

Notice is hereby given that the City of Houston Board of Alderman and Alderwomen will conduct a meeting at 5:30 p.m. on April 6, 2026 at City Hall, 601 S. Grand Ave., Houston, MO. The agenda of this meeting also includes a vote to close a portion of this meeting pursuant to Section 610.021 Subsection (1) Legal and Subsection (3) Hiring, Firing, Discipling or Promoting.

**CITY OF HOUSTON, MISSOURI
COUNCIL MEETING
MONDAY, APRIL 6, 2026
5:30 P.M.
LOCATION: CITY HALL
601 S. GRAND AVE., HOUSTON, MO.**

1. Call the Meeting to Order
Pledge of Allegiance
Roll Call
Establish a Quorum
2. Approve Minutes of the Regular Council Meeting of March 16, 2026
3. Approve Payroll for March 23, 2026 (March 9-22, 2026)
4. Approve Fire Department Payroll for April 1, 2026 (1st Quarter Payroll)
5. Approve Payroll for April 6, 2026 (March 23-April 5, 2026)
6. Consideration of Invoices from April 3rd and 6th 2026
7. Public Comments
8. Guest: Ed McLiney, McLiney & Co. and Sarah Granath, Gilmore & Bell
9. Approve Engagement with Gilmore & Bell
10. Bill No 106-An ordinance authorizing The City of Houston, Missouri, Certificates of Participation, Series 2026 and authorizing and approving certain documents in connection with the delivery of the certificates.
11. Report from Public Hearing-Nuisance Properties
12. Emmett Kelly Day Road Closure
13. Police & Fire Committee Update
14. Police Department-Policy Management Software
15. Sewer Department-UV Lights
16. Pool Cleaning Bids
17. Planning & Zoning Committee Meeting Update-Land to be Annexed
18. Administrator Update
19. Comments from the Mayor and Council
20. Vote to Close
21. Vote to Open
22. Adjournment

*and any such matters that may come before the council

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 417 967-3348 at least three days prior to the scheduled meeting. To obtain documents, requests can be made to Barbara Rodgers, City Clerk at brodgers@houstonmo.org

**AN ORDINANCE AUTHORIZING THE CITY OF HOUSTON,
MISSOURI, CERTIFICATES OF PARTICIPATION, SERIES 2026
AND AUTHORIZING AND APPROVING CERTAIN
DOCUMENTS IN CONNECTION WITH THE DELIVERY OF
THE CERTIFICATES.**

WHEREAS, the City of Houston, Missouri (the "City"), is authorized pursuant to the Revised Statutes of Missouri, as amended, to sell or lease any existing sites owned by the City, together with any existing buildings and facilities thereon, in order to provide for the acquisition, construction, improvement, extension, repair, remodeling, renovation, furnishing and equipping buildings and facilities thereon, and then lease back or purchase such sites, buildings and facilities; and

WHEREAS, the Board of Aldermen finds and determines that it is advantageous and in the best interests of the City that the City enter into certain transactions with UMB Bank, N.A., as trustee (the "Trustee"), relating to the delivery of the City of Houston, Missouri, Certificates of Participation, Series 2026 (the "Certificates") evidencing proportionate interests in the right to receive rental payments payable pursuant to the hereinafter described Lease, for the purpose of (1) acquiring, constructing, improving, furnishing and equipping a recreational complex in the City (the "Project"), located on certain real estate in the City and any existing buildings and improvements located thereon (the "Project Site"), and (2) paying the costs of issuing the Certificates; and

WHEREAS, in connection with the delivery of the Certificates, the Board of Aldermen desires to authorize the execution of (a) a Trust Indenture (the "Indenture"), between the City and the Trustee to pay the costs of the Project and pay the costs of delivering the Certificates; (b) a Base Lease (the "Base Lease"), between the City and the Trustee, pursuant to which the City shall lease the Project Site to the Trustee for a maximum term ending on December 31, 2076; and (c) a Lease Agreement (the "Lease"), pursuant to which (i) proceeds of the Certificates will be used to provide for the Project; (ii) the Trustee will lease the Project Site and the Project (collectively, the "Facilities") back to the City for an initial term ending December 31, 2026 (the "Initial Term"), with successive one-year renewal options (the "Renewal Terms") exercisable by the City subject to annual budget appropriations; and (iii) the City will make rental payments to the Trustee that will be sufficient, during any term of the Lease, to pay the principal component, premium, if any, and interest component of the rental payments represented by the Certificates as the same become due; and

WHEREAS, the Board of Aldermen of the City further finds and determines that it is necessary and desirable in connection with the lease of the Project Site to the Trustee, the lease of the Facilities from the Trustee and the delivery of the Certificates that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided.

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

Section 1. Approval of Delivery of the Certificates. The City hereby approves the delivery by the Trustee of the Certificates for the purpose of (a) financing the costs of the Project, and (b) paying the costs of delivering the Certificates. The Certificates shall be issued and secured pursuant to the herein approved Indenture. The Certificates shall be dated, shall become due in the years and in the respective principal amounts and shall bear interest and be payable as provided in the herein approved Indenture.

The Certificates shall be sold to Northland Securities, Inc. (the "Purchaser") and approved as of the date of approval of this Ordinance at the price and upon the terms and conditions set forth by a Purchase Agreement (as defined below); provided, however, that the Certificates:

- (a) shall be delivered in a principal amount not to exceed \$3,800,000,
- (b) shall have a final maturity not later than 2046,
- (c) shall have a weighted average maturity of not less than 10 years and not more than 14 years,
- (d) shall bear interest at various interest rates with a true interest cost not to exceed 5.75%, and
- (e) shall be subject to optional prepayment not later than 2036.

The signatures of the authorized officials of the City on the Purchase Agreement shall constitute conclusive evidence of their approval and the City's approval thereof.

The Certificates shall be in such denominations, shall be in such forms, shall be subject to prepayment prior to the stated payment dates thereof, shall have such other terms and provisions, and shall be executed and delivered in such manner subject to such provisions, covenants and agreements, as are set forth in the Indenture and the Purchase Agreement, subject to the terms of this Ordinance.

Section 2. Limited Obligations. The Certificates and the interest with respect thereto shall be limited obligations, payable solely out of the rents, revenues and receipts received by the Trustee from the City pursuant to the herein authorized Lease. The Certificates and the interest with respect thereto shall not constitute a debt or liability of the City, the State of Missouri or of any political subdivision thereof, and the Certificates shall not constitute indebtedness, within the meaning of any constitutional or statutory debt limitation or restriction.

Section 3. Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents") in substantially the forms filed in the records of the City, with such changes therein as shall be approved by the officers of the City executing such documents, such officers' signatures thereon being conclusive evidence of their approval thereof:

- (a) Trust Indenture (the "Indenture") between the Trustee and the City.
- (b) Base Lease (the "Base Lease") between the City and the Trustee.
- (c) Lease Agreement (the "Lease") between the Trustee and the City.
- (d) Tax Compliance Agreement (the "Tax Agreement") between the City and the Trustee.
- (e) Continuing Disclosure Certificate by the City.
- (f) Certificate Purchase Agreement (the "Purchase Agreement") between the City and the Purchaser.
- (g) Continuing Disclosure Services Agreement between the City and Gilmore & Bell, P.C.

Section 4. Official Statement. The Preliminary Official Statement filed in the records of the City is hereby ratified and approved, and the final Official Statement is hereby adopted by supplementing, completing and amending the Preliminary Official Statement. The Mayor and City Clerk are hereby authorized to execute the Official Statement and the Purchaser is hereby authorized to use the Official

Statement in connection with the sale of the Certificates. For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the City hereby deems the information contained in the Preliminary Official Statement to be “final” as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and the appropriate officers of the City are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirements of such Rule.

The City agrees to provide to the Purchaser within seven business days of the date of the sale date of the Certificates an electronic copy of the final Official Statement to enable the Purchaser to comply with the requirements of Rule 15c2-12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 5. Execution of Documents. The City is hereby authorized to enter into, and the Mayor of the Board of Aldermen of the City, the City Clerk and the City Administrator are hereby authorized and directed to execute and deliver, for and on behalf of and as the act and deed of the City, the City Documents, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 6. Further Authority. The officers, agents and employees of the City, including the Mayor, the City Administrator, Finance Officer and City Clerk, shall be, and they hereby are, authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance, and to carry out, comply with and perform the duties of the City with respect to the City Documents, to make alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed that they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 7. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen and approval by the Mayor.

PASSED by the Board of Aldermen, and **APPROVED** by the Mayor, of the City of Houston, Missouri, this 6th day of April, 2026.

(SEAL)

Mayor

ATTEST:

City Clerk

City Ordinance