2021	18,219	18,219	-	175,183	10.4
2022	15,071	15,071	-	167,456	9.0

Notes to Schedule of Contributions

Valuation date: 02/28/22

Notes: The roll-forward of total pension liability from February 28, 2022 to June 30, 2022 reflects expected service cost and interest reduced by actual benefit payments.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Normal and Modified Terminal Funding
Amortization method	Level percentage of payroll, closed
Remaining amortization period	15 years
Asset valuation method	5-year smoothed market; 20% corridor
Inflation	2.75% wage inflation; 2.25% price inflation
Salary increases	2.75% - 6.75% including wage inflation
Investment rate of return	7.0%, net of investment expenses
Retirement age	Experience-based table of rates that are specific to the type of eligibility condition.
Mortality	The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of PubS-2010 Employee Mortality Table for males and females of Police, Fire, and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

Other information: None

SUPPLEMENTAL INFORMATION

CITY OF TWIN OAKS, MISSOURI
BUDGETARY COMPARISON SCHEDULE
CAPITAL IMPROVEMENTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 240,100	\$ 272,100	\$ 293,752	\$ 21,652
Investment income - interest	-	1,100	2,090	990
TOTAL REVENUES	<u>240,100</u>	<u>273,200</u>	<u>295,842</u>	<u>22,642</u>
EXPENDITURES				
Capital outlay	-	4,600	4,416	184
Debt service	142,800	142,900	142,786	114
TOTAL EXPENDITURES	<u>142,800</u>	<u>147,500</u>	<u>147,202</u>	<u>298</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	97,300	125,700	148,640	22,940
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	<u>(53,500)</u>	<u>(82,100)</u>	<u>(106,800)</u>	<u>(24,700)</u>
CHANGE IN FUND BALANCE	43,800	43,600	41,840	<u>\$ (1,760)</u>
FUND BALANCE - BEGINNING OF YEAR	<u>658,610</u>	<u>658,610</u>	<u>658,610</u>	
FUND BALANCE - END OF YEAR	<u>\$ 702,410</u>	<u>\$ 702,210</u>	<u>\$ 700,450</u>	

CITY OF TWIN OAKS, MISSOURI
BUDGETARY COMPARISON SCHEDULE
SEWER LATERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Sewer lateral fees	\$ 4,700	\$ 3,900	\$ 4,760	\$ 860
Investment income - interest	100	100	90	(10)
TOTAL REVENUES	<u>4,800</u>	<u>4,000</u>	<u>4,850</u>	<u>850</u>
EXPENDITURES				
Capital outlay	<u>4,500</u>	<u>7,200</u>	<u>6,470</u>	<u>730</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	300	(3,200)	(1,620)	<u>\$ 1,580</u>
FUND BALANCE - BEGINNING OF YEAR	<u>49,428</u>	<u>49,428</u>	<u>49,428</u>	
FUND BALANCE - END OF YEAR	<u>\$ 49,728</u>	<u>\$ 46,228</u>	<u>\$ 47,808</u>	

STATISTICAL SECTION

This part of the City’s comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City’s overall financial health.

Contents

Financial Trends	PAGES
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These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.

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Revenue Capacity	
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These schedules contain information to help the reader assess the City’s most significant local revenue sources.

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Debt Capacity	
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These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.

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Demographic and Economic Information	
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These schedules offer demographic and economic indicators to help the reader understand the environment which the City’s financial activities take place.

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Operating Information	
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These schedules contain service and infrastructure data to help the reader understand how information in the City’s financial report relates to the services the City provides and the activities it performs.

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Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

CITY OF TWIN OAKS, MISSOURI
NET POSITION BY COMPONENT
FOR THE LAST TEN FISCAL YEARS
 (Accrual basis of accounting)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Governmental activities:										
Net investment										
in capital assets	\$ 3,919,667	\$ 3,913,317	\$ 4,042,101	\$ 4,161,309	\$ 3,880,501	\$ 3,891,184	\$ 3,613,872	\$ 3,551,946	\$ 3,582,373	\$ 2,731,259
Restricted	1,135,107	1,039,335	919,682	779,353	1,074,064	1,116,254	1,323,704	1,342,045	1,135,095	1,099,489
Unrestricted	<u>760,280</u>	<u>551,272</u>	<u>493,680</u>	<u>502,110</u>	<u>560,089</u>	<u>639,436</u>	<u>683,065</u>	<u>780,923</u>	<u>734,093</u>	<u>651,273</u>
Total governmental activities net position	<u>\$ 5,815,054</u>	<u>\$ 5,503,924</u>	<u>\$ 5,455,463</u>	<u>\$ 5,442,772</u>	<u>\$ 5,514,654</u>	<u>\$ 5,646,874</u>	<u>\$ 5,620,641</u>	<u>\$ 5,674,914</u>	<u>\$ 5,451,561</u>	<u>\$ 4,482,021</u>

CITY OF TWIN OAKS, MISSOURI
CHANGES IN NET POSITION
FOR THE LAST TEN FISCAL YEARS
(Accrual basis of accounting)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
EXPENSES										
Governmental activities:										
General government	\$ 437,898	\$ 439,253	\$ 454,102	\$ 517,194	\$ 534,743	\$ 438,161	\$ 490,778	\$ 417,647	\$ 333,695	\$ 326,932
Sanitation and other health costs	44,820	51,401	46,030	44,272	43,260	46,060	51,011	47,953	53,276	53,698
Public safety	143,109	138,617	135,475	131,638	121,181	107,921	107,720	102,460	99,010	98,971
Streets	248,014	260,563	236,081	273,875	244,664	247,629	224,846	205,169	200,439	182,038
Parks	270,028	249,042	190,819	248,791	284,402	240,828	227,136	222,730	217,603	201,969
Stormwater	14,539	14,539	14,539	14,539	14,539	9,888	19,178	9,338	13,781	24,452
Sewer lateral	6,470	20,943	3,993	1,923	-	3,836	3,960	-	-	2,088
Interest and fiscal charges	46,805	50,417	53,992	57,292	60,765	46,529	-	-	-	-
Total governmental	<u>1,211,683</u>	<u>1,224,775</u>	<u>1,135,031</u>	<u>1,289,524</u>	<u>1,303,554</u>	<u>1,140,852</u>	<u>1,124,629</u>	<u>1,005,297</u>	<u>917,804</u>	<u>890,148</u>
PROGRAM REVENUE										
Governmental activities:										
Charges for services										
General government	96,303	88,246	84,195	67,917	86,538	91,865	63,261	54,036	53,979	53,905
Parks	3,400	3,900	400	100	600	400	1,090	200	-	1,875
Sewer lateral	4,760	4,879	3,799	4,248	4,658	4,783	2,170	4,780	4,844	4,496
Operating grants and contributions	83,947	77,867	42,763	26,971	32,021	30,786	15,555	17,000	58,869	145,713
Capital grants and contributions	-	-	-	30,197	-	-	-	-	710,000	8,200
Total governmental activities program revenue	<u>188,410</u>	<u>174,892</u>	<u>131,157</u>	<u>129,433</u>	<u>123,817</u>	<u>127,834</u>	<u>82,076</u>	<u>76,016</u>	<u>827,692</u>	<u>214,189</u>
NET EXPENSES	<u>(1,023,273)</u>	<u>(1,049,883)</u>	<u>(1,003,874)</u>	<u>(1,160,091)</u>	<u>(1,179,737)</u>	<u>(1,013,018)</u>	<u>(1,042,553)</u>	<u>(929,281)</u>	<u>(90,112)</u>	<u>(675,959)</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental activities:										
Taxes	1,300,024	1,076,950	958,748	1,061,089	921,231	1,016,914	965,901	1,124,149	1,033,721	984,170
Investment income	19,731	1,674	2,947	7,704	6,038	7,580	7,652	7,113	6,792	7,027
Other miscellaneous revenue	14,648	19,720	54,870	19,416	120,248	14,757	14,727	16,020	19,139	34,197
Total governmental activities	<u>1,334,403</u>	<u>1,098,344</u>	<u>1,016,565</u>	<u>1,088,209</u>	<u>1,047,517</u>	<u>1,039,251</u>	<u>988,280</u>	<u>1,147,282</u>	<u>1,059,652</u>	<u>1,025,394</u>
CHANGE IN NET POSITION	<u>\$ 311,130</u>	<u>\$ 48,461</u>	<u>\$ 12,691</u>	<u>\$ (71,882)</u>	<u>\$ (132,220)</u>	<u>\$ 26,233</u>	<u>\$ (54,273)</u>	<u>\$ 218,001</u>	<u>\$ 969,540</u>	<u>\$ 349,435</u>

CITY OF TWIN OAKS, MISSOURI
PROGRAM REVENUES BY FUNCTION/PROGRAM
FOR THE LAST TEN FISCAL YEARS
(Accrual basis of accounting)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Governmental activities:										
General government	\$ 136,642	\$ 88,246	\$ 84,195	\$ 67,917	\$ 86,538	\$ 91,865	\$ 63,261	\$ 54,036	\$ 763,979	\$ 63,776
Streets	43,608	37,913	42,763	57,168	32,021	30,786	15,555	15,356	14,905	22,409
Parks	3,400	3,900	400	100	600	400	1,090	1,844	43,964	123,508
Sewer lateral	<u>4,760</u>	<u>4,879</u>	<u>3,799</u>	<u>4,248</u>	<u>4,658</u>	<u>4,783</u>	<u>2,170</u>	<u>4,780</u>	<u>4,844</u>	<u>4,496</u>
Total governmental activities revenues	<u>\$ 188,410</u>	<u>\$ 134,938</u>	<u>\$ 131,157</u>	<u>\$ 129,433</u>	<u>\$ 123,817</u>	<u>\$ 127,834</u>	<u>\$ 82,076</u>	<u>\$ 76,016</u>	<u>\$ 827,692</u>	<u>\$ 214,189</u>

CITY OF TWIN OAKS, MISSOURI
FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE LAST TEN FISCAL YEARS
(Modified accrual basis of accounting)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Fund:										
Nonspendable - prepaid items	\$ 7,400	\$ 7,400	\$ 6,916	\$ 7,057	\$ 7,057	\$ 8,357	\$ 12,063	\$ 8,804	\$ 7,357	\$ 7,135
Committed	-	200,087	100,010	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	38,800	-	-	-
Unassigned	714,790	342,600	410,818	495,236	555,298	623,672	602,267	743,973	716,220	631,922
Total General Fund	<u>\$ 722,190</u>	<u>\$ 550,087</u>	<u>\$ 517,744</u>	<u>\$ 502,293</u>	<u>\$ 562,355</u>	<u>\$ 632,029</u>	<u>\$ 653,130</u>	<u>\$ 752,777</u>	<u>\$ 723,577</u>	<u>\$ 538,636</u>
All Other Governmental Funds:										
Nonspendable - prepaid items	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted:										
Capital improvements	700,450	658,610	590,701	458,445	503,433	589,782	762,485	808,383	714,503	826,362
Parks and stormwater	383,293	327,751	257,946	231,363	509,480	470,276	508,822	483,889	371,670	227,012
Sewer lateral repair program	47,808	49,428	65,448	65,427	61,151	56,196	52,397	49,318	48,922	46,115
Road	3,556	3,546	587	24,118	-	-	-	-	-	-
Total all other governmental funds	<u>\$ 1,135,107</u>	<u>\$ 1,039,335</u>	<u>\$ 919,682</u>	<u>\$ 779,353</u>	<u>\$ 1,074,064</u>	<u>\$ 1,116,254</u>	<u>\$ 1,323,704</u>	<u>\$ 1,341,590</u>	<u>\$ 1,135,095</u>	<u>\$ 1,099,489</u>

CITY OF TWIN OAKS, MISSOURI
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE LAST TEN FISCAL YEARS
(Modified accrual basis of accounting)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Revenues										
Taxes	\$ 1,299,644	\$ 1,082,056	\$ 967,491	\$ 1,054,919	\$ 927,401	\$1,018,924	\$ 968,746	\$ 1,132,991	\$ 1,042,322	\$ 990,146
Intergovernmental	83,947	77,867	42,763	26,971	32,021	30,786	-	1,644	43,964	129,833
Licenses and permits	96,303	86,746	82,695	67,917	76,322	76,560	64,238	60,179	60,169	58,737
Charges for services	3,400	5,400	1,900	100	10,816	15,705	7,316	2,300	2,105	2,685
Sewer lateral fees	4,760	4,879	3,799	4,248	4,658	4,783	2,170	4,780	4,844	4,496
Other revenues	14,648	19,720	49,819	49,613	120,248	14,757	15,867	16,270	19,139	45,943
Investment income - interest	19,731	1,674	7,998	7,704	6,038	7,580	7,652	7,113	6,792	7,027
Total Revenues	1,522,433	1,278,342	1,156,465	1,211,472	1,177,504	1,169,095	1,065,989	1,225,277	1,179,335	1,238,867
Expenditures										
General government	392,665	380,925	378,688	444,979	423,453	426,145	477,687	423,271	323,320	319,616
Sanitation and other health costs	44,820	51,401	46,030	44,272	43,260	46,060	50,854	47,740	52,898	53,284
Public safety	142,167	137,675	133,110	128,621	118,164	104,779	107,720	102,460	99,010	98,971
Streets	162,093	143,705	137,630	184,992	150,808	133,424	135,515	127,510	140,903	113,453
Parks	184,756	152,192	100,767	168,271	187,208	155,694	152,469	154,281	155,641	147,683
Stormwater	-	-	-	-	-	-	10,555	41,913	6,729	17,400
Sewer lateral	-	-	-	-	-	-	-	-	-	2,088
Capital outlay	185,271	117,662	61,688	452,482	223,688	2,060,151	249,177	91,952	280,708	222,891
Debt service:										
Principal	95,149	91,455	87,889	84,490	81,209	40,460	-	-	-	-
Interest	47,637	51,331	54,883	58,138	61,578	30,933	-	-	-	-
Total Expenditures	1,254,558	1,126,346	1,000,685	1,566,245	1,289,368	2,997,646	1,183,977	989,127	1,059,209	975,386
Excess of revenues over (under) expenditures	267,875	151,996	155,780	(354,773)	(111,864)	(1,828,551)	(117,988)	236,150	120,126	263,481
Other Financing Sources (Uses)										
Transfers in	249,700	153,920	142,787	287,953	162,094	215,352	160,884	169,032	304,584 #	146,425
Transfers out	(249,700)	(153,920)	(142,787)	(287,953)	(162,094)	(215,352)	(160,884)	(169,032)	(304,584)	(146,425)
Proceeds from the issuance of debt	-	-	-	-	-	1,600,000	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	1,600,000	-	-	-	-
Net changes in fund balances	\$ 267,875	\$ 151,996	\$ 155,780	\$ (354,773)	\$ (111,864)	\$ (228,551)	\$ (117,988)	\$ 236,150	\$ 120,126	\$ 263,481
Debt service as a percentage of noncapital expenditures	13.0%	13.2%	14.9%	12.6%	12.5%	7.2%	-	-	-	-

CITY OF TWIN OAKS, MISSOURI
TAX REVENUES BY SOURCE - GOVERNMENTAL FUNDS
FOR THE LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Sales Tax</u>	<u>Property Tax</u>	<u>Other</u>	<u>Total</u>
2022	\$ 1,249,621	\$ 42,214	\$ 7,809	\$ 1,299,644
2021	1,031,441	41,029	9,586	1,082,056
2020	902,510	51,731	13,250	967,491
2019	1,023,671	25,741	11,677	1,061,089
2018	889,343	28,897	9,161	927,401
2017	986,199	24,552	8,173	1,018,924
2016	920,292	23,543	1,006	944,841
2015	1,076,608	29,469	1,127	1,107,204
2014	989,937	27,282	-	1,017,219
2013	936,311	29,348	-	965,659

CITY OF TWIN OAKS, MISSOURI
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
FOR THE LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Railroads And Utilities (1)</u>	<u>Total</u>		<u>Direct Tax Rate</u>
				<u>Assessed Value</u>	<u>Estimated Actual Value</u>	
2022	\$ 20,738,440	\$ 2,920,987	\$ 107,586	\$ 23,767,013	\$ 96,378,790	\$ 0.433
2021	21,045,050	2,307,450	124,763	23,477,263	96,378,790	0.419
2020	18,450,010	2,046,000	117,139	20,613,149	80,756,416	0.385
2019	23,357,290	1,352,168	111,885	24,821,343	96,680,997	0.340
2018	14,572,760	1,459,740	126,515	16,159,015	62,278,341	0.322
2017	15,152,490	1,409,950	134,921	16,697,361	63,962,822	0.302
2016	14,009,010	1,403,400	132,920	15,545,330	58,662,807	0.312
2015	13,974,450	1,385,867	141,446	15,501,763	58,579,229	0.312
2014	13,014,620	1,368,210	130,019	14,512,849	55,376,137	0.342
2013	13,118,659	1,295,160	127,978	14,541,797	54,931,683	0.337

Source: St. Louis County Collector's Office

(1) The real estate position of railroads and utilities is included with the real estate category.

Notes: All real property is reassessed every two years. Property tax is levied each year on the assessed value listed as of prior January 1. Only commercial property located in the City is taxed. Assessed values are established by St. Louis County Assessment Board at 32% of estimated market value for commercial property. The tax rates are based on \$100 of assessed value.

CITY OF TWIN OAKS, MISSOURI
DIRECT AND OVERLAPPING PROPERTY TAX RATES
FOR THE LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
City of Twin Oaks - Basic Rate	\$ 0.433	\$ 0.419	\$ 0.385	\$ 0.340	\$ 0.322	\$ 0.302	\$ 0.312	\$ 0.312	\$ 0.342	\$ 0.337
Overlapping governments:										
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.1650	0.1650	0.1760	0.1760	0.1980	0.1980	0.0300	0.0300	0.0300	0.0300
Co. Park Maintenance	0.0400	0.0400	0.0420	0.0420	0.0470	0.0470	0.0490	0.0490	0.0500	0.0500
Co. Bond Retirement	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0280
Roads and Bridges	0.0830	0.0830	0.0880	0.0880	0.0990	0.0990	0.1030	0.1030	0.1050	0.1050
Co. Health Fund	0.1110	0.1110	0.1180	0.1180	0.1330	0.1330	0.1370	0.1370	0.1400	0.1400
St. Louis Community College	0.2787	0.2787	0.1987	0.1986	0.2129	0.2112	0.2185	0.2126	0.2200	0.2200
Special School District	1.0495	1.0158	1.1077	1.1077	1.1980	1.1912	1.2409	1.2348	1.2609	1.2400
Metro Zoo	0.2528	0.2455	0.2532	0.2549	0.2724	0.2694	0.2795	0.2777	0.2797	0.2797
County Library	0.2060	0.2060	0.2350	0.2120	0.2590	0.2530	0.2630	0.2590	0.2250	0.2500
Sheltered Workshops	0.0700	0.0710	0.0750	0.0750	0.0890	0.0870	0.0900	0.0880	0.0900	0.8900
MSD-Extension	0.1053	0.1041	0.1078	0.1077	0.1170	0.1159	0.1196	0.0195	0.0197	0.0163
Valley Park School District (1)	4.6373	4.6462	4.9326	4.8519	5.5600	5.4288	5.6642	5.4965	5.5910	5.6526
Valley Park Fire District (1)	1.7567	1.7527	1.8025	1.5980	1.1600	1.1390	1.2076	1.1860	1.3100	1.2780
Total Overlapping Governments	8.8043	8.7680	9.1855	8.8788	9.3943	9.2215	9.4513	9.1421	9.3703	10.2096
Total City And Overlapping Governments	\$ 9.237	\$ 9.187	\$ 9.571	\$ 9.219	\$ 9.716	\$ 9.524	\$ 9.763	\$ 9.454	\$ 9.712	\$ 10.547

(1) The City elected to report Valley Park School District and the Valley Park Fire District tax authorities above. A portion of the City's residents are in the Parkway School District and West County Fire District. These District's tax rates are:

West County Fire District	1.0490	1.0560	1.1060	1.1070	1.2490	1.2450	1.2920	1.2941	1.0000	0.0961
Parkway School District	3.6481	3.6390	3.8330	3.7661	5.2247	4.8758	4.7419	4.6796	4.1279	4.0743

Source - St. Louis County Collector's Office

Note: These figures represent residential property only and tax rates for commercial and personal property taxes may differ slightly. The City may not raise property tax rates above the maximum authorized levy of \$0.50 per \$100 of assessed valuation without a vote of the people. Only commercial property is taxed by the City.

CITY OF TWIN OAKS, MISSOURI
PROPERTY TAX LEVIES AND COLLECTIONS
FOR THE LAST TEN FISCAL YEARS

Fiscal Year	Tax Levy	Current Tax Collections	Percent Collected As Current	Delinquent Tax Collections	Total Tax Collections	Total Collections As Percent Of Levy
2022	\$ 41,986	\$ 31,893	75.96 %	\$ -	\$ 31,893	75.96 %
2021	41,250	11,300	27.39	29,900	41,200	99.88
2020	39,492	1,624	4.11	37,868	39,492	100.00
2019	28,539	2,269	7.95	26,270	28,539	100.00
2018	28,539	3,392	11.89	25,147	28,539	100.00
2017	28,491	7,623	26.76	20,868	28,491	100.00
2016	28,698	12,468	43.45	16,230	28,698	100.00
2015	28,701	16,930	58.99	11,771	28,701	100.00
2014	28,446	14,297	50.26	14,149	28,446	100.00
2013	28,082	14,250	50.74	13,832	28,082	100.00

Source: St. Louis County Collector's Office

Note: Sales tax revenue is the most significant own source revenue for the City, but is excluded from statistical section as sales tax information is confidential and not available from the State.

CITY OF TWIN OAKS, MISSOURI
RATIOS OF OUTSTANDING DEBT BY TYPE
FOR THE LAST TEN FISCAL YEARS

Governmental Activities:

Fiscal Year	Certificates of Participation	Total Primary Government	Percentage of Personal Income	Per Capita
2022	\$ 1,119,454	\$ 1,119,454	2.8 %	\$ 1,850
2021	1,214,484	1,214,484	3.2	2,007
2020	1,305,939	1,305,939	6.8	3,331
2019	1,393,841	1,393,841	7.7	3,556
2018	1,478,331	1,478,331	9.0	3,771
2017	1,559,540	1,559,540	9.1	3,978
2015	-	-	-	-
2014	-	-	-	-
2013	-	-	-	-
2012	-	-	-	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF TWIN OAKS, MISSOURI
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF DECEMBER 31, 2022

<u>City of Twin Oaks</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable To City Of Twin Oaks</u>	<u>Amount Applicable To City Of Twin Oaks</u>
Direct	\$ 1,119,454	100.00 %	\$ 1,119,454
Overlapping:			
St. Louis County	476,100,000	0.01	53,835
Parkway School District	227,965,000	0.01	20,445
Valley Park School District	24,337,797	0.10	19,135
West County Fire Protection District	7,025,000	0.11	12,694
Total Overlapping Debt			<u>106,110</u>
 Total Direct And Overlapping Debt			 <u><u>\$ 1,225,564</u></u>

Sources: Individual taxing authorities

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should not be taken into account. However, this does not imply that every taxpayer is a resident - and therefore responsible for repaying the debt - of each overlapping government. The percentage applicable to the City is based on the jurisdiction's assessed value within the boundaries of the City.

CITY OF TWIN OAKS, MISSOURI
LEGAL DEBT MARGIN INFORMATION
FOR THE LAST TEN FISCAL YEARS

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Net Assessed Value	\$ 23,767,013	\$ 23,477,263	\$ 20,613,149	\$ 24,821,343	\$ 16,159,015	\$ 16,697,361	\$ 15,545,330	\$ 15,501,763	\$ 14,512,849	\$ 14,541,797
Debt limit (10% of assessed value)	2,376,701	2,347,726	2,061,315	2,482,134	1,615,902	1,669,736	1,554,533	1,550,176	1,451,285	1,454,180
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	<u>\$ 2,376,701</u>	<u>\$ 2,347,726</u>	<u>\$ 2,061,315</u>	<u>\$ 2,482,134</u>	<u>\$ 1,615,902</u>	<u>\$ 1,669,736</u>	<u>\$ 1,554,533</u>	<u>\$ 1,550,176</u>	<u>\$ 1,451,285</u>	<u>\$ 1,454,180</u>
Total net debt applicable to the limit as a percentage of debt limit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Note: Under Article VI, Sections 26(b) and 26(c) of the Missouri Constitution, the City by vote of 2/3 of the qualified electors thereof, may incur general obligation bonded indebtedness for City purposes in an amount not to exceed 5% of the assessed valuation of taxable tangible property within the City as asserted by the last completed assessment for state or county purposes. Under Section 26(d) of said Article VI, the City may incur general obligation indebtedness not exceeding in the aggregate an additional 10% of the aforesaid assessed valuation for the purposes of acquiring rights-of-way, constructing and improving sanitary or storm sewer systems; and under Section 26(e) of said Article VI, additional general obligation indebtedness may be incurred for purchasing or constructing waterworks, electric or other light plants to be owned exclusively by the City, provided that the general obligation indebtedness of the City shall not exceed 20% of the assessed valuation. The City does not have any debt related to the legal debt margin.

CITY OF TWIN OAKS, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
FOR THE LAST TEN CALENDAR YEARS

Fiscal Year	Population (1)	Median Age (1)	Personal Income (<i>thousands of dollars</i>)	Per Capita Personal Income (2)	Unemployment Rate (3)
2022	605	42.9	\$40,368,020	\$ 66,724	2.5 %
2021	605	42.9	37,634,025	62,205	3.0
2020	392	49.0	19,244,848	49,094	5.1
2019	392	49.0	18,193,896	46,413	3.1
2018	392	49.0	16,464,392	42,001	2.5
2017	392	49.0	17,169,992	43,801	2.5
2016	392	49.3	15,253,116	40,498	3.6
2015	392	57.0	15,253,116	38,812	3.6
2014	392	49.0	13,580,000	35,831	4.7
2013	392	49.0	13,580,000	35,831	5.7

Sources:

- (1) 2010 Census, US Census Bureau
- (2) American Community Survey 5-Year Estimates
- (3) U.S. Bureau of Labor Statistics - St. Louis Metro Area

CITY OF TWIN OAKS, MISSOURI
PRINCIPAL EMPLOYERS
FOR THE CURRENT YEAR AND NINE YEARS AGO

<u>Employer</u>	<u>2022</u>			<u>2013</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Schnucks Market	115	1	26 %	110	1	23 %
1356 Pub	38	2	9			
Dairy Queen	35	3	8	37	3	8
Walgreens Pharmacy	31	4	7	24	6	5
Imo's Pizza	20	5	5	31	5	6
Sauce on the Side	20	6	5			
Aldi's	17	7	4			
Dunkin Donuts	15	8	3			
Pizza Hut	13	9	3	16	9	3
Herman and Grumke	12	10	3			
Shop N Save				71	2	15
Krieger's Pub & Grill				35	4	7
Hardees				24	7	5
Nicoletti's				22	8	5
Subway				12	10	2

Source: City Business License Applications

CITY OF TWIN OAKS, MISSOURI
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
FOR THE LAST TEN FISCAL YEARS

Function/Program	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
General Government:										
Administrator/Clerk	1	1	1	1	1	1	1	1	1	1
Administrative assistant	1	1	1	1	1	1	1	1	1	1
Accounting clerk	-	-	-	-	-	-	-	-	1	1
Streets/parks:										
Maintenance/landscaping	2	2	2	2	2	1	1	1	1	1
Total	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>4</u>	<u>4</u>

Source: Annual Budget Document and Payroll Records

CITY OF TWIN OAKS, MISSOURI
OPERATING INDICATORS BY FUNCTION/PROGRAM
FOR THE LAST TEN FISCAL YEARS

Function/Program	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
<u>General government:</u>										
City clerk (1):										
Site development/concept plans	-	1	1	1	1	1	2	-	-	1
Rezoning applications	-	-	-	-	-	-	1	-	-	-
Text amendments	5	3	2	4	-	-	-	-	-	-
Building permits	11	7	4	8	5	10	5	12	16	11
Building/housing inspections	84	155	78	13	6	9	15	12	9	13
Administrative assistant (2):										
Accounts payable processed	575	644	557	591	609	582	590	579	589	673
Payroll checks authorized	191	188	188	194	215	226	196	214	213	172
Public records requested	3	5	7	1	3	1	1	-	2	6
Collector (3):										
Business licenses issued	41	40	38	39	39	38	36	37	37	34
Liquor licenses issued	11	13	12	13	14	14	14	14	14	14
Sewer lateral fees collected (4)	151	192	176	176	176	176	165	167	160	161
<u>Streets/parks:</u>										
Maintenance/landscaping	1	1	1	1	1	1	1	1	1	1

(1) Source: Office records and St. Louis County Public Works Department records

(2) Source: Annual Budget Document and Payroll Records

(3) Source: Office Records/Business and Liquor License Applications

(4) Sewer lateral fees are collected by St. Louis County and remitted to the City.

CITY OF TWIN OAKS, MISSOURI
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
FOR THE LAST TEN FISCAL YEARS

<u>Function/Program</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
<u>Parks:</u>										
Number of parks	1	1	1	1	1	1	1	1	1	1
Acres of parks	11	11	11	11	11	11	11	11	11	11
<u>Streets:</u>										
Miles of streets	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Street lights and signals	53	53	53	52	52	52	52	52	52	52

Source: Office records



**CITY OF
TWIN OAKS, MISSOURI**

**MONTHLY OPERATING
FINANCIAL STATEMENTS**

**AS OF AND FOR THE FOUR
MONTHS ENDED APRIL 30, 2023
AND APRIL 30, 2022**

**CITY OF TWIN OAKS
COMBINED BALANCE SHEET
April 30, 2023**

<u>Assets</u>	
Cash	\$ 1,668,996
Other current assets	404,649
TOTAL ASSETS	\$ 2,073,645
<u>Liabilities</u>	
Payables and deferred	61,327
TOTAL LIABILITIES	61,327
<u>Fund Balances</u>	
Sewer Lateral	46,779
Capital Improvements	735,257
Road	(49,806)
Park	446,698
General	833,390
TOTAL FUND BALANCES	2,012,318
TOTAL LIABILITIES AND FUND BALANCES	\$ 2,073,645

CITY OF TWIN OAKS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
THREE MONTHS ENDED, APRIL 30, 2023

	<u>Sewer</u>	<u>Cap Impr</u>	<u>Road</u>	<u>Park</u>	<u>General</u>	<u>Total-All Funds</u>		<u>Percent Change</u>
						<u>2023</u>	<u>2022</u>	
REVENUES								
Sales taxes	\$ -	\$ 106,200	\$ -	\$ 124,941	\$ 268,840	\$ 499,981	\$ 400,257	24.9%
Property tax	-	-	14,017	-	31,895	45,912	35,373	29.8%
Intergovernmental taxes	-	-	6,806	-	5,582	12,388	7,844	57.9%
Licenses, permits, fees	1,799	-	-	-	8,990	10,789	9,648	11.8%
Miscellaneous	-	-	-	1,770	624	2,394	2,133	12.2%
Investment income	135	-	-	-	7,138	7,273	512	1320.6%
Total	1,934	106,200	20,823	126,711	323,069	578,738	455,767	27.0%
EXPENDITURES								
Court	-	-	-	-	1,661	1,661	-	
Personnel services	-	-	18,345	12,230	59,613	90,189	86,139	4.7%
Administrative	-	-	-	-	60,432	60,432	52,687	14.7%
Operating	2,963	-	21,984	31,520	31,154	87,620	90,292	-3.0%
Contractual	-	-	-	-	10,090	10,090	30,346	-66.8%
Police	-	-	-	-	48,919	48,919	47,389	3.2%
Maintenance and repair	-	-	-	10,228	-	10,228	11,326	-9.7%
Debt service	-	71,393	-	-	-	71,393	71,393	0.0%
Capital Imp-Stormwater	-	-	-	9,328	-	9,328	-	
Capital improvement-Road	-	-	33,856	-	-	33,856	19,989	69.4%
Total	2,963	71,393	74,185	63,306	211,869	423,716	409,561	3.5%
Excess (deficiency) of revenues over (under) expenditures	(1,029)	34,807	(53,362)	63,405	111,200	155,022		
Other Sources (Uses)								
Transfers In (Out)	-	-	-	-	-	-	-	
Change in Fund Balance	(1,029)	34,807	(53,362)	63,405	111,200	155,022		
Fund Balance 1/1/2023	47,808	700,450	3,556	383,293	722,190	1,857,297		
Fund Balance 3/30/2023	\$ 46,779	\$ 735,257	\$ (49,806)	\$ 446,698	\$ 833,390	\$ 2,012,319		

CITY OF TWIN OAKS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET - FISCAL YEAR 2023

						Total-All Funds		Actual as % of Budget
	<u>Sewer</u>	<u>Cap Imprv</u>	<u>Road</u>	<u>Park</u>	<u>General</u>	BUDGET 2023	ACTUAL 04/30/23	
<u>REVENUES</u>								
Sales taxes	\$ -	\$ 283,000	\$ -	\$ 332,900	\$ 585,200	\$ 1,201,100	\$ 499,981	41.6%
Property tax	-	-	14,400	-	40,500	54,900	45,912	83.6%
Intergovernmental taxes	-	-	12,000	-	14,700	26,700	12,388	46.4%
Licenses, permits, fees	3,900	-	-	3,200	119,800	126,900	10,789	8.5%
Miscellaneous	-	-	-	100	800	900	2,394	266.0%
Investment income	100	1,100	-	800	900	2,900	7,273	250.8%
Total	4,000	284,100	26,400	337,000	761,900	1,413,400	578,738	40.9%
<u>EXPENDITURES</u>								
Court	-	-	-	-	7,200	7,200	1,661	23.1%
Personnel services	-	-	58,600	39,600	187,400	285,600	90,189	31.6%
Administrative	-	-	-	-	117,600	117,600	60,432	51.4%
Operating	4,000	-	-	95,100	85,500	184,600	87,620	47.5%
Contractual	-	-	-	-	70,000	70,000	10,090	14.4%
Police	-	-	-	-	148,200	148,200	48,919	33.0%
Maintenance and repair	-	-	18,500	40,100	-	58,600	10,228	17.5%
Debt service	-	142,900	-	-	-	142,900	71,393	50.0%
Capital Imp-Stormwater	-	-	-	2,500	-	2,500	9,328	373.1%
Capital improvement-Road	-	-	460,600	88,000	-	548,600	33,856	6.2%
Total	4,000	142,900	537,700	265,300	615,900	1,565,800	423,716	27.1%
Excess (deficiency) of revenues over (under) expenditures	-	141,200	(511,300)	71,700	146,000	(152,400)		
Other Sources (Uses)								
Transfers In (Out)	-	-	-	-	-	-		
Change in Fund Balance	0	141,200	(511,300)	71,700	146,000	(152,400)		
Fund Balance 1/1/2023	47,808	700,450	3,556	383,293	722,190	1,857,297		
Fund Balance 12/31/2023	\$ 47,808	\$ 841,650	\$ (507,744)	\$ 454,993	\$ 868,190	\$ 1,704,897		

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE
ZONING CODE OF THE CITY OF TWIN OAKS PERTAINING TO
MARIJUANA USES AS REQUIRED BY ARTICLE XIV OF THE
MISSOURI CONSTITUTION, AS AMENDED**

WHEREAS, on November 6, 2018, the voters of the State of Missouri approved Amendment 2 adding a new Article XIV, Section 1 to the Missouri Constitution entitled, “Right to Access Medical Marijuana”; and

WHEREAS, on November 8, 2022, the voters of the State of Missouri approved Amendment 3 to the Missouri Constitution revising Article XIV, Section 1 and adding a new Section 2 entitled, “Marijuana Legalization, Regulation, and Taxation” (Article XIV, Sections 1 and 2, as amended, collectively referred to as “Article XIV”); and

WHEREAS, despite Article XIV, marijuana remains a “Schedule 1 Controlled Substance” pursuant to the Controlled Substances Act of the United States and remains illegal under federal law; and

WHEREAS, nothing in this Ordinance, nor any other act, statement, or activity of the City of Twin Oaks (the “City”), nor any officers, employees, or agents of the City acting in a ministerial or discretionary capacity on behalf of the City and acting in their official capacity as a City employee, in furtherance of and in compliance with Article XIV and this Ordinance shall be interpreted as authorization for any illegal activity, nor as any official policy of or statement by the City as to any illegal activity under state or federal law; and

WHEREAS, any zoning decisions or other authorizations including, but not limited to, building and occupancy permits or otherwise do not constitute an authorization by the City for any illegal activity, nor as any official policy of or statement by the City; and

WHEREAS, any authorization given by this Ordinance to any individual or legal business entity is only so given and is only so authorized to the extent allowed by the laws and policies of the State of Missouri and the United States of America; and

WHEREAS, Article XIV allows local governments to, “enact ordinances or regulations not in conflict” with Article XIV, or with regulations enacted pursuant to Article XIV by the State of Missouri, governing the “time, place, and manner” of the operation of marijuana businesses so long as those regulations are not “unduly burdensome;” and

WHEREAS, the City has a substantial interest in protecting the public health, safety, order, comfort, convenience, and general welfare of the individual residents and businesses of the City; and

WHEREAS, overarching principles of good government and principles of proper land use planning require the City to regulate marijuana businesses as with all businesses and as envisioned by Article XIV; and

WHEREAS, the existing Zoning Code and regulations of the City do not provide for the

location and regulation of non-medical marijuana businesses; and

WHEREAS, the City desires to amend its regulations for medical marijuana land uses to comply with Article XIV and establish reasonable regulations for the zoning of non-medical (euphemistically, “adult use”) marijuana land uses in accordance with Article XIV and any rules and regulations promulgated by the Department of Health and Senior Services of the State of Missouri (the “Department”); and

WHEREAS, no person, business, activity, or use that possesses, cultivates, grows, uses, or distributes or is involved in the possession, cultivation, growing, using, or distribution of non-medical marijuana prior to the enactment of this Ordinance shall be deemed to have been legally established, and no such person, business, activity, or use shall be entitled to claim legal, non-conforming status under any provision of this Ordinance or applicable law; and

WHEREAS, nothing in this Ordinance allows a person, business, or other legal entity to possess, cultivate, grow, infuse, process, use, or distribute marijuana for any purpose other than to the extent authorized and limited by Article XIV and any rules and regulations regarding marijuana issued by the Department; and

WHEREAS, nothing in this Ordinance allows a person, business, or other legal entity to create, cause, engage in, or maintain a public nuisance injurious to the public health, safety, order, comfort, convenience, and general welfare of the residents of the City; and

WHEREAS, the City finds this Ordinance contains regulations which are not unduly burdensome, which are necessary to safeguard the public health, safety, order, comfort, convenience, and general welfare of the residents and businesses of the City, and which are reasonable regulations consistent with Article XIV regarding such things including, but not limited to, noise, air quality, neighborhood safety, security, other health and safety concerns, and reasonable restrictions on the time, place, and manner of marijuana businesses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS AS FOLLOWS:

Section 1: The recitals contained in the “whereas” clauses above are hereby specifically incorporated herein by reference.

Section 2: Section 400.080 “Definitions” of the Zoning Regulations of the City of Twin Oaks is hereby amended to add or amend the following definitions leaving all other provisions of Section 400.080 in full effect and unaltered. Any existing definitions amended by this Section shall have the added words underlined and the repealed words ~~struck through~~. Any definitions completely struck through shall be repealed in their entirety.

MARIJUANA-RELATED DEFINITIONS: In the context of medical or adult use marijuana land uses, the following definitions shall be applicable:

Administer Medical Marijuana: The direct application of Marijuana to a Qualifying Patient, to the extent allowed by and pursuant to the terms of Article XIV, Section 1 of the Missouri Constitution, by way of any of the following methods:

1. Ingestion of capsules, teas, oils, and other Marijuana-Infused Products;
2. Vaporization or smoking of dried flowers, buds, plant material, extracts, ~~or~~ oils, and other Marijuana-Infused Products;
3. Application of ointments or balms;
4. Transdermal patches and suppositories;
5. Consuming marijuana-infused food products; or
6. Any other method recommended by a Qualifying Patient's ~~p~~Physician or Nurse Practitioner as authorized by Article XIV, Section 1 of the Missouri Constitution.

Comprehensive Marijuana Cultivation Facility: A Facility licensed by the Department where Cultivation operations for Medical or adult-use occur. A Comprehensive Marijuana Cultivation Facility need not segregate or account for its Marijuana Products as either non-Medical Marijuana or Medical Marijuana.

Comprehensive Marijuana Dispensary Facility: A Facility licensed by the Department where Marijuana Product is dispensed for Medical or adult use. Comprehensive Dispensary Facilities may receive transaction orders at the Dispensary directly from the Consumer in person, by phone, or via the internet, including from a third party. A Comprehensive Marijuana Dispensary Facility need not segregate or account for its Marijuana Products as either non-Medical Marijuana or Medical Marijuana but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in Article XIV and provided for by general or local law.

Comprehensive Marijuana-Infused Products Manufacturing Facility: A Facility licensed by the Department where Marijuana-Infused Products and Prerolls are manufactured for Medical or adult use. A Comprehensive Marijuana-Infused Products Manufacturing Facility need not segregate or account for its Marijuana Products as either non-Medical Marijuana or Medical Marijuana.

Consumer: Someone at least twenty-one (21) years of age.

Cultivation: As related to activity authorized pursuant to Article XIV of the Missouri Constitution and all rules and regulations issued by the Department, the process by which a person, business, or legal Entity promotes the germination and growth of a seed to a mature Marijuana plant.

Department: The Department of Health and Senior Services of the State of Missouri.

Dispensary Facility: A Medical Marijuana Dispensary Facility, a Comprehensive Marijuana Dispensary Facility, or a Microbusiness Dispensary Facility.

Elementary School: A public, private, religious or parochial school giving instruction in a grade or grades not lower than pre-school nor higher than the eighth grade, including any property owned by the school that is regularly used for extracurricular activities, but does not include any private school in which education is primarily conducted in private homes.

Enclosed, Locked Facility: (A) A stationary, fully enclosed, locked space equipped with functioning security devices that permit access to only the Consumer(s), Qualifying Patient(s), or Primary Caregiver(s) who have informed the Department that this is the space where they will Cultivate Marijuana; and (B) the plants within the Enclosed, Locked Facility must not be visible to the unaided eye from a public space.

Facility: The physical structure(s), including strip malls, and the premises on which the physical structures are located which are used by a licensed or certified Entity to perform its licensed or certified functions, whether the Entity is licensed or certified as a Medical Facility or a Marijuana Facility.

Identification Card: A document, whether in paper or electronic format, issued by the Department that authorizes a Consumer cultivator, Qualifying Patient, Primary Caregiver, or facility agent to access Marijuana as provided by law.

Infused Preroll: A consumable or smokable Marijuana Product, generally consisting of: (1) a wrap or paper, (2) dried Flower, buds, and/or plant material, and (3) a concentrate, oil, or other type of Marijuana extract, either within or on the surface of the product. Infused Prerolls may or may not include a filter or crutch at the base of the product.

Marijuana Accessories: Any equipment, product, material, or combination of equipment, products, or materials, which is specifically designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling, or otherwise introducing Marijuana into the human body.

Marijuana or Marihuana: Means Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute Marijuana, as well as resin extracted from the plant and Marijuana-Infused Products. “Marijuana” or “Marihuana” do not include industrial hemp as defined by Missouri statute, Section 195.010 RSMo., ~~containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis,~~ or commodities or products manufactured from industrial hemp.

Marijuana Facility: A Comprehensive Marijuana Cultivation Facility, Comprehensive Marijuana Dispensary Facility, Marijuana Testing Facility, Transportation Facility, Comprehensive Marijuana-Infused Products Manufacturing Facility, Microbusiness Wholesale Facility, Microbusiness Dispensary Facility, or any other type of Marijuana-

related facility or business licensed or certified by the Department but shall not include a Medical Facility or Marijuana Research Facility.

Marijuana-Infused Products: Products that are infused, dipped, coated, sprayed, or mixed with Marijuana or an extract thereof ~~and are intended for use or consumption other than by smoking,~~ including, but not limited to, products that are able to be vaporized or smoked, edible products, ingestible products, ointments, tinctures, suppositories, and Infused Prerollseoncentrates.

Marijuana Product: Marijuana, Marijuana-Infused Products, or other products made using Marijuana, including Prerolls, unless otherwise provided for in the Department's rules.

Marijuana Research Facility: A Facility licensed by the Department where activities intended to facilitate scientific research or education related to Marijuana Product occur.

Marijuana Testing Facility: A Facility certified by the Department to acquire, test, certify, and transport Marijuana, including those originally licensed as a Medical Marijuana Testing Facility.

Medical Marijuana Use: A Medical Marijuana Use shall be defined as any of the following herein defined entities:

1. Medical Marijuana Cultivation Facility
2. Medical Marijuana Dispensary Facility
3. Medical Marijuana-Infused Products Manufacturing Facility
4. ~~Medical Marijuana Testing Facility~~
5. ~~Medical Marijuana Transportation Facility~~
6. ~~Any other entity currently or hereafter included in and regulated by Article XIV, Section 1 of the Missouri Constitution~~

Medical Marijuana Cultivation: ~~As related to activity authorized pursuant to Article XIV, Section 1 of the Missouri Constitution and all rules and regulations issued by the Missouri Department of Health and Senior Services, the process by which a person, business or legal entity promotes the germination and growth of a seed to a mature Marijuana plant.~~

Medical Marijuana Cultivation Facility: A Facility licensed by the State of Missouri to ~~acquire~~engage in the process of Cultivating Marijuana that is limited to Medical Use at a Medical Marijuana Cultivation Facility. A Medical Marijuana Cultivation Facility's authority to process Marijuana shall include the production and sale of Prerolls but shall not include the manufacture of Marijuana-Infused Products., cultivate, process, store, transport and sell Marijuana to a Medical Marijuana Dispensary Facility, Medical

~~Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility, or Medical Marijuana Transportation Facility.~~

~~**Medical Marijuana Cultivation Identification Card:** An additional, separate, or enhanced Identification Card issued by the State of Missouri allowing the holder to cultivate Medical Marijuana in amounts and in secure manners as authorized by the Department, only to the extent authorized by applicable law.~~

~~**Medical Marijuana Dispensary:** A facility licensed by the State of Missouri where Marijuana is dispensed only for Medical Use. Medical Marijuana Dispensary Facilities may receive transaction orders at the dispensary in person, by phone, or via the internet, including from a third party. A Medical Marijuana Dispensary Facility's authority to process Marijuana shall include the production and sale of Prerolls but shall not include the manufacture of Marijuana-Infused Products to acquire, store, sell, transport, and deliver Marijuana, Marijuana-Infused Products, and drug paraphernalia used to Administer Marijuana as provided by the State of Missouri solely pursuant to the terms of Article XIV, Section 1 of the Missouri Constitution to a Qualifying Patient, a Primary Caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, Medical Marijuana Transportation Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.~~

~~**Medical Marijuana-Infused Products Manufacturing Facility:** A facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell Marijuana-Infused Products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, Medical Marijuana Transportation Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility where Marijuana-Infused Products and Prerolls are manufactured only for Medical Use.~~

~~**Medical Marijuana Medical Use:** The production, possession, delivery, distribution, transportation, or administration of Marijuana or a Marijuana-Infused Product, or Marijuana Accessories ~~drug paraphernalia~~ used to Administer Marijuana or a Marijuana-Infused Product as provided by Article XIV, Section 1 of the Missouri Constitution, for the benefit of a Qualifying Patient to mitigate the symptoms or effects of the patient's qualifying medical condition as defined in Missouri State law.~~

~~**Medical Marijuana Testing Facility:** A facility certified by the State of Missouri to acquire, test, certify, and transport Marijuana.~~

~~**Medical Marijuana Transportation Facility:** A facility certified by the State of Missouri to store and transport Marijuana.~~

~~**Microbusiness Dispensary Facility:** A Facility licensed by the Department to engage in the process of dispensing Marijuana for Medical Use or adult use. Microbusiness Dispensary Facilities may receive transaction orders at the dispensary directly from the Consumer in person, by phone, or via the internet, including from a third party. A Microbusiness Dispensary Facility's authority to process Marijuana shall include the creation of Prerolls.~~

Microbusiness Wholesale Facility: A Facility licensed by the Department to where Marijuana Cultivation operations for Medical or adult use occur and/or where Marijuana-Infused Products and Prerolls are manufactured for Medical Use or adult use. A Microbusiness Wholesale Facility may cultivate up to Two Hundred and Fifty (250) Flowering Plants at any given time. A Microbusiness Wholesale Facility's authority to process Marijuana shall include the creation of Prerolls and Infused Prerolls.

Nurse Practitioner: An individual who is licensed and in good standing as an advanced practice registered nurse, or successor designation, under Missouri law.

Preroll: A consumable or smokable Marijuana Product, generally consisting of: (1) a wrap or paper and (2) dried Flower, buds, and/or plant material. Prerolls may or may not include a filter or crutch at the base of the product.

Qualifying Patient: An individual ~~Missouri resident~~ diagnosed with at least one qualifying medical condition as defined in Missouri State law and possessing a Department issued Qualifying Patient or Qualifying Patient Cultivation Identification Card.

Secondary School: A public, private, religious, or parochial school giving instruction in a grade or grades not lower than the sixth nor higher than the twelfth grade, including any property owned by the school that is regularly used for extracurricular activities, but does not include any private school in which education is primarily conducted in private homes.

Transportation Facility: A Facility certified by the Department to house operations involving the transport of Marijuana Product from a Marijuana Facility or Medical Facility; or to a Qualifying Patient, Primary Caregiver, or Consumer.

Section 3: Article VII “C” Commercial District Regulations” of the Zoning Regulations of the City of Twin Oaks is hereby amended to repeal Section 400.295, entitled “Spacing Requirement for Medical Marijuana Uses” in its entirety and to replace it with a new Section 400.295 entitled “**Licensing and Spacing Requirement for Marijuana Facilities**” to read as follows:

Section 400.295 Licensing and Spacing Requirement for Marijuana Facilities

A. *State License Required.* All Marijuana Facilities must have the appropriate license and any other required authorization to operate the Marijuana Facility from the Missouri Department of Health and Senior Services to operate in the City. Applicant may seek zoning approval prior to being granted a State license, but no final approval shall be given until such State-issued license has been obtained and satisfactory proof of such licensure has been provided to the City. Continued operation in the City shall always require such licensure to remain valid. All Marijuana Uses shall display their license issued by the State of Missouri and any licenses issued by the City in a prominent place in plain view near the front entrance of the facility as required by State regulations.

B. *Spacing.*

1. No Marijuana Facility, whether in the “C” District or a “PD-RxM” District, shall be located within one hundred (100) feet of any then-existing Elementary School, Secondary School, Child Day-Care Facility, or Church. As used in the previous sentence, “then-existing” shall mean any Elementary School, Secondary School, Child Day-Care Center, or Church with a building permit from the City to be constructed, or under construction, or completed and in use at the time the Marijuana Facility applies for a zoning permit.
2. No Dispensary Facility shall be located within 1,000 feet of any other Dispensary Facility.
3. The spacing requirements between two Marijuana Facilities or between a Marijuana Facility and an Elementary School, Secondary School, Child Day-Care Facility, or Church contained herein shall be measured as follows:
 - a. In the case of a freestanding Marijuana Facility, the distance between the proposed Marijuana Facility and either (1) an existing Marijuana Facility or (2) an Elementary School, Secondary School, Child Day-Care Facility, or Church shall be measured from the external wall of the proposed Marijuana Facility structure closest in proximity to the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church to the closest point of the Property Line of the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church. If the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church closest in proximity to the Proposed Marijuana Facility.
 - b. In the case of a Proposed Marijuana Facility that is part of a larger structure, such as an office building or strip mall, the distance between the Proposed Marijuana Facility and the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church shall be measured from the Property Line of the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church to the proposed Marijuana Facility’s entrance or exit closest in proximity to the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church. If the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the existing Marijuana Facility, Elementary School, Secondary School, Child Day-Care Facility, or Church closest in proximity to the proposed Marijuana Facility.
 - c. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

Section 4: Section 400.420 “Conditional Uses” of Article XI “Conditional Uses” of the Zoning Regulations of the City of Twin Oaks is hereby amended to amend Subsection 4 to the list of “Conditional Uses” contained in Subsection 400.420(A) and to add additional conditions for specific Marijuana Facilities, to read as follows:

Section 400.420. **Conditional Uses.**

A. *Generally.*

1. The purpose of conditional use permits is to provide the City with a procedure for determining the appropriateness of a proposed use not authorized as a matter of right by the regulations of the district in which the use is proposed to be located. The appropriateness of the use shall be determined in consideration of surrounding uses, activities, and conditions of the site and of surrounding areas. Based upon this determination, the City may decide to approve, reject, or approve conditionally the use for which the conditional use permit is sought.
2. The Board of Aldermen may authorize by ordinance, under prescribed conditions, the construction or undertaking of any conditional use that is expressly permitted as a conditional use in a particular zoning district; however, the City reserves full authority to deny any request for a conditional use permit, to impose conditions on the use, or to revoke approval at any time, upon a finding that the permitted conditional use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
3. An application for a conditional use permit may be filed by the owner of the subject property or any person with a financial, contractual, or proprietary interest in the subject property who also submits the owner's consent to the application.

B. *Standards.* The Board of Aldermen shall not approve a conditional use unless it finds that the application and evidence presented clearly indicate that the proposed conditional use:

1. Complies with all other applicable environmental performance standards, design and development standards of Section 405.120, the criteria in Section 500.140, and the standards of this Land Use Code (Title IV) regarding yard and setback, parking and loading requirements, screening and buffering, refuse, storage and service areas, and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.

5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

In approving a conditional use permit application, the Board of Aldermen may impose conditions and restrictions as necessary to assure that the standards of this Section are complied with, and the general intent of this Chapter is carried out. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and restrictions imposed by the Board of Aldermen. Any future enlargement or alteration in the use of the structure or site must be approved by the Board of Aldermen upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued. Failure to comply with any of these conditions or restrictions shall constitute a violation of this Chapter punishable as provided in Section 405.510 of this Chapter.

Nothing herein shall be construed to require the City to issue a conditional use permit; the Board of Aldermen reserves full authority to deny any request for a conditional use permit.

C. Conditional Uses. The Board of Aldermen may, after public hearing and ~~making required findings~~ recommendation of the Planning and Zoning Commission, by conditional use permit authorize the location of any of the following buildings or uses in the zoning districts specified in this Section:

1. Any public building not owned or operated by the City of Twin Oaks located in any zoning district.
2. Community building or recreation field not owned or operated by the City of Twin Oaks located in any zoning district.
3. Nurseries and greenhouses in any zoning district; provided that all principal buildings and accessory buildings shall not be located less than one hundred (100) feet from a lot line.
4. Comprehensive Marijuana Dispensary Facility and Medical Marijuana Dispensaries~~Marijuana Businesses~~, where the operation meets the spacing requirements of Section 400.295 and meets the standards contained in Section 400.420(B-G) ~~applicable to the Marijuana Business proposed.~~
5. Uses listed as “Conditional Uses” in the underlying zoning district.

DB. Specific Mandatory Conditions for Comprehensive Marijuana Dispensary Facility and Medical Marijuana Dispensaries (hereinafter “Dispensary” or “Dispensaries”).:

Any grant of a conditional use permit under this section for a ~~Medical Marijuana~~ Dispensary shall include the following conditions for approval:

1. *State License Required.* All ~~Medical Marijuana~~ Dispensaries must have the appropriate license and any other required authorization to operate the ~~Medical Marijuana~~ Dispensary from the Missouri Department of Health and Senior Services to operate in the City. Applicant may seek zoning approval prior to being granted a State license, but no final approval shall be given until such State issued license has been obtained and satisfactory proof of such licensure has been provided to the City. Continued operation in the City shall always require such licensure to remain valid.
2. *Outdoor Operations or Storage.* No outdoor operations or storage of materials, products, or equipment shall be allowed.
3. *Odor Control and Nuisance.* Every ~~Medical Marijuana~~ Dispensary shall have and maintain an odor control system at least as stringent as that which is required by State regulations and shall at all times operate in compliance with Chapter 215, Nuisances, of the City Code.
4. *Onsite Usage Prohibited.* No Marijuana may be smoked, ingested, or otherwise consumed or Administered on the premises of any ~~Medical Marijuana~~ Dispensary Facility.
5. *Hours of Operation.* All sales or distribution of Medical Marijuana and any other products sold to the public through a ~~Medical Marijuana~~ Dispensary shall take place between the hours of 9:00 AM and 9:00 PM Monday-Friday, from 9:00 AM and 6:00 PM Saturday, and from 10:00 AM and 6:00 PM Sunday.
6. *Security.* ~~Medical Marijuana~~ Dispensaries shall be secured and closed to the public after the hours listed in this subsection and no persons not employed by the ~~Medical Marijuana~~ A Dispensary may be present in such facility at any time closed to the public. ~~Medical Marijuana~~ Dispensaries shall have and maintain security systems, equipment, and procedures at least as stringent as those which are required by State regulations.
7. *Display of Licenses Required.* The ~~Medical Marijuana~~ Dispensary Facility License issued by the ~~Department~~State of Missouri and any and all licenses issued by the City of Twin Oaks shall be displayed in a prominent place in plain view near the front entrance of the facility as required by State regulations.
8. *Development Plan or Limited Development Plan Required.* No ~~Medical Marijuana~~ Dispensary shall be allowed unless the applicant submits and has approved a Development Plan or Limited Development Plan pursuant to Section 400.340 as determined by the nature of the application and the terms of Section 400.340.
9. *Additional Requirements.* All ~~Medical Marijuana~~ A Dispensary Facilities shall comply with all generally applicable provisions of the Zoning Code of the City of

Twin Oaks, all provisions of Article XIV, ~~Section 1~~ of the Missouri Constitution as well as any and all rules and regulations promulgated by the Department of Health and Senior Services for the State of Missouri regulating Medical Marijuana including but not limited to security requirements, lighting, parking, record maintenance and retention and patient verification requirements.

10. Visibility. Marijuana Product or Marijuana Accessories may not be visible from a public place outside of the Facility without the use of binoculars, aircraft, or other optical aids.
11. Signage. Signage shall be in accordance with Chapter 410. To the extent allowed by law, outdoor signage shall be in compliance with the rules and regulations of the Department including that the signs or advertising may not display any text other than the Facility's business name or trade name, address, phone number, website, or directional signage.
12. Drive Throughs. Dispensary Facilities must follow all requirements found in Section 400.340.B.1.e and all Motor Vehicle Oriented Businesses and obtain additional approval to utilize a drive-through. As part of the Conditional Use process, the Board of Aldermen may require additional queuing or other conditions related to the drive-through to ensure the public safety is protected and the surrounding properties are not negatively affected.

Section 5: Article IX “PD’ Planned Development District” of the Zoning Regulations of the City of Twin Oaks is hereby amended to revise Section 400.380 “District Regulations” by amending Subsection (B)(4)(a)(4) “Planned Development — RxM” as a type of planned zoning district, with the underlined words added and the ~~struck through~~ words repealed, to read as follows:

- (4) Planned Development—Light Manufacturing (PD-RxM): ~~Planned developments involving Light Manufacturing uses related to Medical Marijuana, including Marijuana production, cultivations, testing, or transportation. The following uses~~ Uses— are permitted as planned uses in a PD-RxM District: are Medical Comprehensive Marijuana Dispensary Facility, Marijuana Cultivation Facility, Comprehensive Marijuana Cultivation Facility, Medical Marijuana-Infused Products Manufacturing, Microbusiness Wholesale Facility, Comprehensive Marijuana-Infused Products Manufacturing Facility, Medical Marijuana Testing Facility, Marijuana Research Facility, or Medical Marijuana Transportation only.

Section 6: Article IX “PD’ Planned Development District” of the Zoning Regulations of the City of Twin Oaks is hereby amended to revise Section 400.385 “PD-RxM District Regulations,” with the underlined words added and the ~~struck through~~ words repealed, to read as follows:

Section 400.385 **PD-RxM District Regulations**

- A. *Intent.* Because the City’s relatively small size and lack of appropriate land for the use, the City’s Zoning Regulations, Comprehensive Plan, and land use map do not identify light manufacturing land uses as permitted. Additionally, while the City has not

identified any specific areas in which manufacturing uses are permitted as of right, because the Missouri Constitution was ~~recently~~ amended to state that, “No local government shall prohibit Medical Marijuana Cultivation Facilities, ~~Medical Marijuana Testing Facilities, Medical Marijuana-Infused Products Manufacturing Facilities, or Medical Marijuana Dispensary Facilities,~~ or entities with a transportation certification either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome,” (Article XIV, Section 1.7(10(a)~~4~~)) and “no local government shall prohibit marijuana facilities or entities with a transportation certification either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome in the jurisdiction” (Article XIV, Section 2.5(5)), the City ~~is creating~~ has created the PD-RxM District. The PD-RxM District is intended to create a process for high quality light industrial/manufacturing developments, are not of density and intensity that will disturb the quiet enjoyment of the residential neighborhoods and retail commercial establishments, will not contribute to traffic congestion on Big Bend Road or Meramec Station Road, and will be of an intensity, location, and nature so as to be compatible with its surroundings and the City’s comprehensive plan.

B. *Planned Uses.* Any proposed PD-RxM District must follow the Site Development Plan Review procedure set forth in Section 400.340 and all requirements of Section 400.380, and shall only be permitted for one of the following “Non-retail ~~Medical Marijuana Business~~” uses:

1. Medical Marijuana Cultivation Facilities;
2. Comprehensive Marijuana Cultivation Facilities;
3. Medical Marijuana-Infused Products Manufacturing Facilities;
4. Comprehensive Marijuana-Infused Products Manufacturing Facilities;
5. ~~Medical Marijuana Testing Facilities;~~ or
6. ~~Medical Marijuana Transportation Facilities;~~ or
7. Microbusiness Wholesale Facilities.

C. *Development Standards.* Any use in this District shall meet the following Standards:

1. *State License Required.* All Non-retail ~~Medical Marijuana Facilities Businesses~~ (as defined in Section 400.385.B, above) must have the appropriate license and any other required authorization to operate the Non-retail ~~Medical Marijuana Facility Business~~ from the Missouri Department of Health and Senior Services to operate in the City. Applicant may seek zoning approval prior to being granted a State license, but no final approval shall be given until such State issued license has been obtained and satisfactory proof of such licensure has been provided to the City.

Continued operation in the City shall always require such licensure to remain valid.

2. *Outdoor Operations or Storage.* All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area enclosed by a fence which has been approved through the Development Plan process in Section 400.340.
3. *Onsite Usage Prohibited.* No Marijuana may be smoked, ingested, or otherwise consumed or Administered on the premises of any Non-retail ~~Medical Marijuana Facility~~ Business except, in a ~~Medical Marijuana~~ Testing Facility when being Administered for testing purposes authorized by the ~~State of Missouri~~ Department.
4. *Odor Control and Nuisance.* All Non-retail ~~Medical Marijuana Facilities~~ Businesses shall have and maintain an odor control system at least as stringent as that which is required by State regulations and shall at all times operate in compliance with Chapter 215, Nuisances, of the City Code.
5. *Hours of Operation.* All Non-retail ~~Medical Marijuana Facilities~~ Businesses shall be closed to the public between the hours of 10:00PM and 8:00AM. No persons not employed by the business shall be on the premises at any time without being approved entry, logged in by building security personnel and obtaining and displaying a visitor pass.
6. *Security.* All Non-retail ~~Medical Marijuana Facilities~~ Businesses shall be secured and closed to the public between the hours listed in this subsection and no persons not employed by the Non-retail Medical Marijuana Facility may be present in such facility at any time closed to the public. All Non-retail ~~Medical Marijuana Facilities~~ Businesses shall have and maintain security systems, equipment, and procedures at least as stringent as those which are required by State regulations.
7. *Display of Licenses Required.* All ~~Medical Non-retail Marijuana~~ Businesses shall display their license issued by the ~~State of Missouri~~ Department and any and all licenses issued by the City in a prominent place in plain view near the front entrance of the facility as required by State regulations.
8. *Accreditation, Standards, and Procedures — Testing Facilities.* Every ~~Medical~~ Marijuana Testing Facility shall, at all times, maintain in good standing their accreditation as required by State regulations, and utilize standards and procedures for personnel and for testing ~~Medical~~ Marijuana in all forms which are at least as stringent as those required by State regulations.
9. *Additional Requirements.* All Non-retail ~~Medical Marijuana Facilities~~ Businesses shall comply with all generally applicable provisions of the

Zoning Code of the City of Twin Oaks, all provisions of Article XIV, ~~Section 4~~ of the Missouri Constitution as well as any and all rules and regulations promulgated by the Department of ~~Health and Senior Services for the State of Missouri~~ regulating Medical and Adult-Use Marijuana including but not limited to security requirements, lighting, parking, record maintenance and retention, and patient verification requirements.

10. *Buffer Strip.* A buffer strip of not less than one hundred (100) feet in width shall be provided along any perimeter of a commercial development which adjoins an "A" Single-Family Dwelling District, a "B" Single-Family Attached Dwelling District or a "D" Park District (or equivalent District in an adjoining jurisdiction), except where abutting a public street. No drive, walkway, parking space or vehicular travel way shall occupy any portion of the buffer strip; provided that the Board of Aldermen may require that the buffer strip be supplemented with additional plantings, landscaping and fencing.
11. *Parking and loading.* Off-street parking and loading standards must meet or exceed St. Louis County's requirements for these uses.
12. *Warehousing.* No building or premises occupied and used for any of the permitted principal uses identified in Section 400.280 of this Chapter shall have more than forty percent (40%) of its floor area devoted to storage or uses incidental to such permitted principal use nor more than five (5) persons employed at any time in such incidental use.
13. *Height regulations.* A building or structure shall not exceed thirty-five (35) feet in height. Chimneys, roof-top mechanical appurtenances, and other purely ornamental or mechanical accessories shall not be considered for purposes of determining height.
14. *Area regulations.* The minimum area of yards and the minimum lot area shall be as follows:
 - a. *Rear yard.* No main building or detached garage shall be erected or structurally altered except that it shall be at least fifty (50) feet from the rear of the lot line. An accessory building hereafter erected or structurally altered shall be not less than thirty (30) feet from the rear lot line.
 - b. *Side yard.* No building or structure shall be erected or altered within thirty (30) feet of the side lot line. Where the side yard is along a street, no building or structure shall be erected or altered within fifty (50) feet of the side lot line.
 - c. *Front yard.* There shall be a distance of not less than sixty-five (65) feet from the front line of the building to the centerline of any highway or other road passing along the "PD-RxM" District.

- d. Frontage and Lot Area. Any lot within the "PD-RxM" District shall have at least three hundred (300) feet frontage on Big Bend or Meramec Station Road, consist of at least 1.5 acres, and a minimum lot width of three hundred (300) feet.
 - e. Maximum impervious coverage. No building footprint shall exceed more than fifty percent (50%) of the lot area nor shall the total of impervious surface for any lot exceed seventy percent (70%) of the lot area.
15. *Minimum Standards.* ~~Section 400.330 shall be used for t~~The minimum standards for site design and building construction, reconstruction or use within a PD-RxM area shall be as set forth in Section 400.330.
16. *Screening.* Screening of HVAC units, odor control systems, ventilation systems and solid waste (trash) containers. Heating, ventilating, air conditioning and/or odor control units shall be fully screened from public view by an element of the building or by a separate, permanently installed screen or fence, extending a minimum of one (1) foot above the equipment, harmonizing with the building in material color, size, and shape. Refuse containers or refuse storage areas shall be hidden from public view, either from within or outside the premises, by means of fences, walls, or landscaped planting harmonizing with the building in color, size, and shape.
17. *Additional Requirements.* All Marijuana Transportation Facilities shall comply with all applicable provisions of Article XIV of the Missouri Constitution as well as any and all applicable rules and regulations promulgated by the Department regulating Marijuana including but not limited to security requirements, inventory control systems and procedures, waste disposal, lighting, parking, and environmental factors.

Section 7: Article III "Districts and Boundaries" of the Zoning Regulations of the City of Twin Oaks is hereby amended to repeal Section 400.125 entitled "Accessory Use – All Districts" in its entirety and replace it with a new Section 400.125 entitled "Accessory Use — All Districts," to read as follows:

Section 400.125 Accessory Use Marijuana Cultivation — All Districts

A. *Qualifying Patient Medical Marijuana Cultivation, Primary Caregiver Medical Marijuana Cultivation, and Consumer Personal Cultivation.* On any Lot in the City, a person holding a current, valid Marijuana Cultivation Identification Card issued by the State of Missouri may use property on which the person has a legal principal use, an accessory use of Marijuana Cultivation as permitted by Article XIV of the Missouri Constitution, provided all the following conditions are met:

- 1. The Accessory Use must take place only in a Facility that is enclosed, locked, and equipped with security devices (the "Cultivation Area"), and in conformance with all federal and Missouri laws and regulations. Consumer personal Cultivation,

Qualifying Patient, and Primary Caregiver Cultivation shall not take place at a place of business.

2. The State-issued Marijuana Cultivation Identification Card must be clearly displayed within the Cultivation Area and in close proximity to the Marijuana plants.
3. The Accessory Use must have an odor control system that is at least as stringent as that which is required by Missouri regulations.
4. A Qualifying Patient may not hold or obtain both a Qualifying Patient Cultivation Identification Card and a Consumer personal Cultivation card at the same time, regardless of whether the caregiver holds a Cultivation Identification Card on behalf of the Qualified Patient.
5. All Marijuana cultivation must cease immediately upon the expiration, suspension, or revocation of a State-issued Marijuana Cultivation Identification Card.
6. The following additional rules shall apply to Consumer personal Cultivation:
 - a. All Consumer personal Cultivation must take place at a private residence.
 - b. No more than twelve (12) Flowering Plants, twelve (12) nonflowering plants 14 inches tall or more, and twelve (12) nonflowering plants under 14 inches tall may be cultivated by Consumers at a single private residence, regardless of the number of Consumers who live at that private residence.
 - c. Plants and Marijuana produced by the plants in excess of three (3) ounces must be kept at a private residence in an Enclosed, Locked Facility.
 - d. All cultivated Flowering Plants in the possession of a Consumer shall be clearly labeled with the Consumer's name.
7. The following additional rules shall apply to Qualifying Patient Cultivation:
 - a. One (1) Qualifying Patient, the Primary Caregiver for that person on their behalf, or a Consumer for personal Cultivation, may cultivate up to six (6) Flowering Plants and six (6) non-flowering Marijuana plants fourteen (14) inches tall or more, and six (6) nonflowering plants under fourteen (14) inches tall at any given time in a Cultivation Area, subject to the limitations herein, Article XIV, and rules and regulations of the Department.
 - b. Two (2) Qualifying Patients, who both hold valid Medical Marijuana Cultivation Identification Cards, may share one (1) Cultivation Area but no more than twelve (12) Flowering Plants and twelve (12) non-flowering Marijuana plants fourteen (14) inches tall or more, and twelve (12) non-flowering Marijuana plants under fourteen (14) inches tall or more may be cultivated in a Cultivation Area.

- c. Under no circumstances shall a Qualifying Patient be entitled to cultivate, or have cultivated on his or her behalf, more than six (6) Flowering Plants.
 - d. Only one individual in a patient-caregiver relationship may be authorized for Cultivation on behalf of the Qualifying Patient.
 - e. All cultivated Flowering Plants in the possession of a Qualifying Patient or Primary Caregiver shall be clearly labeled with the Qualifying Patient's name.
8. The following additional rules shall apply to Primary Caregiver Cultivation:
- a. A Primary Caregiver may cultivate on behalf of more than one (1) Qualifying Patient and may utilize one or more Cultivation Area(s).
 - b. No Primary Caregiver cultivating Marijuana for more than one Qualifying Patient may exceed a total of twenty-four (24) Flowering Plants, twenty-four (24) nonflowering plants fourteen (14) inches tall or more, and twenty-four (24) nonflowering plants under fourteen (14) inches tall.
 - c. Only one individual in a patient-caregiver relationship may be authorized for Cultivation on behalf of the Qualifying Patient.
 - d. All cultivated Flowering Plants in the possession of a Primary Caregiver shall be clearly labeled with the Qualifying Patient's name.
 - e. A Primary Caregiver cultivator who is also authorized as a Qualifying Patient cultivator may grow the plants that belong to them as a Qualifying Patient cultivator, and the plants grown on behalf of their Qualifying Patient(s) using the same Cultivation Area.
 - f. A Primary Caregiver cultivator who is also authorized as a Consumer personal cultivator may not grow the plants that belong to them as an authorized Consumer personal cultivator and the plants grown on behalf of their Qualifying Patient(s) using the same Cultivation Area.
- B. Nothing in this Section shall convey or establish a right to cultivate Marijuana in a Facility or site where state or federal law or a private contract would otherwise prohibit doing so.

Section 8: Severability. The portions of this Ordinance shall be severable. In the event that any portion 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 that the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid 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 9. This Ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, THIS 17th DAY OF MAY 2023.

Russ Fortune, Mayor

Attest:

Frank Johnson, City Clerk/Administrator

City Clerk/Administrator's Report

City of Twin Oaks, Board of Alderman

May 12, 2023

General Updates

Donation Bin at Aldi's/Ace Hardware

- The City recently notified Inland that the donation bin at the Aldi's/Ace Hardware shopping center was accumulating trash. The bin is operated by a for-profit company that did not have Inland's permission to be on the property and it will be removed.

City Truck Posted for Auction

- The old green Ford maintenance truck has been posted to the auction site GovDeals for sale. It will be open for bids from May 15-25.

Municipal Court Fines/Fees Collection

- The City has received its first deposit from the Twin Oaks Municipal Court in the amount of \$120.50. The City has requested a statement from St. Louis County detailing the breakdown of this distribution. Deposits will be made at the end of each month for any court costs and fines/fees collected that month.

Project Updates

Crescent Ave. Stormwater and Sidewalk Improvements

- BFA is continuing to work on the plans for the modified stormwater option and are checking on options for custom grated inlets to minimize the grading work needed at 118 Crescent Road. On May 4, BFA estimated the design work would be finished in the next few weeks.

Park Access Road Improvements

- Crowder has completed the work repairing and reinforcing the shoulder for the Twin Oaks Park access road.

Pedestrian Bridge Replacement

- SCE has placed the order for the replacement bridge. There is currently a two- to three-week backlog for the manufacturing to provide shop drawings, once those are completed and approved by SCE's engineer, the lead time for production is 18 weeks.
- SCE is tentatively scheduled to perform the abutment inspection on the week of May 22.

Vehicle Barrier for Park Basketball Court

- Maintenance staff are planning to install split rail fencing along the west side of the multiuse/basketball court in order to deter vehicles from driving around the access gate when it's closed.