

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

**NEW ISSUE
BANK QUALIFIED
BOOK ENTRY ONLY**

**S&P RATING: "A+"
See "MISCELLANEOUS - Bond Rating" herein.**

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), (1) the interest on the Series 2019B Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax, (2) the interest on the Series 2019B Bonds is exempt from income taxation by the State of Missouri and (3) the Series 2019B Bonds have been designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX MATTERS" in this Official Statement. The interest on the Series 2019A Bonds (including any original issue discount properly allocable to an owner thereof) is included in gross income for federal income tax purposes and is not exempt from State of Missouri income taxation.

OFFICIAL STATEMENT

**\$4,845,000
CITY OF LIBERTY, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2019**

consisting of

**\$1,455,000
CITY OF LIBERTY, MISSOURI
TAXABLE SPECIAL OBLIGATION BONDS
SERIES 2019A**

**\$3,390,000
CITY OF LIBERTY, MISSOURI
TAX-EXEMPT SPECIAL OBLIGATION BONDS
SERIES 2019B**

Dated: Date of Delivery

**Due: May 1, as shown
on the inside cover page**

The Bonds are issuable only as fully registered bonds, without coupons, and, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form, in authorized denominations. Purchasers will not receive certificates representing their interests in Bonds purchased. So long as Cede & Co. is the registered owner of the bonds, as nominee of DTC, references herein to the Bondowners or registered owners shall mean Cede & Co., as aforesaid, and shall not mean the Beneficial Owners (herein defined) of the Bonds.

The Bonds will be issued in the denomination of \$5,000 or any integral multiple thereof. Semiannual interest will be payable on May 1 and November 1, beginning on May 1, 2020. Principal will be payable upon presentation and surrender of the Bonds by the registered owners thereof at the payment office of UMB Bank, N.A., Kansas City, Missouri, Paying Agent. Interest will be payable by check or draft of the Paying Agent mailed (or by electronic transfer in certain circumstances as described herein) to the persons who are the registered owners of the Bonds as of the close of business on the fifteenth day of the month preceding the interest payment date. So long as DTC or its nominee, Cede & Co., is the Bondowner, such payments will be made directly to such Bondowner. DTC is expected, in turn, to remit such payments to the DTC Participants (herein defined) for subsequent disbursement to the Beneficial Owners.

The Series 2019A Bonds are not subject to redemption prior to maturity. The Series 2019B Bonds are subject to redemption prior to maturity as described herein.

The Bonds and the interest thereon will constitute special obligations of the City payable solely from amounts appropriated in each Fiscal Year (i) out of the income and revenues of the City provided for such Fiscal Year, plus (ii) any unencumbered balances from previous years. The City is not obligated to make any such annual appropriation. The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds. The fiscal year of the City begins on each January 1 and ends on December 31 (the "Fiscal Year").

The Bonds are offered when, as and if issued by the City, subject to the approval of legality by Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel to the City. Certain legal matters related to the Official Statement will be passed upon by Gilmore & Bell, P.C., Kansas City, Missouri. It is expected that the Bonds will be available for delivery at The Depository Trust Company in New York, New York on or about December 4, 2019.

The date of this Official Statement is November 21, 2019.

\$4,845,000
CITY OF LIBERTY, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2019

MATURITY SCHEDULE

Series 2019A Bonds

<u>Due May 1</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Price</u>
2020	\$105,000	2.500%	100.302%
2021	255,000	2.500	100.968
2022	265,000	2.500	101.405
2023	270,000	2.500	101.638
2024	170,000	2.500	101.886
2025	95,000	2.500	102.033
2026	100,000	2.500	101.782
2027	100,000	2.500	101.354
2028	95,000	2.500	100.756

Series 2019B Serial Bonds

<u>Due May 1</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Price</u>
2020	\$65,000	4.000%	101.094%
2021	175,000	4.000	103.726
2022	175,000	4.000	106.257
2023	190,000	4.000	108.623
2024	300,000	4.000	110.850
2025	205,000	4.000	112.939
2026	205,000	4.000	114.561
2027	220,000	3.000	107.860*
2028	230,000	2.000	100.599*
2029	335,000	2.000	100.000

Series 2019B Term Bonds

<u>Due May 1</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Price</u>
2031	\$235,000	2.125%	99.747%
2033	245,000	2.250%	100.000
2035	260,000	2.250%	98.712
2037	270,000	2.375%	98.941
2039	280,000	2.500%	99.237

*Priced to the call date

CITY OF LIBERTY, MISSOURI
101 East Kansas
Liberty, Missouri 64068
(816) 439-4400

MAYOR

Lyndell Brenton

CITY COUNCIL

Greg Duncan
Kevin Graham
Gene Gentrup
Michael Hagan

Paul Jenness
Rae Moore
Harold Phillips
Jeff Watt

CITY ADMINISTRATION

Curt Wenson, *City Administrator*
Dan Estes, *Assistant City Administrator & Finance Director*
Vicki McClure, *Assistant Finance Director*
Janet Pittman, *Deputy City Clerk*

FINANCIAL ADVISOR

Piper Jaffray & Co.
Leawood, Kansas

BOND COUNSEL

Gilmore & Bell, P.C.
Kansas City, Missouri

No dealer, broker, salesperson or other person has been authorized by the City or the Underwriters to give any information or to make any representations with respect to the Bonds other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been furnished by the City and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriters. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or others since the date hereof.

The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of that information.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVERALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER ANY STATE SECURITIES OR "BLUE SKY" LAWS. THE BONDS ARE OFFERED PURSUANT TO AN EXEMPTION FROM REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE TERMS OF THIS OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

CAUTIONARY STATEMENTS REGARDING FORWARD-LOOKING STATEMENTS IN THIS OFFICIAL STATEMENT

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "anticipate," "projected," "budget" or other similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS THAT MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. NEITHER THE CITY NOR ANY OTHER PARTY PLANS TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN THEIR EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES UPON WHICH SUCH STATEMENTS ARE BASED OCCUR.

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OFFICIAL STATEMENT
\$4,845,000
CITY OF LIBERTY, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2019

consisting of

\$1,455,000
CITY OF LIBERTY, MISSOURI
TAXABLE SPECIAL OBLIGATION BONDS
SERIES 2019A

\$3,390,000
CITY OF LIBERTY, MISSOURI
TAX-EXEMPT SPECIAL OBLIGATION BONDS
SERIES 2019B

INTRODUCTION

This introduction is only a brief description and summary of certain information contained in this Official Statement and is qualified in its entirety by reference to more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement.

Purpose of the Official Statement

The purpose of this Official Statement is to furnish information relating to (1) the City of Liberty, Missouri (the “City”) and (2) the Special Obligation Bonds, Series 2019, consisting of the \$1,455,000 Taxable Special Obligation Bonds, Series 2019A (the “Series 2019A Bonds”) and the \$3,390,000 Tax-Exempt Special Obligation Bonds, Series 2019B (the “Series 2019B Bonds,” and together with the Series 2019A Bonds are collectively the “Bonds”), of the City, dated their date of delivery, to be issued in the aggregate principal amount of \$4,845,000.

The City

The City is a special charter city and political subdivision organized and existing under the laws of the State of Missouri. See the caption “**THE CITY**” herein.

The Bonds

The Bonds are being issued pursuant to an ordinance (the “Bond Ordinance”) adopted by the governing body of the City for the purposes of providing funds for certain equipment, vehicles and property improvements for the City, including computer and other capital equipment for the Information Services Department, property improvements at Fountain Bluff Sports Complex, police vehicles and other capital equipment for the Police Department (collectively, the “Project”) and paying costs related to the issuance of the Bonds.

Security and Source of Payment

The payment of the principal of and interest on the Bonds is subject to annual appropriation by the City. The City is not required or obligated to make any such appropriation. No property of the City is pledged or encumbered, and no reserve fund has been established, to secure payment of the Bonds.

The Bonds and the interest thereon will constitute special obligations of the City payable solely from amounts appropriated in each Fiscal Year (i) out of the income and revenues of the City provided for such Fiscal Year, plus (ii) any unencumbered balances from previous years. The City is not obligated to make any such annual appropriation.

The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds. The fiscal year of the City begins on each January 1 and ends on December 31 (the “Fiscal Year”).

See the caption “**SECURITY AND SOURCES OF PAYMENT FOR THE BONDS**” herein.

Financial Statements

The City maintains its financial records on the basis of a fiscal year ending December 31. Set forth in *Appendix B* are the City’s audited financial statements for the fiscal year ended December 31, 2018.

Risk Factors

Payment of the Bonds is subject to certain risks. See the caption “**RISK FACTORS.**”

Continuing Disclosure Information

The City has covenanted in its Continuing Disclosure Certificate to provide certain financial information and notices of material events to the Municipal Securities Rulemaking Board, in compliance with Rule 15c2-12 promulgated by the Securities and Exchange Commission.

THE CITY

The City is a special charter city and political subdivision organized and existing under the laws of the State of Missouri. The City encompasses approximately 29 square miles and is located in Clay County, Missouri, approximately 15 miles northeast of Kansas City, Missouri. The City had a population of 29,149 according to U.S. Census 2010 and an estimated 2017 population of 30,602. See “*Appendix A: THE CITY*” and “*Appendix B: AUDITED FINANCIAL STATEMENTS.*”

PLAN OF FINANCING

Authorization and Purpose of Bonds

The Bonds are authorized pursuant to and in full compliance with the special charter of the City and the Constitution and statutes of the State of Missouri.

The Improvements

The Bonds are authorized pursuant to the Bond Ordinance adopted by the governing body of the City on October 14, 2019. The Bonds are being issued for the purpose of paying the costs of the Project and the issuance of the Bonds.

The City plans to include the following improvements as part of the Project:

1. Computer and other equipment for the Information Services Department.
2. Property improvements and renovations at Fountain Bluff Sports Complex.
3. The purchase of vehicles and other capital equipment for the City’s police department.

The City will deposit (a) \$1,435,000.00 of the proceeds of the Series 2019A Bonds and (b) \$3,435,000.00 of the proceeds of the Series 2019B Bonds in the Project Fund established under the Bond

Ordinance to pay costs of the Project, in accordance with the report and estimate of the engineers for the construction portions of the Project and invoices or cost estimates for equipment purchases expected to be made for the Project.

Sources and Uses of Funds

The following table summarizes the estimated sources of funds and the expected uses of such funds, in connection with the plan of financing:

Series 2019A Bonds

<i>Sources of Funds:</i>	
Principal Amount of the Bonds	\$1,455,000.00
Original Issue Premium	<u>19,923.10</u>
Total	<u>\$1,474,923.10</u>
<i>Uses of Funds:</i>	
Deposit for Project Costs	\$1,435,000.00
Costs of Issuance including underwriter's discount	<u>39,923.10</u>
Total	<u>\$1,474,923.10</u>

Series 2019B Bonds

<i>Sources of Funds:</i>	
Principal Amount of the Bonds	\$3,390,000.00
Net Original Issue Premium	<u>133,220.70</u>
Total	<u>\$3,523,220.70</u>
<i>Uses of Funds:</i>	
Deposit for Project Costs	\$3,435,000.00
Costs of Issuance including underwriter's discount	<u>88,220.70</u>
Total	<u>\$3,523,220.70</u>

THE BONDS

The following is a summary of certain terms and provisions of the Bonds. Reference is hereby made to the Bonds and the provisions with respect thereto in the Bond Ordinance for the detailed terms and provisions thereof.

General Description

The Bonds will be issued in the principal amounts stated on the inside cover page of this Official Statement, will be dated their date of delivery, and will consist of fully registered bonds without coupons in the denomination of \$5,000 or any integral multiple thereof. The Bonds will mature, subject to redemption as described below, on May 1 in the years and in the principal amounts set forth on the inside cover page of this Official Statement. Interest on the Bonds will be payable semiannually on May 1 and November 1 in each year, beginning on May 1, 2020. Principal will be payable upon presentation and surrender of the Bonds by the Registered Owners thereof at the payment office of UMB Bank, N.A., Kansas City, Missouri, Paying Agent. Interest shall be paid to the Registered Owners of the Bonds as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Registered Owners shown on the Bond Register, (b) at such other address as is furnished to the Paying Agent in writing by any Registered Owner or (c) in the case of an interest payment to any Registered Owner of

\$500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Registered Owner upon written notice given to the Paying Agent by such Registered Owner, not less than 5 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank (which shall be in the continental United States), ABA routing number and account name and account number to which such Registered Owner wishes to have such transfer directed.

Redemption Provisions

Optional Prepayment. The Series 2019A Bonds are not subject to redemption prior to maturity.

At the option of the City, the Series 2019B Bonds may be called for redemption and payment, in whole or in part at any time on May 1, 2026 and thereafter at the redemption price of 100% of the principal amount thereof, plus accrued interest thereon to the redemption date.

Mandatory Sinking Fund Prepayment. The Series 2019B Bonds or portions thereof being maturity dates of May 1, 2031, May 1, 2033, May 1, 2035, May 1, 2037 and May 1, 2039 (the “Term Bonds”), shall be subject to mandatory prepayment prior to their stated maturities at 100% of the principal amount thereof, plus accrued interest thereon, without premium, on the following dates and in the following principal amounts:

May 1, 2031 Term Certificates

Prepayment Date <u>May 1</u>	<u>Amount</u>
2030	\$115,000
2031	120,000*

*Final Maturity

May 1, 2033 Term Certificates

Prepayment Date <u>May 1</u>	<u>Amount</u>
2032	\$120,000
2033	125,000*

*Final Maturity

May 1, 2035 Term Certificates

Prepayment Date <u>May 1</u>	<u>Amount</u>
2034	\$130,000
2035	130,000*

*Final Maturity

May 1, 2037 Term Certificates

Prepayment Date	
<u>May 1</u>	<u>Amount</u>
2036	\$135,000
2037	135,000*

*Final Maturity

May 1, 2039 Term Certificates

Prepayment Date	
<u>May 1</u>	<u>Amount</u>
2038	\$140,000
2039	140,000*

*Final Maturity

Selection of Bonds to be Redeemed. Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. When less than all of the Outstanding Bonds are to be redeemed, such Bonds shall be redeemed from the Stated Maturities selected by the City, and Bonds of less than a full Stated Maturity shall be selected by the Paying Agent in \$5,000 units of principal amount by lot or in such other equitable manner as the Paying Agent may determine.

Notice and Effect of Call for Redemption. In the event of any such redemption, the Paying Agent will give written notice of the City's intention to redeem and pay said Bonds by first-class mail to the original purchaser of the Bonds, and to the Registered Owner of each Bond, said notice to be mailed not less than 20 days prior to the redemption date. Notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the redemption date, at the redemption price therein specified, and from and after the redemption date (unless the City defaults in the payment of the redemption price) such Bonds or portion of Bonds shall cease to bear interest.

So long as DTC is effecting book-entry transfers of the Bonds, the Paying Agent shall provide the notices specified above to DTC. It is expected that DTC will, in turn, notify the DTC Participants and that the DTC Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of DTC or a DTC Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Paying Agent, a DTC Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Registration, Transfer and Exchange of Bonds

Each Bond when issued shall be registered by the Paying Agent in the name of the owner thereof on the Bond Register. Bonds are transferable only upon the Bond Register upon presentation and surrender of the Bonds, together with instructions for transfer. Bonds may be exchanged for Bonds in the same aggregate principal amount and maturity upon presentation to the Paying Agent, subject to the terms, conditions and limitations set forth in the Bond Ordinance and upon payment of any tax, fee or other governmental charge required to be paid with respect to any such registration, transfer or exchange.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

The Bonds are special obligations of the City payable solely from amounts pledged or appropriated therefor in each Fiscal Year (i) out of the income and revenues provided for such Fiscal Year plus (ii) any unencumbered balances for previous years. The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds.

The payment of the principal of and interest on the Bonds is subject to an annual appropriation by the City. The City Council has directed the Finance Director or any other officer of the City at any time charged with the responsibility of formulating budget proposals to include in each annual budget an appropriation of the amount necessary (after taking into account any moneys legally available for such purpose) to pay debt service on the Bonds. The City is not required or obligated to make any such annual appropriation, and the decision whether or not to appropriate such funds will be solely within the discretion of the then current City Council. No property of the City is pledged or encumbered, and no reserve fund has been established, as security for payment of the Bonds.

The City plans to use funds from property taxes, sales taxes and other revenues to provide for the payment of the debt service of the Bonds. **As discussed above, none of such taxes or revenues are pledged or may be pledged to the payment of the Bonds and any decision to budget or appropriate any of such funds will be within the sole discretion of the then current City Council in each fiscal year.**

All references herein to the Bond Ordinance are qualified in their entirety by reference to the Bond Ordinance. Copies of the Bond Ordinance and the Official Statement may be viewed at the office of Piper Jaffray & Co., 11635 Rosewood Street, Leawood, Kansas 66211, (913) 345-3300, the financial advisor for the City, or will be provided to any prospective purchaser requesting the same, upon payment by such prospective purchaser of the cost of complying with such request.

RISK FACTORS

The following section describes certain risk factors affecting the payment of and security for the Bonds. The following discussion of risks is not meant to be an exhaustive list of the risks associated with the purchase of the Bonds and does not necessarily reflect the relative importance of the various risks. Potential investors are advised to consider the following factors along with all other information in this Official Statement in evaluating the Bonds. There can be no assurance that other risk factors will not become material in the future.

THE BONDS DO NOT GIVE RISE TO A GENERAL OBLIGATION OR OTHER INDEBTEDNESS OF THE CITY, THE STATE OF MISSOURI, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY DEBT LIMITATION OR PROVISION.

THE BONDS SHALL BE SPECIAL OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE ANNUAL APPROPRIATION OF FUNDS BY THE CITY FOR THAT PURPOSE. IN EACH FISCAL YEAR, PAYMENTS OF PRINCIPAL OF AND INTEREST ON THE BONDS SHALL BE MADE SOLELY FROM THE AMOUNTS APPROPRIATED THEREFOR (I) OUT OF THE INCOME AND REVENUES OF THE CITY PROVIDED FOR SUCH YEAR PLUS (II) ANY UNENCUMBERED BALANCES FOR PREVIOUS YEARS, AND THE DECISION WHETHER TO MAKE SUCH APPROPRIATION EACH YEAR SHALL BE WITHIN THE SOLE DISCRETION OF THE THEN CURRENT CITY COUNCIL. SUBJECT TO THE PRECEDING SENTENCE, THE OBLIGATIONS OF THE CITY TO MAKE PAYMENTS HEREUNDER AND TO PERFORM AND OBSERVE ANY OTHER COVENANT AND AGREEMENT CONTAINED IN THE BOND ORDINANCE SHALL BE ABSOLUTE AND UNCONDITIONAL.

IF THE CITY FAILS TO APPROPRIATE AMOUNTS SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON THE BONDS IN ANY FISCAL YEAR, NO OTHER FUNDS OR PROPERTY WILL BE AVAILABLE TO PAY SUCH PRINCIPAL AND INTEREST. NO PROPERTY OF THE CITY IS PLEDGED OR ENCUMBERED, NOR HAS ANY RESERVE FUND BEEN ESTABLISHED, TO SECURE PAYMENT OF THE BONDS.

No Credit Enhancement or Reserve Fund

No bond insurance policy, letter of credit, reserve fund or other credit enhancement will be issued to insure payment of the principal of or interest on the Bonds. Accordingly, any potential purchaser of the Bonds should consider the financial ability of the City to make the payments of principal of and interest on the Bonds.

Changes in Economic, Demographic and Market Conditions

Changes in real estate market conditions in the Liberty area, as well as changes in general or local demographic or economic conditions, could adversely affect the value of the property located within the City and the level of economic activity in the City and, consequently, the amounts of real estate taxes, sales taxes and other revenues generated by the City. Such changes could also have an adverse impact on the financial condition of the City and, thus, the City resources available for appropriation for the payment of the Bonds.

In particular, sales tax revenues historically have been sensitive to changes in local, regional and national economic conditions. For example, sales tax revenues have historically declined during economic recessions, when high unemployment adversely affects consumption. Demographic changes in the population of the City may adversely affect the level of sales tax revenues. A decline in the City's population, or reductions in the level of commercial and industrial activity in the City, could reduce the number and value of taxable transactions and thus reduce the amount of sales tax revenues. Internet and on-line sales have also caused local sales tax collections to decline. It is not possible to predict whether or to what extent any such changes in economic conditions, demographic characteristics, population or commercial and industrial activity will occur, and what impact any such changes would have on sales tax revenues.

Enforcement of Remedies

The enforcement of the remedies under the Bond Ordinance may be limited or restricted by federal or state laws or by the application of judicial discretion, and may be delayed in the event of litigation to enforce the remedies. State laws concerning the use of assets of political subdivisions and federal and state laws relating to bankruptcy, fraudulent conveyances, and rights of creditors may affect the enforcement of remedies. Similarly, the application of general principles of equity and the exercise of judicial discretion may preclude or delay the enforcement of certain remedies. The legal opinions to be delivered with the issuance of the Bonds will be qualified as they relate to the enforceability of the various legal instruments by reference to the limitations on enforceability of those instruments under (1) applicable bankruptcy, insolvency, reorganization or similar laws affecting the enforcement of creditors' rights, (2) general principles of equity, and (3) the exercise of judicial discretion in appropriate cases.

Bankruptcy

In addition to the limitations on remedies contained in the Bond Ordinance, the rights and remedies provided in the Bond Ordinance may be limited by and are subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies.

Amendment of the Bond Ordinance

Certain amendments to the Bond Ordinance may be made without the consent of or notice to the owners of the Bonds, other amendments may be made with the consent of the owners of not less than a majority in principal amount of the Bonds then outstanding, and other amendments may be made with the consent of the owners of all the Bonds then outstanding. Such amendments may adversely affect the owners of the Bonds.

Pension

The City contributes to an agent multiple-employer defined-benefit pension plan on behalf of its employees. See “**THE CITY – GENERAL – Pension and Employee Retirement Plans**” in *Appendix A* of this Official Statement. The City also provides other postemployment benefits (“OPEB”) as part of the total compensation offered to attract and retain the services of qualified employees. See “**FINANCIAL INFORMATION CONCERNING THE CITY – Pension and Employee Retirement Plans**” in *Appendix A* of this Official Statement. Future required contribution increases beyond the current fiscal year may require the City to increase its revenues, reduce its expenditures, or some combination thereof, which may impact the City’s operations or limit the City’s ability to generate additional revenues in the future.

For more information specific to the City’s participation, including the City’s past contributions, net pension liability, and pension expense, see Note 6 to the City’s financial statements included in Appendix B to this Official Statement.

Risk of Audit

The Internal Revenue Service has established an ongoing program to audit obligations such as the Series 2019B Bonds to determine the legitimacy of the tax status of such obligations. No assurance can be given that the Internal Revenue Service will not commence an audit of the Series 2019B Bonds. Owners of the Series 2019B Bonds are advised that, if an audit of the Series 2019B Bonds were commenced, in accordance with its current published procedures, the Internal Revenue Service is likely to treat the City as the taxpayer, and the Owners of the Series 2019B Bonds may not have a right to participate in such audit. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

Taxability

The Series 2019B Bonds are not subject to prepayment nor is the interest rate subject to adjustment in the event of a determination by the Internal Revenue Service or a court of competent jurisdiction that the interest paid or to be paid on any Series 2019B Bonds is or was includible in the gross income of the Owners of such Bonds for federal income tax purposes. It may be that Owners of the Series 2019B Bonds would continue to hold their bonds, receiving principal and interest as and when due, but would be required to include such interest payments in gross income for federal income tax purposes.

Other Factors Affecting the City

One or more of the following factors or events could adversely affect the City’s operations and financial performance to an extent that cannot be determined at this time:

1. *Changes in Administration.* Changes in key administrative personnel could affect the capability of management of the City.
2. *Future Economic Conditions.* Adverse economic conditions or changes in demographics in the City, including increased unemployment and inability to control expenses in periods of inflation, could adversely impact the City’s financial condition.

3. *Insurance Claims.* Increases in the cost of general liability insurance coverage and the amounts paid in settlement of liability claims not covered by insurance could adversely impact the City's financial condition.
4. *Natural Disasters.* The occurrence of natural disasters, such as floods, droughts, tornadoes or earthquakes, could damage the facilities of the City, interrupt services or otherwise impair operations and the ability of the City to produce revenues.
5. *Organized Labor Efforts.* Efforts to organize employees of the City into collective bargaining units could result in adverse labor actions or increased labor costs.

The Hancock Amendment

An amendment to the Missouri Constitution limiting taxation and government spending was approved by Missouri voters on November 4, 1980. This amendment limits the ability of the City to impose new or increased taxes to provide funding for the payment of the Bonds, or other governmental purposes of the City, without voter approval. The amendment (commonly known as the Hancock Amendment) limits the rate of increase and the total amount of taxes which may be imposed in any Fiscal Year, and the limit may not be exceeded without voter approval. The tax rate ceiling, determined annually, is the rate of levy which, when charged against the newly assessed valuation of the City for the current year, excluding new construction and improvements, will produce an amount of tax revenues equal to tax revenues for the previous year increased by 5% or the Consumer Price Index, whichever is lower. The limitation on local governmental units does not apply to taxes imposed for the payment of principal of and interest on general obligation bonds approved by the requisite percentage of voters.

The Hancock Amendment also requires political subdivisions of the State to obtain voter approval in order to increase any “*tax, license or fee.*” The precise meaning and application of the phrase “*tax, license or fee*” is unclear, but decisions of the Missouri Supreme Court have indicated that it does not apply to traditionally set user fees. The limitations imposed by the Hancock Amendment restrict the City's ability to increase many but not all taxes, licenses and certain fees without obtaining voter approval.

In 2008, through the enactment of Senate Bill 711 (“SB 711”), the Missouri General Assembly approved further limitations on the amount of property taxes that can be imposed by a political subdivision such as the City. Prior to the enactment of SB 711, a Hancock rollback would not necessarily result in a reduction of the City's property tax levy if its current tax levy was less than its current tax levy ceiling, due to the City's voluntary rollback from the maximum authorized tax levy. The property tax levy is the levy actually imposed by a political subdivision while the tax rate ceiling is the maximum levy the political subdivision may impose under the provisions of the Hancock Amendment. Under SB 711, in reassessment years (odd-numbered years), the Hancock rollback is applied to a political subdivision's actual property tax levy, regardless of whether that levy is at the political subdivision's tax levy ceiling. This further reduction is sometimes referred to as an “SB 711 rollback.” In non-reassessment years (even-numbered years), the property tax levy may be increased to the political subdivision's tax levy ceiling (as adjusted by the Hancock rollback), only after a public hearing and adoption of a resolution or policy statement justifying the action.

Investment Ratings and Secondary Market

The lowering or withdrawal of the investment rating initially assigned to the Bonds could adversely affect the market price for and the marketability of the Bonds. There is no assurance that a secondary market will develop for the purchase and sale of the Bonds. Prices of municipal securities in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and changes in operating performance of the entities operating the facilities subject to the municipal securities. From time to time the secondary market trading in selected issues of municipal securities will fluctuate as a result of the financial condition or market position of the underwriters, prevailing market conditions, or a material adverse change in the operations of that entity, whether or not the subject securities are in default as to principal and interest payments,

and other factors that may give rise to uncertainty concerning prudent secondary market practices. Municipal securities are generally viewed as long-term investments, subject to material unforeseen changes in the investor's circumstances, and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

Loss of Premium from Prepayment

Any person who purchases a Bond at a price in excess of its principal amount or who holds such Bond trading at a price in excess of par should consider the fact that the Bonds are subject to redemption prior to maturity at the redemption prices described herein in the event such Bonds are redeemed prior to maturity. See the section herein captioned **"THE BONDS – Redemption Provisions."**

Cybersecurity Risks

The City relies on its information systems to provide security for processing, transmission and storage of confidential and other credit information. It is possible that the City's security measures will not prevent improper or unauthorized access or disclosure of personally identifiable information resulting from cyber-attacks. Security breaches, including electronic break-ins, computer viruses, attacks by hackers and similar breaches can create disruptions or shutdowns of the City and the services it provides, or the unauthorized disclosure of confidential and other credit information. If personal or otherwise protected information is improperly accessed, tampered with or distributed, the City may incur significant costs to remediate possible injury to the affected persons, and the City may be subject to sanctions and civil penalties if it is found to be in violation of federal or state laws or regulations. Any failure to maintain proper functionality and security of information systems could interrupt the City's operations, delay receipt of revenues, damage its reputation, subject it to liability claims or regulatory penalties and could have a material adverse effect on its operations, financial condition and results of operations.

Defeasance Risks

When all of the Bonds are deemed paid as provided in the Bond Ordinance, the requirements contained in the Bond Ordinance and all other rights granted to bond owners thereby shall terminate. Bonds or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of the Bond Ordinance if there has been deposited with the Paying Agent, or other commercial bank or trust company and having full trust powers, at or prior to the stated maturity or redemption date of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and Defeasance Obligations that, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of said Bonds and interest accrued to the stated maturity or redemption date, or if default in such payment has occurred on such date, then to the date of the tender of such payments; provided, however, that if any such Bonds are to be redeemed prior to their stated maturity, (1) the City has elected to redeem such Bonds, and (2) either notice of such redemption shall have been given, or the City shall have given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Paying Agent to give such notice of redemption in compliance with the Bond Ordinance. Defeasance Obligations include, in addition to cash and obligations pre-refunded with cash, bonds, notes, certificates of indebtedness, treasury bills and other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America. Historically, such United States obligations have been rated in the highest rating category by the rating agencies. There is no legal requirement in the Bond Ordinance that Defeasance Obligations consisting of such United States obligations be or remain rated in the highest rating category by any rating agency. Prices of municipal securities in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and that could include the rating of Bonds defeased with Defeasance Obligations to the extent the Defeasance Obligations have a change or downgrade in rating.

THE BOOK-ENTRY ONLY SYSTEM

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may

wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC (nor its nominee), the Paying Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal or redemption price of and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

Transfer Outside Book-Entry Only System

If the Book-Entry Only System is discontinued the following provisions would apply. The Bonds are transferable only upon the Register upon presentation and surrender of the Bonds, together with instructions for transfer. Bonds may be exchanged for other Bonds of any denomination authorized by the Bond Ordinance in the same aggregate principal amount, series, payment date and interest rate, upon presentation to the Paying Agent, subject to the terms, conditions and limitations and upon payment of any tax, fee or other governmental charge required to be paid with respect to any such registration, exchange or transfer.

LEGAL MATTERS

Legal Proceedings

As of the date hereof, there is no controversy, suit or other proceeding of any kind pending or threatened wherein or whereby any question is raised or may be raised, questioning, disputing or affecting in any way the legal organization of the City or its boundaries, or the right or title of any of its officers to their respective offices, or the legality of any official act in connection with the authorization, issuance and sale of the Bonds, or the constitutionality or validity of the Bonds or any of the proceedings had in relation to the authorization, issuance or sale thereof, or the levy and collection of a tax to pay the principal and interest thereof, or which might affect the City's ability to meet its obligations to pay the Bonds.

From time to time, claims and litigation against the City arises in the ordinary course of business. The City, after consultation with counsel, does not believe that the outcome of these matters will have a material impact on the financial condition of the City, and the City does not believe that such exposure would materially affect the City's ability to meet its obligations to pay the Bonds.

Approval of Legality

All legal matters incident to the authorization and issuance of the Bonds are subject to the approval of Gilmore & Bell, P.C., Kansas City, Missouri, Bond Counsel to the City.

TAX MATTERS

The following is a summary of the material federal and State of Missouri income tax consequences of holding and disposing of the Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Missouri, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Bonds.

Opinion of Bond Counsel

In the opinion of Gilmore & Bell, P.C., Bond Counsel, under the law existing as of the issue date of the Bonds:

Series 2019A Bonds

Federal and Missouri Tax Exemption. The interest on the Series 2019A Bonds is included in gross income for federal income tax purposes, in accordance with an owner's normal method of accounting, and is not exempt from income taxation by the State of Missouri. Bond Counsel is expressing no opinion regarding federal, state or local tax consequences arising with respect to the Series 2019A Bonds. Purchasers of the Series 2019A Bonds should consult their tax advisors as to the applicability of these tax consequences and other income tax consequences of the purchase, ownership and disposition of the Series 2019A Bonds, including the possible application of state, local, foreign and other tax laws.

No Other Opinions. Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Series 2019A Bonds, except as expressly provided herein. Purchasers of the Series 2019A Bonds should consult their tax advisors as to the applicability of these tax consequences and other income tax consequences of the purchase, ownership and disposition of the Series 2019A Bonds, including the possible application of state, local, foreign and other tax laws.

Other Tax Consequences

Original Issue Premium. For federal income tax purposes, premium is the excess of the issue price of a Series 2019A Bond over its stated redemption price at maturity. The issue price of a Series 2019A Bond is generally the first price at which a substantial amount of the Series 2019A Bonds of that maturity have been sold to the public. Under Section 171 of the Code, the owner of a Series 2019A Bond having bond premium may elect to amortize the premium over the term of the Series 2019A Bond using constant yield principles, based on the purchaser's yield to maturity. An owner of a Series 2019A Bond amortizes bond premium by offsetting the qualified stated interest allocable to an accrual period with the bond premium allocable to that accrual period. This offset occurs when the owner takes the qualified stated interest into income under the owner's regular method of accounting. If the premium allocable to an accrual period exceeds the qualified stated interest for that period, the excess is treated by the owner as a deduction under Section 171(a)(1) of the Code. As premium is amortized, the owner's basis in the Series 2019A Bond will be reduced by the amount of amortizable bond premium properly allocable to the owner. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.

Sale, Exchange or Retirement of Series 2019A Bonds. Upon the sale, exchange or retirement (including redemption) of a Series 2019A Bond, an owner of the Series 2019A Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the Series 2019A Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Series 2019A Bond. To the extent a Series 2019A Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Series 2019A Bond has been held for more than 12 months at the time of sale, exchange or retirement. Further, if the City establishes a legal defeasance of any Series 2019A Bond, that Series 2019A Bond may be deemed to be retired and "reissued" for U.S. federal income tax purposes as a result of the defeasance. In that event, in general, an owner will recognize taxable gain or loss equal to the difference between (i) the amount realized from the deemed sale, exchange or retirement (less any accrued qualified stated interest) and (ii) the owner's adjusted tax basis in the Series 2019A Bond.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Series 2019A Bonds, and to the proceeds paid on the sale of the Series 2019A Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Series 2019A Bonds should be aware that ownership of the Series 2019A Bonds may result in collateral federal income tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Series 2019A Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Series 2019A Bonds, including the possible application of state, local, foreign and other tax laws.

Series 2019B Bonds

Federal and Missouri Tax Exemption. The interest on the Series 2019B Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes and is exempt from income taxation by the State of Missouri.

Alternative Minimum Tax. Interest on the Series 2019B Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

Bank Qualification. The Series 2019B Bonds have been designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code.

Bond Counsel’s opinions are provided as of the date of the original issuance of the Series 2019B Bonds, subject to the condition that the City complies with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2019B Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal and Missouri income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2019B Bonds in gross income for federal and State of Missouri income tax purposes retroactive to the date of issuance of the Series 2019B Bonds. Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Series 2019B Bonds but has reviewed the discussion under the section herein captioned “**TAX MATTERS.**”

Other Tax Consequences

Original Issue Discount for the Series 2019B Bonds. For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of a Series 2019B Bond over its issue price. The issue price of a Series 2019B Bond is generally the first price at which a substantial amount of the Series 2019B Bonds of that maturity have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of a Series 2019B Bond during any accrual period generally equals (1) the issue price of that Series 2019B Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that Series 2019B Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that Series 2019B Bond during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner’s tax basis in that Series 2019B Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.

Original Issue Premium for the Series 2019B Bonds. If a Series 2019B Bond is issued at a price that exceeds the stated redemption price at maturity of the Series 2019B Bond, the excess of the purchase price over the stated redemption price at maturity constitutes “premium” on that Series 2019B Bond. Under Section 171 of the Code, the purchaser of that Series 2019B Bond must amortize the premium over the term of the Series 2019B Bond using constant yield principles, based on the purchaser’s yield to maturity. As premium is amortized, the owner’s basis in the Series 2019B Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner. This will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Series 2019B Bond prior to its maturity. Even though the owner’s basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.

Sale, Exchange or Retirement of the Series 2019B Bonds. Upon the sale, exchange or retirement (including redemption) of a Series 2019B Bond, an owner of the Series 2019B Bond generally will recognize

gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the Series 2019B Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Series 2019B Bond. To the extent a Series 2019B Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Series 2019B Bond has been held for more than 12 months at the time of sale, exchange or retirement.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Series 2019B Bonds, and to the proceeds paid on the sale of the Series 2019B Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Series 2019B Bonds should be aware that ownership of the Series 2019B Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Series 2019B Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Series 2019B Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Series 2019B Bonds, including the possible application of state, local, foreign and other tax laws.

CONTINUING DISCLOSURE

The City is executing a Continuing Disclosure Certificate for the benefit of the owners and Beneficial Owners of the Bonds in order to comply with Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"). The City is the only "obligated person" with responsibility for continuing disclosure.

Pursuant to the Continuing Disclosure Certificate, the City will, not later than six months after the end of the City's fiscal year, provide to the Municipal Securities Rulemaking Board (the "MSRB") the following financial information and operating data (the "Annual Report"):

- (1) The audited financial statements of the City for the prior fiscal year prepared in accordance with accounting principles generally accepted in the United States of America. If audited financial statements are not available by the time the Annual Report is required to be filed, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in this Official Statement, and the audited financial statements will be filed in the same manner as the Annual Report promptly after they become available. The audited financial statements of the City are currently prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. If the City changes the format of its financial statements, (1) notice of such change shall be given in the same manner as for a Material Event, and (2) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.
- (2) Updates as of the end of the fiscal year of the financial information and operating data contained in **Appendix A** to this Official Statement in the following sections:

DEBT STRUCTURE OF THE CITY

Current General Obligation Indebtedness of the City

History of General Obligation Indebtedness

Other Long-Term Obligations of the City

Legal Debt Capacity

FINANCIAL INFORMATION CONCERNING THE CITY

Sources of Revenue

Property Valuations

History of Property Valuation

Tax Rates

The table showing the City's tax levies

Tax Collection Record

Pursuant to the Continuing Disclosure Certificate, the City also will file notice with the MSRB of the occurrence of any of the following events with respect to the Bonds, no later than 10 business days after the occurrence of such event ("Material Events"):

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults, if material;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2019B Bonds, or other material events affecting the tax status of the Series 2019B Bonds;
- (7) modifications to rights of bondholders, if material;
- (8) bond calls, if material, and tender offers;
- (9) defeasances;
- (10) release, substitution or sale of property securing repayment of the Bonds, if material;
- (11) rating changes;
- (12) bankruptcy, insolvency, receivership or similar event of the City;
- (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (14) appointment of a successor or additional trustee or the change of name of the trustee, if material.
- (15) incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and
- (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

A Financial Obligation means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b) in this definition; provided however, the term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

Notwithstanding any other provision of the Continuing Disclosure Certificate, the City may amend the Continuing Disclosure Certificate and any provision of the Continuing Disclosure Certificate may be waived, provided Bond Counsel or other counsel experienced in federal securities law matters provides the City with its opinion that the undertaking of the City, as so amended or after giving effect to such waiver, is in compliance with the Rule and all current amendments thereto and interpretations thereof that are applicable to the Continuing Disclosure Certificate.

In the event of a failure of the City to comply with any provision of the Continuing Disclosure Certificate, the Paying Agent, the Underwriters or any owner or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the City to comply with its obligations under the Continuing Disclosure Certificate. A default under the Continuing Disclosure Certificate will not be deemed an event of default under the Bond Ordinance or the Bonds, and the sole remedy under the Continuing Disclosure Certificate in the event of any failure of the City to comply with the Continuing Disclosure Certificate will be an action to compel performance.

The City has engaged in undertakings similar to the Continuing Disclosure Certificate with respect to certain outstanding obligations of the City, under which it has agreed to provide to the national information repositories (presently, only the MSRB) certain operating data of the City and the audited financial statements of the City (collectively, the “Annual Report”). Over the last five years, the City has substantially complied with its prior undertakings to file its Annual Report, but has failed to timely file notices of certain material events related to redemptions of bonds and rating changes. In order to promote compliance with the City’s obligations under the Continuing Disclosure Certificate and the City’s prior undertakings with respect to the timeliness and content of Annual Reports, the City has engaged the law firm of Gilmore & Bell, P.C.

Electronic Municipal Market Access System (EMMA)

All Annual Reports and notices of Material Events required to be filed by the City pursuant to the Continuing Disclosure Certificate must be submitted to the MSRB through the MSRB’s Electronic Municipal Market Access system (“EMMA”). EMMA is an internet-based, online portal for free investor access to municipal bond information, including offering documents, material event notices, real-time municipal securities trade prices and MSRB education resources, available at www.emma.msrb.org. Nothing contained on EMMA relating to the City or the Bonds is incorporated by reference in this Official Statement.

MISCELLANEOUS

Bond Rating

Standard & Poor’s Ratings Services is expected to give the Bonds a rating of “A+,” which reflects its evaluation of the investment quality of the Bonds. Such rating reflects only the view of such rating agency, and an explanation of the significance of such rating may be obtained therefrom. There is no assurance that the rating will remain in effect for any given period of time or that it will not be revised, either downward or upward, or withdrawn entirely, by said rating agency if, in its judgment, circumstances warrant. Any such downward revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

The City has furnished the rating agency with certain information and materials relating to the Bonds and the City that have not been included in this Official Statement. Generally, rating agencies base their ratings on the information and materials so furnished and on investigations, studies and assumptions made by the rating agencies. There is no assurance that a particular rating will be maintained for any given period of time or that it

will not be lowered or withdrawn entirely if, in the judgment of the rating agency originally establishing such rating, circumstances so warrant. The Underwriters have not undertaken any responsibility to bring to the attention of the holders of the Bonds any proposed revision or withdrawal of the ratings of the Bonds or to oppose any such proposed revision or withdrawal. Pursuant to the Continuing Disclosure Certificate, the City is required to bring to the attention of the holders of the Bonds any revision or withdrawal of the ratings of the Bonds but has not undertaken any responsibility to oppose any such revision or withdrawal. See the section herein captioned **“CONTINUING DISCLOSURE.”** Any such revision or withdrawal of the ratings could have an adverse effect on the market price and marketability of the Bonds.

Financial Advisor

Piper Jaffray & Co. (the “Financial Advisor”) has acted as Financial Advisor to the City in connection with the sale of the Bonds. The Financial Advisor has assisted the City in matters relating to the planning, structuring and issuance of the Bonds and various other debt related matters. The Financial Advisor will not be a manager or a member of any purchasing group submitting a proposal for the purchase of the Bonds.

Underwriting

Based upon bids received by the City on November 21, 2019, the Series 2019A Bonds were awarded to First Bankers’ Banc Securities, Inc. and the Series 2019B Bonds were awarded to Robert W. Baird & Co., Inc. (each, an “Underwriter”). The Series 2019A Bonds are being purchased for reoffering by First Bankers’ Banc Securities, Inc. The Series 2019B Bonds are being purchased for reoffering by Robert W. Baird & Co., Inc. The Underwriter for the Series 2019A Bonds has agreed to purchase the Series 2019A Bonds at an aggregate purchase price equal to \$1,466,207.65 (the principal amount of the Series 2019A Bonds plus original issue premium of \$19,923.10, less an underwriter’s discount of \$8,715.45), plus accrued interest, if any. The Underwriter for the Series 2019B Bonds has agreed to purchase the Series 2019B Bond at an aggregate purchase price equal to \$3,487,169.55 (the principal amount of the Series 2019B Bonds plus a net original issue premium of \$133,220.70, less an underwriter’s discount of \$36,051.15), plus accrued interest, if any. Each Underwriter is purchasing the Bonds for resale in the normal course of such Underwriter’s business activities. Each Underwriter reserves the right to offer any of the Bonds to one or more purchasers on such terms and conditions and at such price or prices as such Underwriter shall determine. Each Underwriter reserves the right to join with dealers and other purchasers in offering the Bonds to the public. Each Underwriter may offer and sell Bonds to certain dealers (including dealers depositing Bonds into investment trusts) at prices lower than the public offering prices.

Each Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but neither Underwriter guarantees the accuracy or completeness of that information.

Certification and Other Matters Regarding Official Statement

Information set forth in this Official Statement has been furnished or reviewed by certain officials of the City, certified public accountants, and other sources, as referred to herein, which are believed to be reliable. Any statements made in this Official Statement involving matters of opinion, estimates or projections, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates or projections will be realized.

Simultaneously with the delivery of the Bonds, the Mayor of the City, acting on behalf of the City, will furnish to the Underwriters a certificate that shall state, among other things, that to the best knowledge and belief of such officer, this Official Statement (and any amendment or supplement hereto) as of the date of sale and as of the date of delivery of the Bonds does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading in any material respect.

The form of this Official Statement, and its distribution and use by the Underwriters, has been approved by the City. Neither the City nor any of its officers, directors or employees, in either their official or personal capacities, has made any warranties, representations or guarantees regarding the financial condition of the City or the City's ability to make payments required of it; and further, neither the City nor its officers, directors or employees assumes any duties, responsibilities or obligations in relation to the issuance of the Bonds other than those either expressly or by fair implication imposed on the City by the Bond Ordinance.

CITY OF LIBERTY, MISSOURI

By: /s/ Lyndell Brenton
Mayor

APPENDIX A

CITY OF LIBERTY, MISSOURI

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INFORMATION CONCERNING THE CITY

Location and Size

The City is the county seat of Clay County, Missouri ("Clay County"), and is located approximately 15 miles northeast of downtown Kansas City, Missouri ("Kansas City"). The City encompasses approximately 29 square miles and has an estimated 2017 population of 30,602.

Government and Organization

The City was incorporated in 1829, received its first charter from the State in 1851, and was reincorporated and rechartered as a special charter city in April 1861. The City still retains its status as a special charter city. Since 1965, the City has operated under the Mayor / Council / City Administrator form of government. The mayor is elected on an at-large, non-partisan basis for a two-year term. The eight members of the City Council are elected from the City's four wards with staggered terms of four years. The City Administrator is the chief administrative officer and is appointed by and serves at the pleasure of the Mayor and City Council.

The elected officials of the City are as follows:

<u>Office</u>		<u>Name</u>	<u>Term Expires</u>
Mayor		Lyndell Brenton	April 2021
Council Members	Ward 1	Paul Jenness	April 2023
		Harold Phillips	April 2021
	Ward 2	Greg Duncan	April 2023
		Rae Moore	April 2021
	Ward 3	Kevin Graham	April 2023
		Jeff Watt	April 2021
	Ward 4	Michael Hagan	April 2023
		Gene Gentrup	April 2021

Public Utilities

Spire provides natural gas service in the City. Kansas City Power & Light provides electrical power to most of the City and Ameren serves other areas of the City. Telecommunication services are primarily supplied by AT&T.

Transportation and Communication Facilities

The City is situated at the junction of Interstate Highway 35 and Missouri Highways 152 and 291. The City's southwest limit is approximately one mile northeast of the intersection of Interstate Highway 35 and Interstate Highway 435, which forms a beltway around Kansas City.

Kansas City International Airport is fifteen miles northwest of the City via Missouri Highway 291 and Interstate Highway 435. Three major rail carriers serve the City: the Norfolk Southern Railway, the Union Pacific Railroad, and the BNSF Railroad. The City provides commuter bus service to downtown Kansas City through a cooperative agreement with the Kansas City Area Transit Authority.

The City has one weekly newspaper, the *Liberty Courier Tribune*. The City's residents benefit from numerous media outlets located in nearby Kansas City for radio, television and newspaper services.

Medical and Health Facilities

The community is served by Liberty Hospital, a 226-bed hospital, which opened in 1974. Several expansions to the hospital have been completed allowing the facility to be a comprehensive medical center with a full range of services. The hospital is a public hospital created for the benefit of the community governed by a six member publicly elected board of trustees. Liberty Hospital employs approximately 1,600 people and has more than 330 physicians. The hospital imposes a property tax levy to fund a portion of its operational expenses.

A new vision for inter-generational living and care has made its mark in Liberty. A Healthy Living Community, called Norterre, opened in early 2018. The innovative approach is a result of a creative partnership of Action Pact, Healthy Living Centers of America, and Liberty Hospital. Norterre includes a 50,000 square foot 2-story Healthy Living Center with state-of-the-art fitness and wellness equipment, an Olympic-size pool, therapeutic pool rooms for wellness classes and a cafe. It is a facility designed for all ages. In addition, the development includes a 60-room short term stay and long-term stay skilled nursing facility for patients during their recovery period, and a 60-room assisted living and memory support center. Additional medical office buildings and six attached residential row house buildings with four or five units each are also proposed.

The City is home to a county health clinic as well as private health centers. Liberty has three intermediate and seven residential care facilities.

Recreational and Religious Facilities

There are many recreational facilities in and around the City. Within the City, the City's Parks and Recreation Department manages approximately 500 acres of parkland, including thirteen developed parks. In addition, the City leases the 65-acre Walnut Woods Natural History Area, which is adjacent to Stocksedale Park, from the Missouri Department of Conservation. City recreation facilities available for public use include seven lighted sports fields, six picnic shelters, ten lighted tennis courts, paved trails, horseshoe pits, a nature trail, a fitness trail, an amphitheater, and playgrounds. The Parks and Recreation Department offers a variety of recreation programs on a seasonal basis for all ages including exercise, sports, arts and crafts, musical entertainment, special interest classes and special events.

The Liberty Community Center opened its doors to the public on February 18, 1992 and was built in conjunction with the Liberty Middle School. In September of 2003, a 6,000 square foot expansion project was completed making up the current 52,000 square foot facility. Amenities include a 5,400 square foot fitness center with walking track, a 700 seat performing arts theater, a family/youth fitness center, four swimming pools, a gymnasium, locker rooms, a hot tub, a sauna, meeting/banquet facilities with seating for up to 310 people, a catering kitchen and a childcare room.

The Fountain Bluff Sports Complex opened in June of 2002. This multi-million dollar facility offers various sports fields on a 146-acre site located near the southern limits of the City along Old 210 Highway. The site has eight ponds that are used for storm water control, irrigation of sports fields and public fishing while also providing aesthetic beauty to the park in the form of lighted fountains. The complex provides the public with more than two miles of walking and jogging trails, playgrounds and concession stands, nine state-of-the-art baseball/softball fields with scoreboards and lights and six soccer/football fields with lighted scoreboards. The complex currently has 65 acres of undeveloped space for future completion of the complex's master development plan. The Fountain Bluff Sports Complex offers a wide variety of sports leagues and tournaments for recreational and competitive levels. Programs included are baseball, soccer, and football and are offered to pre-school aged kids through senior adults. The complex hosts major state, regional and national events such as baseball, soccer and softball tournaments.

Smithville Lake, to the northwest of the City, covers 7,190 acres and has 175 miles of shoreline, with facilities for water sports, camping and recreation. Other nearby recreation areas are Watkins Mill State Park, Tryst Falls Park, Rocky Hollow Park, and Hodge Park, which has a golf course, a wildlife reserve and an early 1800's village. The Jesse James Farm is nearby, as well as the Jesse James Bank Museum, which is located on the historic Liberty Square.

Educational Institutions and Facilities

One public school system, two parochial elementary schools and a college comprise the educational institutions in the City. Liberty School District No. 53 of Clay County, Missouri (the "Liberty School District") has an enrollment of 12,633 students, employs 1,180 employees (consisting of administrative personnel, teachers and non-certified employees) and is rated as "accredited" by the Missouri Department of Elementary and Secondary Education. Liberty School District operates three high schools (one being an alternative school that serves grades 9 to 12), four middle schools, eleven elementary schools and one early childhood school.

William Jewell College, founded in 1849, is a co-educational liberal arts school with an enrollment of approximately 1,100 students. This private and independent institution is fully accredited by the North Central Association of Colleges and Secondary Schools and the Association of American Universities and Colleges. The college has opened the Pryor Learning Center, created to enhance its long standing entrepreneurship curriculum.

Population and Other Statistics

The population of the City, Clay County and the State of Missouri is set forth in the following table:

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2017</u>
City of Liberty	20,459	26,232	29,149	30,602
Clay County	153,411	184,006	221,939	236,068
State of Missouri	5,117,073	5,595,211	5,988,927	6,075,300

The composition of the population in the City, Clay County and the State of Missouri as of the 2017 estimate was as follows:

	<u>City</u>	<u>Clay County</u>	<u>State of Missouri</u>
Under 20	8,627	63,699	1,549,404
20-24 Years	2,117	14,011	425,687
25-44 Years	7,918	66,510	1,536,109
45-64 Years	7,831	60,700	1,608,068
65 Years and older	<u>4,109</u>	<u>31,148</u>	<u>956,032</u>
Total	<u>30,602</u>	<u>236,068</u>	<u>6,075,300</u>
Median Age	37.3	36.8	38.4

Source: Missouri Census Data Center – American Community Survey 5-Year Estimates (2013-2017).

Labor Statistics

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019*</u>
<i>City of Liberty</i>					
Civilian labor force	16,207	16,480	16,263	16,493	16,370
Unemployed	736	680	609	477	461
Unemployment rate	4.5	4.1	3.7	2.9	2.8
<i>Clay County</i>					
Civilian labor force	133,069	134,971	134,548	134,903	134,008
Unemployed	6,030	5,229	4,827	3,904	3,878
Unemployment rate	4.5	3.9	3.6	2.9	2.8
<i>State of Missouri</i>					
Civilian labor force	3,077,535	3,079,559	3,050,713	3,052,386	3,041,922
Unemployed	154,428	140,250	114,587	97,578	105,128
Unemployment rate	5.0	4.6	3.8	3.2	3.4

Source: Missouri Economic Research and Information Center, Local Area Unemployment Statistics.

* Average of January through May.

Income Statistics

The following table sets forth income statistics for 2017 for the City, Clay County and the State of Missouri:

	<u>Per Capita Income</u>	<u>Median Family Income</u>
City of Liberty	\$32,332	\$82,908
Clay County	31,953	78,403
State of Missouri	28,282	64,776

Source: Missouri Census Data Center – American Community Survey 5-Year Estimates (2013-2017).

Housing Structures

The following table sets forth statistics regarding housing structures by type in the City for the year 2017:

<u>Housing Type</u>	<u>Number of Units</u>	<u>Percentage of Units</u>
Single-Family	9,434	81%
Mobile Home	335	3
Multi-Family	1,836	16

Source: Missouri Census Data Center – American Community Survey 5-Year Estimates (2013-2017).

The median value of owner occupied housing units in the area of the City and related areas in 2017 was as follows:

City of Liberty	\$169,100
Clay County	160,900
State of Missouri	145,400

Source: Missouri Census Data Center – American Community Survey 5-Year Estimates (2013-2017).

Commerce and Industry

Listed below are the major employers located in the City and the number employed by each:

<u>Employer Name</u>	<u>Business</u>	<u>Total Employees</u>
1. Liberty School District	Education	1,800
2. Liberty Hospital	Healthcare	1,400
3. Hallmark Cards, Inc.	Warehouse Distribution	1,351
4. LMV	Auto Parts Supplier	700
5. Clay County	Government	688
6. RR Donnelley	Publishing	350
7. City of Liberty	Government	335
8. Hy Vee	Grocery	320
9. Ford Stamping Plant	Fabricated Metal Products	310
10. Ferrellgas	Propane Supplier	268

Source: City of Liberty, Missouri.

Construction

The following chart summarizes construction activity during the past five calendar years by the number of permits issued and the estimated value for new construction, additions, renovations and repairs.

<u>Calendar Year</u>	<u>Building Permits Issued</u>	<u>Estimated Value</u>
2018	52	\$28,790,967
2017	71	78,681,991
2016	60	69,365,442
2015	35	23,689,109
2014	39	26,160,963

The following chart summarizes construction activity during the past five calendar years by the number and type of new units constructed.

<u>Year</u>	<u>Residential</u>	<u>Commercial and Industrial</u>	<u>Total</u>
2018	47	5	52
2017	55	16	71
2016	42	18	60
2015	24	11	35
2014	30	9	39

Source: City of Liberty, Missouri.

Pension and Employee Retirement Plans

The City participates in the Missouri Local Government Employees' Retirement System ("LAGERS"), an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for local government entities in Missouri. LAGERS was created and is governed by state statute, and is a defined-benefit pension plan that provides retirement, disability and death benefits. The plan is

qualified under Section 401(a) of the Internal Revenue Code of 1986, as amended, and is tax-exempt. LAGERS is governed by a seven-member Board of Trustees (“LAGERS’ Board”) consisting of three trustees elected by participating employees, three trustees elected by participating employers and one trustee appointed by the Missouri Governor.

LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. The LAGERS Comprehensive Annual Financial Report for the fiscal year ended June 30, 2018 (the “2018 LAGERS CAFR”) is available at <http://www.molagers.org/financial-reports.html>. The link to the 2018 LAGERS CAFR is provided for general background information only, and the information in the 2018 LAGERS CAFR is not incorporated by reference into this Official Statement. The 2018 LAGERS CAFR provides detailed information about LAGERS, including its financial position, investment policy and performance information, actuarial information and assumptions affecting plan design and policies, and certain statistical information about the plan.

For information specific to the City’s participation in LAGERS, including the City’s past contributions, net pension liability, and pension expense, see Note 6 to the City’s financial statements included in ***Appendix B*** to this Official Statement. For additional information regarding LAGERS, see the 2018 LAGERS CAFR.

Other Postemployment Benefits

In addition to pensions, many state and local governments, including the City, provide other postemployment benefits (“OPEB”) as part of the total compensation offered to attract and retain the services of qualified employees. For information specific to the City’s OPEB obligations, including the City’s past contributions relative to its required contributions, its assumptions as to future healthcare and other costs and its unfunded actuarial accrued liability, see Notes 7 and 8 to the City’s financial statements included in ***Appendix B*** to this Official Statement.

DEBT STRUCTURE OF THE CITY

Current General Obligation Indebtedness of the City

The following table sets forth as of August 1, 2019, all of the outstanding general obligation indebtedness of the City:

<u>Indebtedness</u>	<u>Date of Issuance</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>
GO Refunding and Improvement Bonds (Street Improvements)	08/09/2012	\$10,230,000	\$3,330,000
General Obligation Bonds	12/19/2013	6,225,000	5,280,000
General Obligation Bonds (South Liberty Parkway Project)	08/27/2015	12,985,000	<u>11,015,000</u>
Total			<u>\$19,625,000</u>

History of General Obligation Indebtedness

The following table sets forth debt information pertaining to the City as of the end of each of the last five fiscal years:

<u>As of December 31</u>	<u>Outstanding Debt</u>	<u>Debt as Percentage of Assessed Value</u>
2018	\$20,840,000	4.0%
2017	22,020,000	4.3
2016	23,165,000	4.7
2015	25,390,000	5.3
2014	14,260,000	3.1

Debt Summary (as of 8/1/2019)

2019 Assessed Valuation:	\$573,949,384
2019 Estimated Actual Valuation:	\$2,485,667,387
Population (2019 Estimated):	30,602
Total Outstanding General Obligation Debt:	\$19,625,000
Overlapping Obligations: ⁽¹⁾	\$67,623,653
Total Debt and Overlapping Obligations:	\$87,248,653
Ratio of General Obligation Debt to Assessed Valuation:	3.42%
Ratio of General Obligation Debt to Estimated Actual Valuation:	0.79%
Per Capita General Obligation Debt:	\$641.30
Ratio of Total Debt Obligations to Assessed Valuation:	15.20%
Ratio of Total Debt Obligations to Estimated Actual Valuation:	3.51%
Per Capita Total Debt Obligations:	\$2,851.08

⁽¹⁾ Includes general obligation debt of political subdivisions with boundaries overlapping the City. See "DEBT STRUCTURE OF THE CITY – Overlapping Indebtedness" below.

Other Long-Term Obligations of the City

The following table sets forth the outstanding long term obligations (other than general obligation indebtedness) of the City as of December 31, 2018:

<u>Category of Obligation</u>	<u>Date of Issuance</u>	<u>Amount Outstanding</u>
Waterworks Refunding Revenue Bonds	12/29/2011	\$1,550,000
Sewer System Revenue Bonds (State Revolving Fund Program)	11/30/2005	3,140,000
Sewer System Refunding Revenue Bonds	10/28/2015	1,990,000
Sewerage System Revenue Bonds (State of Missouri – Direct Loan Program), Series 2015	11/10/2015	76,864,000
Special Obligation Refunding Bonds	12/19/2013	825,000
Special Obligation Tax Increment and Special Districts Bonds (Liberty Commons Project), 2015A	9/9/2015	31,065,000
Subordinate Special Obligation Tax Increment and Special Districts Bonds (Liberty Commons Project), 2015B	9/9/2015	9,095,000
Special Obligation Bonds	10/29/2015	14,815,000
Special Obligation Bonds	12/07/2017	4,850,000
Special Obligation Bonds	11/27/2018	15,990,000
Other Lease Purchase Agreements ⁽¹⁾	Various	2,490,334
Tax Increment Revenue Bonds	5/4/2010	4,460,000
Tax Increment Revenue Bonds	5/5/2015	1,640,000
Tax Increment Revenue Bonds	2/21/2018	3,240,000

⁽¹⁾ As of December 31, 2018. See “Note 4. Long-Term Debt” in the financial statements included in *Appendix B*.

Source: The City

The City has received voter approval to issue up to \$95,000,000 of sewer system revenue bonds and has issued \$79,000,000 of sewer system revenue bonds through the State Revolving Fund (“SRF”) Program to construct its own sewer treatment plant and to make improvements to its sewer system. The City does not have any specific plans to issue the remaining voted authority of sewer system revenue bonds.

History of Debt Payment

The City has never defaulted on the payment of any of its financing obligations.

Legal Debt Capacity

Article VI, Sections 26(b) and (c) of the Constitution of the State of Missouri limit the net outstanding amount of authorized general obligation indebtedness for a city to 10 percent of the assessed valuation of the

city by a two-thirds (four-sevenths at certain elections) vote of the qualified voters. Article VI, Section 26(d) provides that a city may, by a two-thirds (four-sevenths at certain elections) vote of the qualified voters, incur indebtedness in an amount not to exceed an additional 10 percent for the purpose of acquiring rights-of-way, construction, extending and improving streets and avenues and sanitary or storm sewer systems, provided the total general obligation indebtedness of a city does not exceed 20 percent of the assessed valuation. Article VI, Section 26(e) provides that a city may, by a two-thirds (four-sevenths at certain elections) vote of the qualified voters, incur indebtedness in an amount not exceeding an additional 10 percent for the purpose of purchasing or constructing waterworks, electric or other light plants to be owned exclusively by the city, provided that the total general obligation indebtedness of a city does not exceed 20 percent of the assessed valuation. The legal debt capacity of the City for an election to be held in 2019 is:

Constitutional Debt Limit (20% of assessed valuation)	\$114,789,877
Bond Indebtedness Outstanding	<u>\$19,625,000</u>
REMAINING LEGAL DEBT CAPACITY	<u>\$95,164,877</u>

Overlapping Obligations

The following table sets forth the approximate overlapping long-term obligations of political subdivisions with boundaries overlapping the City as of August 1, 2019, and the percent attributable (on the basis of assessed valuation) to the City.

<u>Taxing Jurisdiction</u>	<u>Outstanding Indebtedness</u>	<u>% Applicable to the City</u>	<u>\$ Applicable to the City</u>
Liberty School District	\$133,670,000	50.59%	<u>\$67,623,653</u>

FINANCIAL INFORMATION CONCERNING THE CITY

Accounting, Budgeting and Auditing Procedures

The City currently produces financial statements that are in conformity with accounting principles generally accepted in the United States of America. The accounts of the City are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, net assets, revenues and expenditures or expenses, as appropriate.

An annual budget is prepared under the direction of the City Administrator and submitted to the City Council for consideration prior to the fiscal year commencing on January 1. The operating budget includes proposed expenditures and revenue sources and is prepared on the modified accrual basis of accounting. Public hearings are conducted to obtain taxpayer comments. The budget is legally enacted through the adoption of an ordinance. The primary basis of budgetary control is at the fund level.

A firm of independent certified public accountants, in accordance with auditing standards generally accepted in the United States of America, audits the financial records of the City annually. In recent years, BKD LLP, Kansas City, Missouri has performed the annual audit. Copies of the audit reports are on file in the Finance Department and on the City's web site at www.ci.liberty.mo.us and are available for review.

Sources of Revenue

The City finances its general operations through the following taxes and other miscellaneous sources as indicated below for the City's general fund for the 2018 fiscal year:

<u>Source</u>	<u>Amount</u>	<u>Percent</u>
Taxes	\$27,884,442	78.6%
Charges for services	4,297,447	12.1
Licenses and permits	472,588	1.3
Intergovernmental	991,773	2.8
Investment earnings	364,123	1.0
Miscellaneous	<u>1,466,447</u>	<u>4.1</u>
	<u>\$35,476,820</u>	<u>100.0%</u>

Tax Increment Financing

The City has created tax increment financing redevelopment areas within the City to reimburse redevelopment project costs to assist in certain developments. These costs are payable solely from moneys on deposit in a "special allocation fund." The moneys deposited into the special allocation fund may consist of (a) certain payments in lieu of taxes, attributable to the increase in assessed valuation of the real property within the districts as a result of development, and (b) fifty percent of the total additional revenue from taxes (including the sales taxes of the City and the county, but excluding certain other taxes) of local taxing districts that are generated by economic activities within the districts over the amount of such taxes generated by economic activities within the year in the calendar year in which the redevelopment areas were approved. As a result, the payments in lieu of taxes attributable to the increase in assessed valuation of the real property within the redevelopment areas and up to fifty percent (50%) of the additional revenues generated by the sales taxes within such redevelopment areas over the amount so generated in the year in which each such district was created may not be available to the City but instead might be deposited into the special allocation fund and used to pay redevelopment project costs related to the respective developments.

Property Valuations

Assessment Procedure:

All taxable real and personal property within the City is assessed annually by the County Assessor. Missouri law requires that real property be assessed at the following percentages of true value:

Residential real property	19%
Agricultural and horticultural real property	12%
Utility, industrial, commercial, railroad and all other real property	32%

A general reassessment of real property occurred statewide in 1985. In order to maintain equalized assessed valuations following this reassessment, the Missouri General Assembly adopted a maintenance law in 1986. Beginning January 1, 1987, and every odd-numbered year thereafter, each County Assessor must adjust the assessed valuation of all real property located within his or her county in accordance with a two-year assessment and equalization maintenance plan approved by the State Tax Commission.

The assessment ratio for personal property is generally 33-1/3% of true value. However, subclasses of tangible personal property are assessed at the following assessment percentages: grain and other agricultural crops in an unmanufactured condition, 1/2%; livestock, 12%; farm machinery, 12%; historic motor vehicles, 5%; and poultry, 12%.

The County Assessor is responsible for preparing the tax roll each year and for submitting the tax roll to the Board of Equalization. The County Board of Equalization has the authority to adjust and equalize the values of individual properties appearing on the tax rolls.

Current Assessed Valuation:

The following table shows the total assessed valuation, by category, of all taxable tangible property situated in the City according to the assessment of **2019** (the last completed assessment):

<u>Type of Property</u>	<u>Assessed Valuation</u>	<u>Assessment Rate</u>	<u>Estimated Actual Valuation</u>
Real Property			
Residential	\$327,185,570	19.00%	\$1,722,029,316
Agricultural	738,320	12.00	6,152,667
Commercial	<u>155,271,379</u>	32.00	<u>485,223,059</u>
Total Real Property	483,195,269		2,213,405,042
Personal Property	<u>90,754,115</u>	33.33 *	<u>272,262,345</u>
Total Property	<u>\$573,949,384</u>		<u>\$2,485,667,387</u>

* Assumes all personal property is assessed at 33 1/3%; because certain subclasses of tangible personal property are assessed at less than 33 1/3%, the estimated actual valuation for personal property would likely be greater than that shown above. See "Assessment Procedure" discussed above.

History of Property Valuation. The total assessed valuation of all taxable tangible property situated in the City, according to the assessments after adjustment by the State Board of Equalization in each of the following years, has been as follows:

<u>Tax Year</u>	<u>Assessed Valuation</u>	<u>Percent Change</u>
2019	\$573,949,384	11.2%
2018	516,041,962	0.6
2017	513,160,021	5.1
2016	488,017,797	1.5
2015	480,513,732	4.2

Source: Clay County Assessor's Office.

Property Tax Levies and Collections

The City is required by law to prepare an annual budget, which includes an estimate of the amount of money required to be raised from property taxes, and the tax levy rates required to produce such amounts. The budget must also include proposed expenditures and must state the amount required for the payment of interest, amortization and redemption charges on the City's debt for the ensuing budget year. Such estimates are based on the assessed valuation figures provided by the County Clerk. The City must fix its ad valorem property tax rates and certify them to the County Clerk not later than September first for entry in the tax books.

The County Clerk receives the county tax books from the County Assessor, which set forth the assessments of real and personal property. In 2013, the City entered into a contract with the County to bill and

collect local taxes. The City taxes will be a line item on a consolidated tax bill that will be issued by the County in early November. Taxes are due by December 31 and become delinquent if not paid to the County Collector by that time. All tracts of land and city lots on which delinquent taxes are due are charged with a penalty of eighteen percent of each year's delinquency. All lands and lots on which taxes are delinquent and unpaid are subject to sale at public auction in August of each year.

Because of the tax collection procedure described above, the City receives the bulk of its moneys from local property taxes in the months of December, January and February.

Tax Rates

Debt Service Levy. The City does not currently impose a debt service levy, but instead pays debt service on its general obligation indebtedness from other available sources. Once indebtedness has been approved by the voters and bonds are issued, the City is required under Article VI, Section 26(f) of the Missouri Constitution to levy an annual tax on all taxable tangible property therein sufficient to pay the interest and principal of the indebtedness when due, to the extent not provided for by other sources. The City Council may set the tax rate for debt service, without limitation as to rate or amount, at the level required to make such payments.

Operating Levy. The current general fund levy of the City is \$0.7768 per \$100 of assessed valuation and the current parks fund levy of the City is \$0.1368 per \$100 of assessed valuation. The operating levy (consisting of all ad valorem taxes levied except the debt service levy) cannot exceed the "tax rate ceiling" for the current year without voter approval. The tax rate ceiling, determined annually, is the rate of levy which, when charged against the newly assessed valuation of the City for the current year, excluding new construction and improvements, will produce an amount of tax revenues equal to tax revenues for the previous year increased by 5% or the Consumer Price Index, whichever is lower. Without the required percentage of voter approval, the tax rate ceiling cannot at any time exceed the greater of the tax rate in effect in 1980 or the most recent voter-approved tax rate. The tax levy for debt service on the City's general obligation bonds is exempt from the calculations of and limitations upon the tax rate ceiling. Under Article X, Section 11(c) of the Missouri Constitution, any increase in the City's operating levy above \$1.00 must be approved by two-thirds of the voters voting on the proposition. The current tax rate ceiling for the general fund is \$0.7768 per \$100 of assessed valuation and the current tax rate ceiling for the parks fund is \$0.1368 per \$100 of assessed valuation.

In 2008, through the enactment of Senate Bill 711 ("SB 711"), the Missouri General Assembly approved further limitations on the amount of property taxes that can be imposed by a local governmental unit. Prior to the enactment of SB 711, a Hancock rollback would not necessarily result in a reduction of a city's actual operating tax levy if its current tax levy was less than its current tax levy ceiling, due to the city's voluntary rollback from the maximum authorized tax levy. Under SB 711, in reassessment years (odd-numbered years), the Hancock rollback is applied to a city's actual operating tax levy, regardless of whether that levy is at the city's tax levy ceiling. This further reduction is sometimes referred to as an "SB 711 rollback." In non-reassessment years (even-numbered years), the operating levy may be increased to the city's tax levy ceiling (as adjusted by the Hancock rollback), only after a public hearing and adoption of a resolution or policy statement justifying the action.

The following table shows the City's tax levies (per \$100 of assessed valuation) for each of the last five years and for the current fiscal year:

<u>Fiscal Year Ended</u>	<u>General Fund</u>	<u>Parks Fund</u>	<u>Total Levy</u>
2019	\$0.7768	\$0.1368	\$0.9136
2018	0.8203	0.1445	0.9648
2017	0.8196	0.1444	0.9640
2016	0.8287	0.1460	0.9747
2015	0.8287	0.1460	0.9747
2014	0.8570	0.1510	1.0080

Tax Collection Record

The following table sets forth tax collection information for the City for the last five fiscal years.

<u>Year Ended</u>	<u>Total Levy</u>	<u>Taxes Levied</u>	<u>Current and Delinquent Taxes Collected</u>	
			<u>Amount</u>	<u>%</u>
2018	\$0.9648	\$4,978,773	\$4,971,650	99.85%
2017	0.9640	4,751,282	4,674,771	98.39
2016	0.9747	4,603,577	4,590,660	99.72
2015	0.9747	4,530,039	4,664,190	102.96
2014	1.0080	4,491,096	4,844,249	107.86

*Collection amounts include personal property, real estate, and railroad & utility taxes. Amounts do not include TIF, Surtax or assessment adjustments made after billing. The City contracted with Clay County beginning in 2013 to bill and collect City property taxes. Source: The City.

Major Property Taxpayers

The ten largest property taxpayers for 2018, based on assessed valuation of real property, are as follows:

<u>Business</u>	<u>Business Type</u>	<u>Assessed Valuation</u>	<u>Percentage of Assessed Valuation</u>
1. Legacy Liberty LLC	Development	\$7,002,300	1.35%
2. Laclede Gas Co	Utilities	5,505,540	1.06
3. Hallmark Cards, Inc.	Distribution Center	5,176,900	1.00
4. Star Development	Real Estate Development	2,965,150	0.57
5. Liberty Commons Lodging Assoc.	Hospitality	2,710,820	0.52
6. Centro Bradley SPE 5, LLC	Real Estate Management	2,014,400	0.39
7. Hy-Vee Food Stores	Retail Grocer	1,982,910	0.38
8. Lowe's Home Centers, Inc.	Retail	1,878,240	0.36
9. Triangle Land Reserve, LLC	Retail	1,742,830	0.33
10. LSC Communications MM LLC	Printing	1,457,790	0.28

Source: Clay County Assessor.

Sales Tax Collections

<u>Fiscal Year</u>	<u>1% General Sales Tax</u>	<u>1/2% Capital Sales Tax</u>	<u>1/4% Park Sales Tax</u>	<u>1/4% Fire Sales Tax</u>	<u>1/2% Transportation Sales Tax</u>	<u>3/8% Economic Development Sales Tax</u>	<u>1/2% Public Safety Sales Tax</u>	<u>Total Sales Tax</u>
2018	\$5,640,050	\$2,687,549	\$1,343,775	\$1,343,775	\$2,686,535	\$2,014,369	\$2,679,068	\$18,395,121
2017	5,230,213	2,495,820	1,247,909	1,247,909	2,495,805	1,870,032	629,439	15,217,127
2016	4,857,651	2,307,893	1,144,477	1,153,962	2,309,004	1,728,673	-	13,501,660
2015	4,596,634	2,170,192	1,091,505	1,085,019	2,169,958	1,260,422	-	12,373,730
2014	4,474,423	2,104,936	1,055,442	1,052,441	2,104,315	-	-	10,791,557
<u>2013</u>	4,067,646	1,912,856	956,429	956,429	1,913,040	-	-	9,806,400

Source: City of Liberty Finance Department

APPENDIX B

AUDITED FINANCIAL STATEMENTS



CITY OF LIBERTY, MISSOURI

Comprehensive Annual Financial Report
For The Year Ended December 31, 2018

**CITY OF LIBERTY, MISSOURI
COMPREHENSIVE ANNUAL
FINANCIAL REPORT**
FOR THE YEAR ENDED DECEMBER 31, 2018



*Report prepared and submitted by the
Department of Finance*

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Introductory Section



June 27, 2019

To the Honorable Mayor, Members of the City Council and Citizens of the City of Liberty, Missouri

Management Responsibility

The Comprehensive Annual Financial Report (CAFR) of the City of Liberty, Missouri (the City), for the fiscal year ended December 31, 2018, is hereby submitted for your review. This report was prepared by the Finance Department in close cooperation with the external auditor, **BKD, LLP**. The responsibility for the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data, as presented, is accurate in all material aspects, that it is presented in a manner designed to fairly set forth the financial activity of its various funds and that all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included. Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

The Financial Reporting Entity

This report is prepared in accordance with accounting principles generally in conformance with the standards of financial reporting set forth by the Governmental Accounting Standards Board (GASB), and the guidelines recommended by the Government Finance Officers Association (GFOA). This financial report includes all the funds of the City. The City provides a full range of services including police and fire protection; emergency medical services; water and sanitation services; traffic regulation and municipal court services; construction and maintenance of highways, streets and bridges; recreational activities and cultural events.

Accounting Controls

Management of the City is responsible for establishing and maintaining an internal control designed to ensure that the assets of the government are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. The internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of control should not exceed the benefits to be derived, and (2) the valuation of costs and benefits require estimates and judgments by management.

The accounts of the City are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts, which comprise its assets, liabilities, equities, revenues and expenditures or expenses. The various funds are grouped by type in the basic financial statements.

Accounting records for the City's general governmental operations are maintained on an accrual basis with the revenues being recorded when measurable and available, and expenditures being recorded when the liability is incurred. The City's accounting records for proprietary funds are also maintained on the accrual basis.

Budgetary Controls

The city administrator and the assistant city administrator/finance director are responsible for the annual preparation of a budget for the upcoming fiscal year based on estimated revenues and projected service level needs. The major focus of the budget is preparation of a financing plan based on available resources. The revenue forecast identifies the various revenue sources to be used in funding municipal services and forecasts the amount of revenue to be produced. City service levels are then established based on the revenue forecast.

The formal budget document is reviewed by the City Council and is formally adopted by the passage of a budget ordinance each December with the budget to become effective on January 1 of the next year. Once adopted, the finance department monitors the budget on a monthly basis. Operating and Capital budgets are monitored on a department or fund level basis. Under this form of budget control, an individual division or department may exceed budgeted amounts for that division or department so long as the fund as a whole does not exceed budgeted funds. Any expenditure that will cause a fund to exceed the total fund budget must be approved by the City Council through a budget amendment ordinance.

Government Structure

Liberty was first settled in 1822 and in 1829 presented a petition to the Clay County Court requesting incorporation so that the citizens could be self-governing. On May 7, 2004, Liberty celebrated the 175th anniversary of that incorporation.

In 1851, Liberty was incorporated as a special charter city. That charter was amended in 1861 and, with few exceptions, provides the form of government enjoyed today. The City has operated under a council-administrator form of government since 1964.

Policymaking and legislative authority are vested in the City Council, which consists of a mayor and an eight-member council. The City Council is responsible for, among other things, passing ordinances, adopting the annual budget, appointing committees, hiring the City administrator and approving the appointment of department heads. The Council also has the power by state statute to extend its corporate limits by annexation, which is done when deemed appropriate by the Council. The Council is elected on a nonpartisan basis. Council members are elected to four-year staggered terms with four council members elected every two years. The City is divided into four council wards, with two members in each ward. One Council member from each ward is up for election every two years. The Mayor is elected to a two-year term. The City Council meets on the second and fourth Monday of each month in regular session and on the first and third Monday in "study or work session."

The City administrator is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City, and, subject to confirmation by the Council, appointing the heads of the various City departments.

Economic Condition And Outlook

The City of Liberty is a suburb located, 15 miles northeast of downtown Kansas City, Missouri encompassing approximately 29 square miles with a population of about 30,000 people. In the first century of its existence, the City experienced moderate growth and development. In recent years, Liberty has become part of the mainstream of urban expansion along the Interstate 35 corridor running north and south along the west boundaries of Liberty, as well as the Highway 152 corridor to the west. Highway 291 is another main north/south corridor through the City. Additional demographic and economic information is included in the Statistical Section of this report.

The City of Liberty is home to William Jewell College. Founded in 1849 as the first four-year men's college west of the Mississippi when a charter was granted by the Missouri legislature, it is now a nationally recognized co-ed, liberal arts college. The regional area is served by Liberty Hospital, which has emerged as a major health care provider in the metropolitan Kansas City area since its inception in the 1970s. The Liberty School District, recipient of numerous awards for excellence, serves a population of 66,000 and is 85 square miles of Clay County, which includes the entire City of Liberty, as well as sections of Kansas City North.

In 2009, Money Magazine named Liberty as one of the nation's best places to live. Twenty-ninth on their list of America's best small towns, Money Magazine commented on Liberty's clean, tree-lined college town atmosphere with historical districts and buildings listed on the National Register of Historic places. In 2011, this declaration was further validated by Family Circle Magazine listing Liberty as the third Best Towns and Cities for Families, Money Magazine/CNN ranking Liberty as the seventh Best Places to Live and being sixth on Missouri Life Top 10 Town list.

The Downtown Reconstruction project was completed in 2017. This project included improvements and enhancements to the current streetscape along with the replacement of more than 2,200 feet of water lines and 1,000 feet of sewer lines. It also included enhancements to pedestrian amenities as part of the revitalization of our Historic Downtown. More than 120 businesses located in the downtown area, including both retail and other business uses, will benefit from the completion of this project.

Liberty has six shopping centers located along major highways within the City. Other area industry consists of printing, metal fabrication, auto parts assembly, paperboard manufacturing, industrial wholesale and retail distribution. The 10 principal employers within the City are listed in the Statistical Section of this report.

Single family residential lots continue to be approved and constructed. Several new subdivisions have completed the necessary public improvements, subdivided into lots, and have begun building new single family homes. Homestead of Liberty, a new residential subdivision is under construction and has added 126 lots to the southern portion of town. Homestead Hills, with 121 single family lots was approved for the area south of Homestead in 2017. Riverwood, an infill site off of Conistor Street, has 22 maintenance provided lots. Timber Ridge is an in-fill project with 13 mission/craftsman style homes; Creekwood is a 12 lot continuation of an existing TND style neighborhood. All three of these in-fill projects are currently under construction. Lillian Hills, will add 35 single family homes as an extension of the Liberty Manor subdivision, that project is underway with the public improvements. At the end of 2018, the City Council approved a rezoning to allow a new 52 lot subdivision, Ella's Crossing, on the east portion of town near William Jewell College.

Multi-family projects continue to add a diversity of housing options to our community. Construction is complete on a 292 unit luxury apartment complex close to 291 Highway and a 48 unit senior housing project along Lightburne Road. A 204 unit market-rate apartment complex, a 191 unit senior housing complex, and a 38 unit project in the historic downtown area were additional multi-family projects approved since 2016.

The Liberty Hospital Healthy Living Community, Norterre, consisting of 22 acres in the north part of the city near Liberty Hospital, is a mixed-use development which began construction in 2016. The project is a mix of residential, medical office, retail and service use consisting of a four-story assisted living residence building, a six-story independent living building containing 200 residential apartment units, a four-story skilled nursing residence and a two-story Healthy Living Community Center.

In 2017, the community experienced a growth in Retail Development. Initiated in earlier years through a tax incremental financing plan, the City has three major retail project areas (Liberty Triangle, Roger's Plaza, Blue Jay Crossing and Liberty Commons) that are continuing to build out. In 2018, Blue Jay Crossing will see the addition of a new, a state of the art, expanded movie and event center owned by B&B Theaters. B & B Theaters is relocating from an older shopping center within the community. Further, North Haven Center, a newly created 7.5 acre commercial center on 291 Highway, gained approval in 2015 3 hotels, 2 of which are under construction. In 2014 a new TIF District was created at the location of the former Sears/Kmart center called Liberty Commons. The City partnered with RED Legacy to complete Liberty Commons, a 270,000 square foot retail and restaurant shopping center that will also include a 110 room hotel and specialty grocery store. Construction began in the fall of 2015 and the first round of stores opened in late 2016. At the end of 2018, Liberty Commons is approximately 98% leased; the complex is forecasted to generate \$65M in new retail sales for the City.

As a result of the City's incentive programs, Ford Stamping Plant completed construction in 2012 and was fully operational by the end of 2013; since then the plant has expanded twice including a 40,000 sq ft addition and today, a 357,000 sq ft addition that is under construction. LMV Automotive Systems, a supplier to Ford, has also completed construction on their 212,000 square foot facility and just completed a 250,000 square foot expansion to accommodate a GM auto supply contract. Holland, unfortunately, moved to another location; however the building has since been leased to Dakota Bodies. Dakota Bodies is an assembler of box add-ons to work trucks. An additional 400 jobs are expected to come to the Liberty Hallmark Distribution center. Combined, these plants will provide a total of 1,300 new jobs to the City.

The City worked with the Liberty Economic Development Corporation and the State of Missouri to designate an area within the City as a Certified Site. This will allow additional land for industrial and manufacturing development.

Building permit activity for the past 10 years is detailed in the Statistical Section.

The City approved a Chapter 353 Tax Abatement program for the downtown commercial district as well as a program for the surrounding residential area. The program has resulted in over \$1.3 million investment in the commercial area and over \$ 1.4 million in the residential district.

Binding the efforts of economic development, the City has previously developed and continues to implement a number of economic planning tools as resources allow. The Blueprint for Liberty Future Land Use Plan provides the direction for the growth and development of the community. The plan identifies the major goals and policies of the City Council relative to City services and infrastructure required to meet the demands of a growing city, while ensuring quality development and maintaining Liberty's special community character. The comprehensive plan addresses future land use, major street planning, parks and open space, and storm water management. The plan was amended in June 2006 to include the South Liberty Parkway Corridor Study, which was updated in 2016. This study has components that will assist the City as it considers future roadway projects, land use proposals, or economic development throughout the corridor. Also included are the Public Utilities/Facilities Plan, which identifies the system requirements for sanitary sewer, water distribution and fire protection services and a Street Master Plan which identifies the roadway network for future development activity. The City recently finalized the Parks and Recreation Trail System Plan.

Long-Term Financial Planning

Fiscal Year 2018 proved to be a promising year on the economic front. The City believes its revenue base within the General Fund is showing not only stabilization, but also providing growth opportunities within the Property, Sales Tax and Use Tax categories. This has allowed the City to provide modest employee adjustments, which is a positive occurrence after a few years of salary freezes. However, the City still must be focused on cost containment and sustainability efforts in order to meet fiscal priorities and service requirements to its residents and further prepare the City for long-term financial health and stability. Certain cost containment efforts begun in 2008 and are continuing through the current year. Staff will continue to evaluate and monitor salary and non-salary budgets throughout 2019 to ensure the City sustainability efforts are met.

For several years, the General Fund has been subject to significant turnover in its Public Safety departments, which caused an increase in overtime costs. These increases resulted in overall costs exceeding those respective budgets. This turnover was caused by uncompetitive salaries in the Public Safety sector when compared to other comparable cities. This level of turnover and high overtime expenditures has been a multi-year problem. Over the last number of years, an initiative to combat this service level/budgetary concern was being addressed through the efforts to obtain State of Missouri authorization to seek voter input on the implement a dedicated Public Safety Sales Tax, whose funding would be used to enhance salary stability within Public Safety. In 2016, the required State approval was secured and in April 2017, Liberty voters approved a ½-cent Public Safety Sales Tax. On an annual basis, the new tax will generate in excess of \$2.4 million and will allow the City to address not only uncompetitive salary levels, but future salary adjustments for our Public Safety staff. Starting in 2017, this new tax will relieve the General Fund of its requirements regarding future salary increases. The City has committed to maintain its historical 2016 expenditure base for Public Safety current salaries.

Further, 2018 Franchise Fee revenues for electricity and natural gas, being subject to weather fluctuations, did see actuals coming in over what was budgeted due to a colder winter and a much warmer summer than we have seen in more current years. To allow for conservatism, adjustments were made to the 2019 budget to account for these impacts. Overall the City is seeing a flattening of its Franchise Fee revenues attributable to cell phones and landlines. The 2019 budget contemplates that Telecom Franchise Fees are down primarily due to the shift from voice and text to more data usage. Telephone Franchise Fees are down due to the shift from land line usage to additional cell phone usage. With more people choosing online streaming to watch their favorite shows, Cable Franchise Fees will continue see a decline in 2019.

Lastly, in 2015 the State of Missouri implemented state-wide controls on how local municipal courts can issue tickets and collect associated fines. This has resulted in Court fines coming in less than budget since 2015. Further State actions were implemented in 2016 and 2017. For year-end 2018, it appears that court revenues have begun to level out since the 2015 changes that occurred. The City will continue to make adjustments for these State mandates in future years and have been accounted for in the 2019 budget.

While our newest retail development has assisted Liberty's overall financial resources, many traditional revenues are declining while demands for services continue to increase. Due to the reduced revenues from the above mentioned over the last several years, in 2018 the City sought voter approval on the implementation of a Use Tax at the rate of Liberty current City Sales Tax Rate of 3.375%. With the trend of online shopping growing every year, it is anticipated that sales tax revenues will decline, it is important to modernize our current revenue stream. The Use Tax appeared on the ballot in April 2018. Liberty voters approved the tax with 70% of voters voting yes. The tax was implemented in July 2018 and the city began seeing revenues in August 2018. Initially the Use Tax was conservatively estimated to generate \$750,000 annually for year end 2018 the City received \$980,000. It is forecasted that the Use Tax should generate about \$1.3M in 2019.

Due to the need to treat the fiscal condition as an ongoing interactive process, staff develops and shares fiscal forecasts with the Budget Committee on a regular basis. This committee was formed in 2009 to better facilitate elected official communication and coordination. A number of meetings and work sessions were held with the Budget Committee/City Council during 2018 to keep Council informed on revenue trends and to partner with Council on prioritizing any additionally required expenditure adjustments. The City is continuing these processes in fiscal year 2019.

The City of Liberty developed long-term financial planning models for all of its major funds. These planning tools extend for a 20-year period, with the first 5 years of the forecasts being the element that establishes Council spending priorities. Capital/infrastructure financial forecasting is segmented into near-term and long-term models. Utility enterprise operating requirements are supported by a forecasting model developed by consultants used to establish annual user rate assessments. General Fund and Parks Fund models were finalized in 2013 and presented to the full Council during a strategic planning retreat. In 2013, the City formally adopted a fund balance policy that requires the maintenance of a General Fund unassigned fund balance range of 18% to 22%, a 12% Parks Fund balance, a minimum of \$1.0M to be held in the CIP funds, and utility funds are to maintain a minimum 45-day unrestricted cash reserve. These planning models and policy guidance have been used in 2018 to better predict long-term implications of budgetary decisions. The City Council is committed to maintain the long-term viability of city operations and services to the community through effective fiscal planning.

In, 2018 Staff and the Budget Committee began working updating the debt management policy. The updated debt management policy will be implemented in early 2019. Staff and Budget Committee will continue working on and revising the current investment policy that will provide Council direction on these important operating elements.

Major Initiatives

The City continues to work with its community partners at The Liberty Chamber of Commerce and the Liberty Economic Development Corporation to make long-term investments for the public good. Complementing these efforts, the City's Economic Development Manager has focused on business development and retention. The City is making efforts to position itself in the expanding field of science and technology development, with priority on advanced automotive supply services, and has approved selective tax incentive policies to assist in these endeavors.

Attached to the economic development initiatives, Liberty has partnered with the City of Kansas City, Missouri and the Missouri Department of Transportation to implement major interstate intersection rehabilitation projects. With construction completed in 2013, the City now has two new I-35 interchange improvements (the Flintlock Flyover and M291/I35 projects), that are both designed to improve connectivity over Interstate 35 into Liberty. In 2014, construction began on another Liberty/Missouri Department of Transportation cost-share partnership project that will make significant improvements to the Interstate 35/Missouri Highway 69 interchange. Construction for this interchange, known as the Pleasant Valley Interchange, has been completed and now offers a significantly improved interstate access for south Liberty.

In 2018, available funds in the Economic Development Sales Tax Fund were used to finalize South Liberty Parkway Phase II. This project was completed and South Liberty Parkway Phase II was opened in September 2018. Now that this project is complete, this road system will link Interstate 35 on the west to Missouri Highway 291 on the east. This improvement, coupled with above mentioned items, will open up southern Liberty to significant development opportunities.

In 2019, these partnerships will continue, with the reconstruction of the I35/Kansas Street/M291 corridor. This project was approved in 2018 and construction is scheduled to begin early 2019. The Kansas Street Project is estimated to cost \$27.4M in which the City is responsible for paying \$5.8M of these costs. These costs will be paid for through the Economic Development Sales Tax Fund. MODOT is paying \$14.1M and \$1.5M coming from the City of Kansas City. The remaining \$6.0M is coming from grant (STP) funds received from MARC. This project is a MODOT managed project and is projected to be complete by August 2020.

In 2018, with the voter approved Use Tax, the funds projected to be generated from this tax will be used towards the completion of several projects throughout the City. One of those projects being the construction of a new animal shelter. The new shelter has a building footprint projected to be 7,297 square feet. Our current shelter is 1,245 square feet. Building a larger facility will allow for several amenities for citizens to enjoy; but most importantly it will allow for an increase in adoptions and will provide an enriching/safe environment for all animals housed within the shelter. The total cost for this shelter is project to be \$2.66M. The shelter is projected to be complete by August 2020.

Along with the animal shelter project, the Liberty Parks and Recreation department is planning multiple projects associated with the Use Tax in an estimated amount of \$3.5 million. The areas identified with these dollars are; Liberty City Park - \$2 million, Liberty Community Center - \$700,000 and 10 Neighborhood Parks - \$800,000. The Liberty City Park project will include an inclusive playground, splash pad, restrooms, trails, parking lots, shelters, along with infrastructure associated with such projects. The Liberty Community Center project will include a new indoor/outdoor fitness space, a family restroom, and outdoor pool zip line. The 10 Neighborhood Parks will be upgraded based on the neighbor's feedback during the neighborhood meetings. Some examples of these projects include; shade structure, pour-in-place surfacing, swings, playgrounds, water fountains, pickle ball courts and new park signs.

As with every year, a significant amount of time was spent completing the 2018 Water and Sewer Fund budgets. Several years back the City Council decided that it was appropriate to secure advice and guidance from knowledgeable Liberty residents in the form of a taskforce. The taskforce met for a 12-week period and offered recommendations to the City Council. Some of the recommendations accepted by Council were to address aging water meters, repair and replace existing infrastructure, and take over water treatment operations of the water plant. One significant recommendation was to study the economics of building and operating a Liberty wastewater treatment plant.

In November 2013 the City secured voter approval of the construction of our own Wastewater Treatment Facility. Citizens of Liberty were asked to approve the issuance of up to \$95,000,000 in sewer revenue bonds to allow for the separation of Liberty from the Kansas City treatment system. This was approved by over 90% of the voters.

The City was awarded federally subsidized low interest loan capacity through the Missouri Department of Natural Resources State Revolving Loan Program. This program is anticipated to save the City up to \$40 million in interest expenses and will further enhance the economics associated with building and operating a Liberty owned wastewater treatment plant. In early 2017, the construction of the facility was complete and fully operational treating all Liberty wastewater with the exception of a few homes. In 2018, Liberty paid \$164,000 to the City of Kansas City for the areas not treated by Liberty.

In 2018, the City had roughly \$4.3M in Salary and non - salary expenses, when comparing this to prior years, while the City of Kansas City was still treating Liberty's wastewater; Liberty would spend close to \$5.9M in salary and non-salary components of the budget. With the opening of the Liberty owned and operated waste water treatment plant in 2017 the City has seen substantial savings in annual expenses.

The City is embarking on an Automated Meter Infrastructure (AMI) project in 2019 with the end goal to replace outdated water meter infrastructure in the distribution system. AMI will provide the ability to remotely read meters and eliminate misreads and estimations. This total cost for the AMI project is estimated to be \$4.5M, which was borrowed with Special Obligation Bonds in 2018, and will be split between water and sewer funds.

Other Information

Independent Audit

City policy requires an annual audit to be made of financial statements of the various funds. The independent certified public accounting firm of **BKD, LLP** audited the financial statements contained in this report for the year ended December 31, 2018. The auditor's report on the basic financial statements is included in the financial section of this report.

Certificate Of Achievement

The GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Liberty, Missouri for its Comprehensive Annual Financial Report for the fiscal year ended December 31, 2017. The Certificate of Achievement of Excellence in Financial Reporting recognizes conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized CAFR, whose contents conform to program standards established by the GFOA. Such CAFR must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Liberty, Missouri has received a Certificate of Achievement consecutively since December 1986. We believe our current report continues to conform to the Certificate of Achievement program requirements and is being submitted to the GFOA for review.

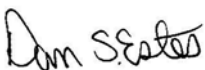
Acknowledgments

The services of a competent and dedicated finance department staff are responsible for preparing, reviewing and editing this report. Appreciation also is extended to the Mayor, City Council, City Administrator and other City staff for contributing to sound financial planning and economic restraint throughout the year.

Respectfully submitted,



Vicki McClure
Assistant Finance Director



Dan Estes
Assistant City Administrator/Finance Director



Government Finance Officers Association

**Certificate of
Achievement
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in Financial
Reporting**

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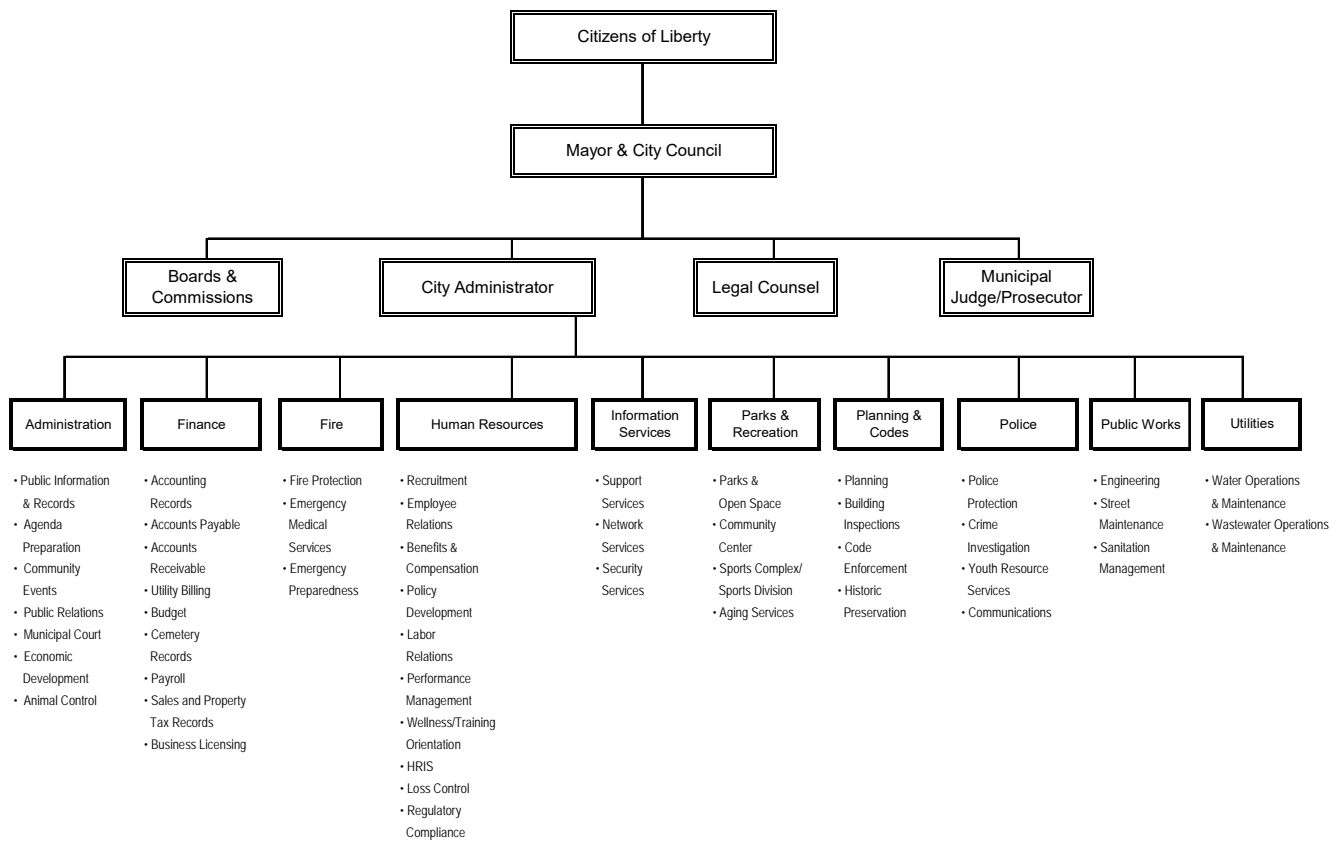
**City of Liberty
Missouri**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2017

Christopher P. Morrell

Executive Director/CEO



CITY OF LIBERTY, MISSOURI

LIST OF PRINCIPAL OFFICIALS

Elected Officials

Title	Name
Mayor	Lyndell Brenton
Council Member, First Ward	Paul Jenness
Council Member, First Ward	Harold Phillips
Council Member, Second Ward	Greg Duncan
Council Member, Second Ward	Rae Moore
Council Member, Third Ward	Kevin Graham
Council Member, Third Ward	Jeff Watt
Council Member, Fourth Ward	Michael Hagan
Council Member, Fourth Ward	Gene Gentrup

Appointed Officials

Municipal Court Judge	Thomas C. Capps
Municipal Prosecutor	Thomas C. McGiffin
City Administrator	Curtis C. Wenson
Assistant City Administrator/Finance Director	Dan Estes
Deputy City Clerk	Janet Pittman
Economic and Business Development Manager	Karan Johnson
Fire Chief	Mike Snider
Human Resources Director	Amy Blake
Informational Services Director	Tony Sage
Parks and Recreation Director	BJ Staab
Police Chief	James Simpson
Public Works Director	Andy Noll
Utilities Director	Brian Hess

Financial Section

Independent Auditor's Report

The Honorable Mayor and
Members of the City Council
Liberty, Missouri

Report On The Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Liberty, Missouri (the City) as of and for the year ended December 31, 2018 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility 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; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City as of December 31, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1 to the financial statements, in 2018, the City adopted GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison and pension and other postemployment benefit information listed in the table of contents 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Combining and Individual Fund Statements and Schedules, Introductory Section and Statistical Section, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Honorable Mayor and
Members of the City Council

The Combining and Individual Fund Statements and Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 Combining and Individual Fund Statements and Schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section and statistical section have 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 them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2019, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

BKD, LLP

Kansas City, Missouri
June 27, 2019

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Management's Discussion And Analysis

CITY OF LIBERTY, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2018

We offer those interested in the financial statements for the City of Liberty, Missouri (the City) this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2018 with selected comparative information for the fiscal year ended December 31, 2017. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$64,187,840 (net position). Of the assets that may be used to meet the government's ongoing obligations to citizens and creditors (unrestricted net position), the City had a deficit amount of \$34,198,983. This is predominately due to the recording of certain Tax Incremental Financing (TIF) debt obligations in which the City must record the debt liability, but has no offsetting assets.
- The City's total net position increased by \$9,454,066. Of this amount, \$5,644,302 was from the City's "governmental activities" and \$3,809,764 was from the "business-type activities." The majority of the "governmental activities" increase is due to the increase revenues attributable to voter approval in 2018 of a Use Tax. The majority of the "business type activities" increase is due to the operation of our Wastewater Treatment Facility.
- As of the close of this current fiscal year, the City's governmental funds reported combined ending fund balances of \$28,461,249; a decrease of \$8,472,281 in comparison with the prior year. This decrease is primarily due to usage of prior year bond proceeds for TIF projects and planned draw down of certain City Capital Funds applicable to road infrastructure projects.
- Approximately \$3,994,471 (14.0%) of the combined governmental fund balances of \$28,461,249 is available for spending at the government's discretion (unassigned fund balance).
- At the end of the current fiscal year total fund balance for the General Fund was \$4,612,595 or approximately 24% percent of total General Fund revenues.
- The City had a net increase in debt totaling \$7,401,632 during the current fiscal year. Additions to debt including bond premiums totaled \$19,996,496. This increase was offset by 2018 retirements of \$8,698,412 and \$3,389,500 with the refunding of TIF Bonds Series 2007 in 2018. This increase in debt is primarily attributable to the issuance of the 2018 Special Obligation Bonds. The 2018 Special Obligation Bonds will provide support for various capital projects throughout the City, including the construction of a new animal shelter, enhancements/improvements to neighborhood parks and community center, provide funding for the I35/M152/M291 Projects and total replacement of our water meters throughout the City.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Management's Discussion and Analysis (*Continued*)

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements include the statement of net position and the statement of activities. These statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business. Both government and business-type activities are included in this analysis of government-wide financial statements.

The statement of net position presents information on all of the City's assets, deferred outflow of resources, liabilities and deferred inflow of resources, with the difference between the sum of assets and deferred outflow of resources minus the sum of liabilities and the inflow of resources is reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (*e.g.*, uncollected taxes and earned, but unused, vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, culture and recreation, cemetery maintenance, and community development and improvement. The business-type activities of the City include water, sewer and sanitation.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate entity, the Liberty, Missouri Public Facilities Authority (PFA), for which the City is financially accountable. The PFA, although legally separate, functions for all practical purposes as a department of the City and, therefore, has been included in the PFA Fund and the PFA Construction Fund because of its significant operational or financial relationship with the City.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Management's Discussion and Analysis (*Continued*)

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains a total of 45 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Parks Fund, Liberty TIF Fund and the Economic Development Sales Tax fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary Funds

The City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains 3 enterprise funds. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water Fund and Sewer Fund as these are considered to be major funds of the City. Data from the other enterprise fund, the Sanitation Fund, is in a single presentation as it is the only non-major fund.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has 1 type of fiduciary fund: Agency Fund.

Notes To Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's budgetary comparison schedules.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (Continued)

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$64,187,840 at the close of the fiscal year ended December 31, 2018. The following table reflects a condensed statement of net position.

Net Position

	Governmental			Business-Type		
	Activities			Activities		
	2018	2018	Total 2018	2017	2017	Total 2017
Current and other assets	\$ 38,933,233	\$ 19,853,193	\$ 58,786,426	\$ 47,306,289	\$ 14,274,307	\$ 61,580,596
Capital assets, net	90,452,724	129,904,824	220,357,548	70,979,103	129,775,022	200,754,125
Total Assets	129,385,957	149,758,017	279,143,974	118,285,392	144,049,329	262,334,721
Deferred Outflows Of Resources	2,727,151	356,711	3,083,862	3,220,995	573,197	3,794,192
Current liabilities	8,697,459	6,408,655	15,106,114	9,836,586	6,535,603	16,372,189
Noncurrent liabilities	107,847,018	86,072,668	193,919,686	103,224,469	84,535,718	187,760,187
Total Liabilities	116,544,477	92,481,323	209,025,800	113,061,055	91,071,321	204,132,376
Deferred Inflows Of Resources	8,707,353	306,843	9,014,196	7,032,407	34,407	7,066,814
Net position:						
Net investment in capital assets	47,276,514	41,596,924	88,873,438	36,755,618	43,260,889	80,016,507
Restricted	6,959,443	2,553,942	9,513,385	5,455,901	2,566,120	8,022,021
Unrestricted	(47,374,679)	13,175,696	(34,198,983)	(40,798,594)	7,689,789	(33,108,805)
Total Net Position	\$ 6,861,278	\$ 57,326,562	\$ 64,187,840	\$ 1,412,925	\$ 53,516,798	\$ 54,929,723

The City's combined net position increased by \$9.5 million in 2018 from \$54.7 million in 2017 to \$64.2 million. This favorable activity is primarily found within the Governmental Activities (\$5.6 million) and is primarily attributable to an increase in general government revenues and operating with revenues received. The increase in the City's Business-Type Activities (\$3.8 million) is directly attributable to continued efficiencies resulting from the operation of a City owned wastewater treatment plant compared to prior year's processes of contractual sewer treatment and positive activities of the Water Fund.

An additional portion of the City's net position of \$9.5 million or 14.82% of the total net position represents resources that are subject to external restrictions on how they may be used. The total unrestricted net position resulted in a deficit of \$34.2 million, representing an increase in the deficit of \$1.1 million. This is predominately due to the recording of certain TIF debt obligations in which the City must record the debt liability, but has no offsetting assets.

By far, the largest portion of the City's net position, \$88.9 million reflects its net investment in capital assets (e.g., land, buildings, machinery and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens. Consequently, these assets are not available for future spending. Although the City's

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (Continued)

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.

The City's \$64.2 million in net position is comprised of \$88.9 million of net investment in capital assets, \$9.5 million in restricted net position to be used for capital projects, debt service and other purposes, and a deficit of \$34.2 million in unrestricted net position. Total net position increased by \$9.5 reflecting 17.3% growth during the current fiscal year.

The following table reflects the changes in net position of the City's activities for the years ended December 31, 2018 and 2017:

City Of Liberty's Changes In Net Position

	Governmental Activities 2018	Business-Type Activities 2018	Total 2018	Governmental Activities 2017*	Business-Type Activities 2017*	Total 2017*
Revenues:						
Program revenues:						
Charges for services	\$ 4,854,762	\$ 16,664,365	\$ 21,519,127	\$ 4,697,609	\$ 15,702,775	\$ 20,400,384
Operating grants and contributions	730,181	-	730,181	470,199	-	470,199
Capital grants and contributions	2,030,070	1,471,690	3,501,760	444,576	563,413	1,007,989
General revenues:						
Property taxes	7,201,489	-	7,201,489	6,201,587	-	6,201,587
Franchise taxes	3,595,312	-	3,595,312	3,466,868	-	3,466,868
Sales and use taxes	22,269,931	-	22,269,931	17,666,243	-	17,666,243
Other taxes	1,539,399	-	1,539,399	1,458,358	-	1,458,358
Investment earnings	446,801	337,985	784,786	307,153	202,157	509,310
Other	1,478,632	137,523	1,616,155	1,555,418	87,080	1,642,498
Total Revenues	44,146,577	18,611,563	62,758,140	36,268,011	16,555,425	52,823,436
Expenses:						
General government	5,841,114	-	5,841,114	5,223,137	-	5,223,137
Community development and improvement	3,353,557	-	3,353,557	3,947,731	-	3,947,731
Public works	7,162,689	-	7,162,689	5,644,445	-	5,644,445
Culture and recreation	5,285,780	-	5,285,780	5,888,852	-	5,888,852
Cemetery maintenance	46,984	-	46,984	58,493	-	58,493
Public safety	12,614,311	-	12,614,311	11,605,212	-	11,605,212
Interest on long-term debt	4,197,840	-	4,197,840	3,772,079	-	3,772,079
Water	-	5,668,706	5,668,706	-	5,322,160	5,322,160
Sewer	-	7,457,999	7,457,999	-	6,189,447	6,189,447
Sanitation	-	1,675,094	1,675,094	-	1,605,176	1,605,176
Total Expenses	38,502,275	14,801,799	53,304,074	36,139,949	13,116,783	49,256,732
Change In Net Position	5,644,302	3,809,764	9,454,066	128,062	3,438,642	3,566,704
Net position, beginning of year as previously reported	1,412,925	53,516,798	54,929,723	1,284,863	50,078,156	51,363,019
Adjustment for restatement	(195,949)	-	(195,949)	-	-	-
Net position, beginning of year, as restated	1,216,976	53,516,798	54,733,774	1,284,863	50,078,156	51,363,019
Net position, end of year	\$ 6,861,278	\$ 57,326,562	\$ 64,187,840	\$ 1,412,925	\$ 53,516,798	\$ 54,929,723

* 2017 was not restated for adoption of Government Accounting Standards Board (GASB) Statement No. 75, as it was not practical to do so.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

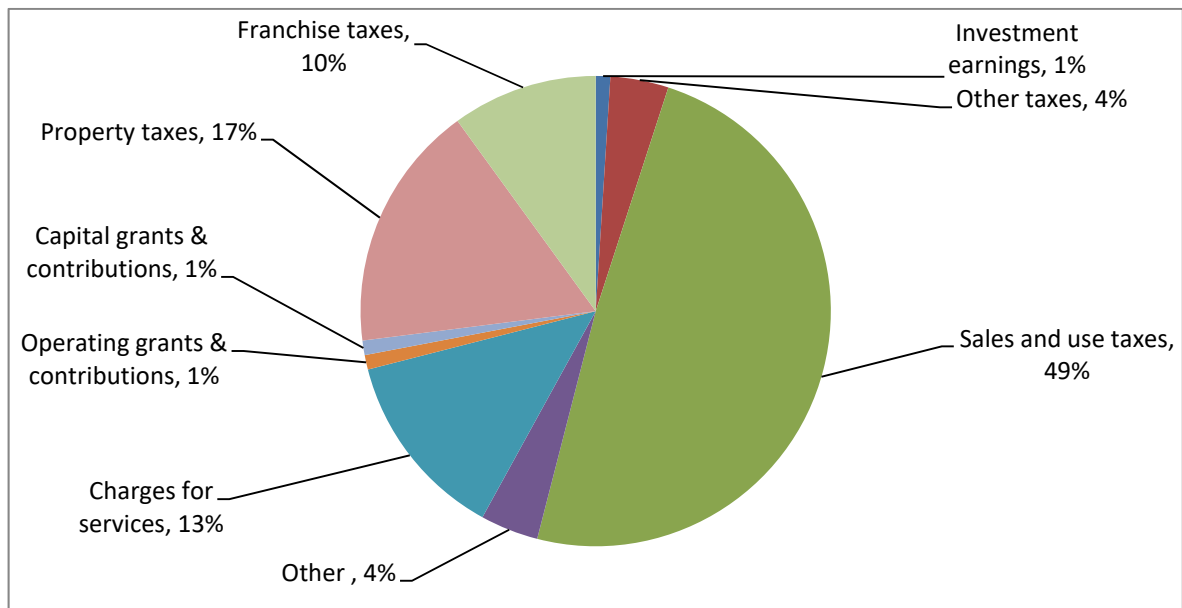
Governmental Activities

Governmental activities increased the City's total net position by \$5,644,302 accounting for 60% of the total 2018 increase in the total net position of the City. This increase is primarily attributable to an increase in charges for services, operating and capital grants, property taxes, other taxes and sales/use taxes along with management operating within forecasted revenues and controlling expenses.

Revenues applicable to Governmental Activities increased by \$7,878,566 to \$44,146,577 and represents a 21.72% increase from the prior year. Property taxes totaled \$7,201,489 which was an increase of \$999,902 predominantly due to greater collectability of personal property taxes and increase valuations attributable to commercial retail property adding to the tax roll. Preliminary 2019 information shows an increase in 2018 valuation in the amount of \$29.6 million, which will speak to additional collections. City franchise fees held relatively constant at \$3,595,312 with slight increase attributable to a more average summer and winter weather pattern. Also in 2018, the City continues to see a slight decline in cell phone and cable franchise fee revenue. Sales and use tax revenue increased by \$4,603,688 to \$22,269,931 and is attributable to retail growth and the opening of Liberty Commons Shopping district and inclusion on a partial year basis revenues from the new Use Tax Sales Tax that was voter approved in April 2018. Charges for services increased by \$157,153 in 2018 for total revenues of \$4,854,762.

Governmental activities expenses increased \$2,362,326 for the 2018 fiscal year when compared to 2017. The increase is attributable to the City implementation of a 3% salary adjustment and other compensation related items that impacted all Governmental Funds.

The following table reflects the revenues by source for the City's governmental activities for the year ended December 31, 2018.



CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

The following table shows expenses and program revenues of the governmental activities for the years ended December 31, 2018 and 2017:

	Total Cost Of Service		Net Cost Of Service	
	2018	2017	2018	2017
General government	\$5,841,114	\$5,223,137	(\$5,579,074)	(\$5,019,238)
Community development and improvement	3,353,557	3,947,731	(3,353,557)	(3,947,731)
Public works	7,162,689	5,644,445	(5,132,619)	(5,199,869)
Culture and recreation	5,285,780	5,888,852	(2,104,996)	(2,929,476)
Cemetery maintenance	46,984	58,493	(14,280)	(36,123)
Public safety	12,614,311	11,605,212	(10,504,896)	(9,623,049)
Interest on long-term debt	4,197,840	3,772,079	(4,197,840)	(3,772,079)
Total	\$38,502,275	\$36,139,949	(\$30,887,262)	(\$30,527,565)

Expenses from governmental activities totaled \$38,502,275; however, net costs of these services were \$30,887,262. The difference of \$7.615 million represents direct revenues received from charges for services (\$4.855 million), operating grants and contributions (\$0.730 million), and capital grants and contributions (\$2.030 million). Taxes and other revenues in the amount of \$36,531,564 were collected to cover these net costs.

Business-Type Activities

Business-type activities increased the City's net position by \$3,809,764.

The Water Fund recorded an increase of \$1,557,298 in the net position for the year. Revenues from user fees were \$6,009,942 and showed an increase amount of \$609,815 or 11.3% in 2018. The City implemented a 4.3% water rate increase at the beginning of 2018. In 2018, water usage was higher primarily due to a warmer summer season and dryer summer season when compared to previous summer seasons. Operating expenses for 2018 were \$5,627,300 which increased by \$353,499 from 2017. The increase is attributable to the City implementation of a 3% salary adjustment and other compensation related items that impacted all Business-Type Funds.

Depreciation expense increased by \$49,886 and is due to additional capital investment in the system. The Water Fund's operating income increase was \$309,787 in 2018. This amount is primarily due to more warmer summer weather temperatures and lower rainfall amounts in 2018. To ensure operating income remains positive and not in a deficit status, the City implemented a 4.3% water rate increase in 2018.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

The Sewer Fund recorded an increase of \$2,223,069 in net position for the year. Revenues from user fees increased by \$319,872 or 3.7% when compared to 2017 revenues. Operating expenses slightly increased \$155,904 or 2.8%. The increase is attributable to the City implementation of a 3% salary adjustment and other compensation related items that impacted all Business-Type Funds.

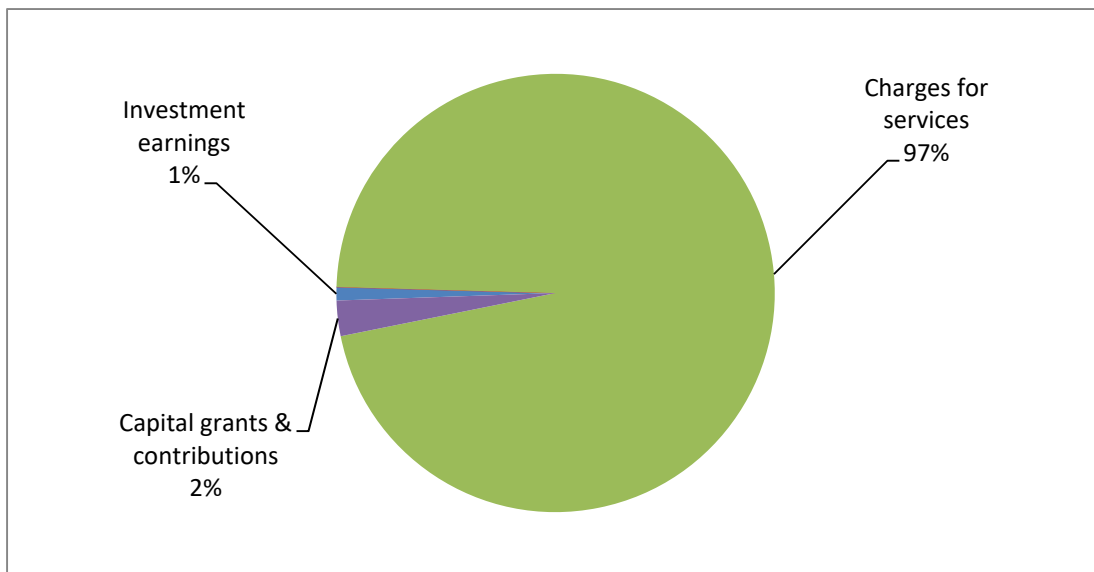
Depreciation expense increased by \$253,517; this is primarily due to the completion of the construction of the Waste Water Treatment Facility in 2017. Operating income for the Sewer Fund was a positive \$3,141,209 at December 31, 2018, an increase of \$160,938 when compared to the total operating expenses earned in 2017.

Net position increased by \$2,223,069 and is due to improved operations in the Sewer Fund. To address future income generation, the City implemented a 5.64% sewer rate increase in 2018.

The Sanitation Fund recorded an increase in net position of \$29,397 for 2018. Revenues of \$1,702,340 increased over the 2017 revenues of \$1,670,435. Expenses for 2018 increased \$69,918 or 4.4% over expenses for 2017 and is in line with sanitation hauler contract increases.

The following table reflects the revenues by source for the City's business-type activities for the year ended December 31, 2018:

Revenues By Source - Business-Type Activities



CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

Total business-type activities' revenue for fiscal year 2018 was \$16,801,888 with charges for services (99.2%) being the major revenue source. All revenue of \$16,801,888, with the exception of \$337,985 received from investment earnings and \$1,471,690 in Capital Contributions, was generated for specific business-type activity expenses. In the previous year, revenue for business-type activities was \$15,789,855.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2018, the City's governmental funds reported combined ending fund balances of \$28,461,249 reflecting a decrease of \$8,472,281 from the previous year. This decrease is primarily attributable to the Economic Development Sales Tax Fund (\$13,206,985) for the completion of the South Liberty Phase II Project. Of this total, approximately 14% of this total amount \$3,994,471 constitutes unassigned fund balance, which is available for spending at the government's discretion. The remaining \$24,466,778 of fund balance is as follows: (1) non-spendable (\$1,167,661) which is inventories, prepaid insurance and permanent fund principal and (2) restricted (\$23,299,117).

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$3,994,471 with total fund balance at \$4,612,595. Total fund balance increased by \$1,233,663 over the previous fiscal year fund balance. Revenues increased by \$2,022,635 in 2018 and are primarily the result of increases in Sales Tax, Use Tax collections and an increase in Miscellaneous Revenue. Expenditures showed an increase of \$731,254. Other financing sources showed a decrease of \$327,444 from the 2017 amount of \$1,792,887. This is primarily due to a decrease in the issuance of long-term debt and increase of transfers in.

In 2018, the City saw a significant increase in sales tax revenues when the Liberty Commons retail center opened in 2017. Additionally, in April 2018, the voters approved a 3.375% Use Tax which will provide future support for General Fund and Parks Fund operation support and will also be a funding source for capital projects throughout the City.

As a measure of the General Fund's liquidity, it may be useful to review the City's total fund balance to total fund revenues. The ending Fund Balance for 2018 is calculated at 24% (rounded) of total General Fund revenues.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

The City recognizes the need for a fund balance that can adequately absorb any temporary downturns in economic events so as to avoid changes and reductions in service levels. The City revised its fiscal policy on fund balance in 2013. That policy established the requirement to maintain its General Fund unassigned fund balance at 20% of revenues, with normal fluctuations of said percentage to range from 18% to 22%. In 2018, the fund balance policy was exceeded within the General Fund.

The Park Fund had a fund balance of \$557,816 at December 31, 2018. This represents an increase of \$71,539 over the previous year fund balance. Revenues increased by \$141,757 or 4.1% and expenditures decreased by \$489,830 or 10.4% when compared to 2017. Total fund balance represents 15% (rounded) of 2018 revenues. This exceeds the level required by policy of 12%. Transfers in from the Park Sales Tax Fund decreased by \$246,965. Of this amount, \$49,000 is transferred to the General Fund to help support Public Relations staff and IT services.

The Economic Development Sales Tax Fund had a fund balance of \$1,273,430 at December 31, 2018. The Economic Development Sales Tax revenues are used to support projects and Special/General Obligation Bond payments related to SLP Phase II, Downtown Reconstruction projects and the Kansas Street/ M291 Project that will begin in 2019. Project expenditures that occurred in 2018 were \$21,481,525 with the remaining expenditures occurring in 2019. Based on the level of ongoing sales tax collections, it is believed this fund will continue to be categorized as a major fund in future years.

Although the Capital and Transportation Sales Tax Funds were not categorized as major funds in 2018, they both continue to be combined together with the Economic Development Sales Tax Funds to provide the City with its Road Infrastructure Capital Improvement Plan. By policy, the fund balance requirement for the CIP is to maintain at least a \$1.0 million balance. In 2018, and on a combined basis, this policy level was exceeded.

The Liberty TIF Fund has a fund balance of \$7,948,504 at year end 2018, which is a decrease of \$305,719 from the 2017 balance of \$8,254,223. This decrease in fund balance is the result of the refinancing of the 2007 Series Bonds in 2018.

Management's Discussion and Analysis (*Continued*)

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water Fund at the end of the year was \$3,798,905. The Sewer Fund showed an unrestricted net position of \$9,280,778 this is primarily due to an increase of Capital Assets and additions to debt related to the completion of the Waste Water Treatment Facility, and the Sanitation Fund was positive at \$96,013. The increase in unrestricted net position when compared to 2017 was \$1,535,953 for the Water Fund, \$3,920,557 for the Sewer Fund and \$29,397 for the Sanitation Fund representing a total unrestricted increase for the proprietary funds of \$5,485,907. For the year ended 2018, the ending net position totaled \$57,326,562.

In the past, the Water and Sewer Funds did not meet bond requirements, which put demands on the General Fund that would, if not addressed, impair future general governmental activities. In 2009, the City engaged a consulting firm to review the Water and Sewer Funds. The consulting firm, together with the City Council Budget Committee, worked with staff on fiscal matters concerning the Water and Sewer Funds. It was understood by Council and staff that a five-step action program would be implemented starting in 2009 to correct these operational problems. The steps include:

1. Achieve 100% bond coverage
2. Secure funding for infrastructure rehabilitation backlog
3. Comply with 120% bond covenant requirement
4. Implement depreciation component in rates for needed repairs
5. Maintain 45-day reserve balance for emergencies

This step approach has required a multi-year commitment by the City. Focus has been on setting appropriate user rates and finding operating efficiencies to reduce expenses. In 2011, the City met bond coverage requirements and started generating additional income for infrastructure improvements. Since 2011, the City has implemented necessary user rate increases and has maintained the necessary bond coverage requirements.

The City is responsible for water production and distribution. In 2017, the City implemented a 3.7% rate increase to its water user rates. In addition, the City maintained a flat \$2.00 per month "Infrastructure Improvement Maintenance Fee" that is billed to each customer. Due to a more seasonal summer, these actions resulted in positive net operating income of \$517,244 in 2018. Taking a pro-active approach the City implemented a 4.3% water rate increase in 2018 to ensure we would not have a negative operating income like the City saw in past years.

Sewer services reflect only collection of sewage. In April 2017, with the completion of the Wastewater Treatment Facility, Liberty began operating its own treatment facility. This allowed Liberty to budget expenses based on known debt service and operation treatment costs rather than relying on the hard to predict rate increases that had been previously implemented by Kansas City, Missouri.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

To address increased costs, Liberty has increased its sewer user rates, as required. In 2018, the City implemented a 5.64% increase. These actions generated \$8,955,004 in operating revenues. This reflects a \$319,872 increase over 2017 results of \$8,632,213. Total operating expenses were \$5,813,795 or \$155,904 more than 2017 amounts of \$5,657,891. This increase is primarily due to

Liberty's ability to operate their own wastewater treatment facility. Kansas City, Missouri (KCMO) will continue to treat about 144 houses for Liberty; specifically, houses located on the west side of town. Liberty will continue to pay KCMO an estimated amount of \$160,000 a year for these houses. Net operating income for 2018 was \$3,141,209.

The City contracts for its solid waste disposal and records those associated revenues and expenses within the Sanitation Fund. As rates for that service have and will increase at approximately 3.5% a year. In 2018, the City implemented a 4.5% rate increase in its Sanitation user rates. The City believes this will allow future rate increase to closely parallel the cost of service increase.

The output of this multi-year commitment has been positive as shown in the improvement of the Proprietary Funds' net position. In addition, and as indicated in the accompanying footnotes, the City is able to report that required bond coverage levels were met in both the Water Fund and Sewer Fund in 2018.

GENERAL FUND BUDGETARY HIGHLIGHTS

Differences between the final budget and 2018 actual can be summarized as follows:

In 2018, final expenditures for the General Fund were \$19,199,374 representing a favorable \$358,162 variance from the final budget of \$19,557,536. The major contributor to the favorable variance is found in the public safety, in the amount of \$400,457 and is primarily the result of under-expenditures within City non-salary and capital accounts. Additionally, the loss control insurance fund saw a favorable balance of \$54,150.

Actual revenue for the General Fund was \$18,967,594 representing a favorable \$1,170,014 variance from the final budget of \$17,797,580. Taxes played as a major contributor to the bottom line having a favorable variance of \$1,464,122. This favorable variance is due to the implementation of the voter approved Use Tax that became effective in July 2018. Although there is a favorable variance in 2018, franchise fee taxes continue to see declines, specifically in telephone, cable tv and cell phone franchise fees. Revenues from these franchise contributors saw a decrease of \$0.102 million when comparing final 2018 budgets to 2018 actuals. This was primarily due to a cooler than normal summer and a warmer than normal winter. Additionally, Municipal Court fines had an unfavorable balance of \$142,320 and are due to the State of Missouri implementing controls on municipal courts during the 2017 Fiscal Year.

Other financing sources closed out at \$1,465,443. With the 2018 budget set at \$1,517,470 a favorable variance of \$52,027. This is primarily due to the lease and bond proceeds received for the 2017 Capital Lease and Special Obligation Bonds that were received in 2017.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

Required Statutory Disclosure

State law requires the City to annually calculate the percentage of its general revenue that comes from traffic violations. In the current year, the City has reported fines of \$286,644 which includes traffic violations and other additional items. This amount is approximately 1.5% of total general revenues of \$18,967,594 and, accordingly, the City believes that they are in compliance with the requirements of the statute.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of December 31, 2018 amounts to \$219,935,782 (net of accumulated depreciation). This investment in capital assets includes land, construction-in-progress, buildings and systems, improvements other than buildings, wastewater treatment plant, vehicles, machinery and equipment, and infrastructure. The total increase in the City's investment in capital assets for the current fiscal year was \$19.2 million or an increase of 9.6%. Capital assets for governmental activities increased by \$20 million and those for business-type activities decreased by \$0.370 million.

Major capital assets purchased during the current fiscal year included the following:

- Police Vehicles and Equipment- \$0.150 million
- Major Road Projects - \$13.06 million (South Liberty Parkway Phase II); \$0.323 million (Downtown Reconstruction); \$6.370 million (I35/M152/M291 Project)
- Parks Projects - \$0.357 million
- City wide computer equipment - \$0.263 million

Management's Discussion and Analysis (*Continued*)

City Of Liberty's Capital Assets

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Land	\$ 2,020,148	\$ 1,969,968	\$ 840,677	\$ 840,677	\$ 2,860,825	\$ 2,810,645
Construction-in-progress	31,484,656	14,303,762	1,521,895	405,700	33,006,551	14,709,462
Buildings and system	14,940,037	14,607,087	10,535,683	10,446,867	25,053,954	25,053,954
Vehicles	8,555,838	7,612,095	2,648,518	2,261,223	11,204,356	9,873,318
Improvements other than buildings	13,076,322	11,622,304	199,443	194,143	13,275,765	11,816,447
Wastewater treatment plant	-	-	78,336,254	78,336,254	78,336,254	78,336,254
Machinery and equipment	13,837,159	13,439,064	12,760,062	12,551,063	26,597,221	25,990,127
Infrastructure	58,617,034	55,542,373	63,900,998	62,019,191	122,518,032	117,561,564
Accumulated depreciation	(52,078,470)	(48,117,550)	(40,838,706)	(37,280,096)	(92,917,176)	(85,397,646)
Total	\$ 90,452,724	\$ 70,979,103	\$ 129,904,824	\$ 129,775,022	\$ 219,935,782	\$ 200,754,125

These capital assets are funded by traditional bond financing, special obligation bonds, lease purchases, impact fees and user charges. Additional information on the City's capital assets can be found in Note 3 of this report.

Long-Term Debt

At the end of the current fiscal year, the City had total debt outstanding of \$192,854,334. Of this amount, \$20,840,000 comprises debt backed by the full faith and credit of the government. Please note: The City plans to pay the debt on these general obligation bonds through capital, economic development and transportation sales tax sources and does not expect to issue any property tax debt levies. The remainder of the City's debt represents bonds secured solely by specified revenue sources (*i.e.*, revenue bonds).

City Of Liberty's Outstanding Debt, General Obligation And Revenue Bonds

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
Special obligation bonds	\$ 31,977,146	\$ 22,090,172	\$ 4,502,854	\$ 69,828	\$ 36,480,000	\$ 22,160,000
Capital leases	2,351,062	3,086,704	139,272	202,588	2,490,334	3,289,292
General Obligation bonds	20,840,000	22,020,000	-	-	20,840,000	22,020,000
TIF bonds	49,500,000	51,800,000	-	-	49,500,000	51,800,000
MDNR loan payable	-	5,414	-	-	-	5,414
SRF bonds	-	-	80,004,000	81,877,996	80,004,000	81,877,996
Revenue bonds	-	-	3,540,000	4,300,000	3,540,000	4,300,000
Total	\$ 104,668,208	\$ 99,002,290	\$ 88,186,126	\$ 86,450,412	\$ 192,854,334	\$ 185,452,702

During the current fiscal year, the City's total debt increased by \$7,401,632 or 4.0%. This increase is primarily due to the issuance of the 2018 Special Obligation Bonds. In 2018, the total debt within the City's governmental activities saw a net increase of \$5,665,918. This increase is primarily due to the issuance of the 2018 Special Obligation Bonds. Additional information on the City's long-term debt can be found in Note 4 of this report.

Management's Discussion and Analysis (*Continued*)

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND RATES

Based on 2018 end-of-year activity, it is anticipated that 2019 General Fund revenues will show stability and has been conservatively budgeted. The overall 2019 General Fund budget shows total revenues of \$18,313,410. Other financing sources are established at \$850,000 and transfers in from other funds provide \$1,230,420, for a total available 2019 funding of \$20,393,830.

Property taxes for 2019 are budgeted at \$4,352,460 or \$350,082 lower than 2018 actual revenues. The City Council established the 2018 general levy rate at \$0.9648 per \$100 assessed valuation, which is slightly higher than the 2017 rate of 0.9640. This rate will be applied to a higher 2018 assessed valuation to produce a slight increase of current 2018 revenue over that earned in 2017. Valuations for 2018 were calculated to be \$516,041,962 or \$2,881,941 higher than 2017.

Sales tax revenue is budgeted at \$6,097,820, slightly above the budget for 2018 and due to increased business in the Liberty Triangle TIF areas and Liberty Commons retail center, increased revenue from motor vehicle sales and the implementation of the voter approved Use Tax. Franchise fees have been budgeted at \$3,605,000 for 2019, a decrease of \$20,500 from 2018 budget. The decrease in Franchise fees is primarily due to a decrease in Cell phone revenue, decreased cable franchise fees. The budgeted amounts for Electrical Franchise fees are based on an anticipated normal summer temperature event and this franchise fee revenue is anticipated to remain level at \$2.2 million. Fees attributable to charges for services are expected to increase by \$293,352 in 2019 when compared to 2018 actuals.

General Fund expenditures and transfers are projected to total \$20,391,160 compared to the 2018 close-out of \$19,170,174. This represents a \$1.316 million increase from 2018 budget. Employee salary and fringe benefit costs are budgeted at \$671,949 higher for a 2019 total of \$15,601,089. This is due to the City providing a 3% salary adjustment and anticipated increases in health insurance costs and does reflect full City staffing for the entire year. It is also important to note that this number includes additional Police and Fire personnel and fringe benefit costs. These costs are offset from a deduction from the Public Safety Sales Tax Fund. For 2019 it is estimated that \$1,531,340 be deducted from the General Fund salary and benefit costs to cover the additional Police and Fire staff. Non-salary expenditures increased less than 1% in the 2019 budget due to anticipated small increases for minor computer equipment purchases and funding for further development support expenditures. Capital acquisitions within the General Fund are budgeted at \$2,108,660. This reflects anticipated expenditures for City computer equipment and replacement of Police vehicles.

Based on programmed actions for 2019, the City anticipates a balanced General Fund budget, with fund balance being maintained within policy ranges. The City will continue to react to ongoing changes in the local economy and respond accordingly.

All improvements described earlier in this communication have been maintained and expanded in 2019. User rates were increased in both the Water and Sewer Funds. Water rates were increased by 1.0% and sewer rates were adjusted upward by 5.64% and sanitation rates were increased by 4.3%.

CITY OF LIBERTY, MISSOURI

Management's Discussion and Analysis (*Continued*)

The 2019 Park Department budget was developed with no expansion of services in mind. Although property taxes have stayed relatively flat, sales tax revenues are anticipated to increase. With the revenues received from the voter approved Use Tax, the Parks will enjoy some much needed upgrades and enhancements to many of their neighborhood parks and community center. The Use tax is projected to bring in \$1.35 million in revenue for 2019. The Parks Department will continue to monitor their budgets for any potential issues that may arise. The department has been able to continue to streamline operation expenditures to maintain a balanced budget.

All of these factors were considered in preparing the City's budget for the 2019 fiscal year.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Dan Estes, Assistant City Administrator/Finance Director, City of Liberty, P.O. Box 159, Liberty, Missouri 64069

Basic Financial Statements

CITY OF LIBERTY, MISSOURI

STATEMENT OF NET POSITION
December 31, 2018

	Governmental Activities	Business-Type Activities	Total
Assets			
Current Assets			
Cash and investments	\$ 16,369,474	\$ 14,397,588	\$ 30,767,062
Receivables:			
Taxes	11,464,186	—	11,464,186
Special assessments	—	284	284
Accounts	2,542,132	2,256,194	4,798,326
Accrued interest	92,303	116,215	208,518
Due from other governments	98,424	—	98,424
Inventory	30,725	179,532	210,257
Prepaid expenses	692,862	156,758	849,620
Restricted assets:			
Cash and investments	6,610,562	—	6,610,562
Accrued interest	3,414	—	3,414
Total Current Assets	37,904,082	17,106,571	55,010,653
Noncurrent Assets			
Restricted assets:			
Investments	1,029,151	2,746,622	3,775,773
Capital assets:			
Nondepreciable:			
Land	2,020,148	840,677	2,860,825
Construction in progress	31,484,656	1,521,895	33,006,551
Depreciable:			
Buildings and system	14,940,037	10,535,683	25,475,720
Improvements other than buildings	13,076,322	199,443	13,275,765
Vehicles	8,555,838	2,648,518	11,204,356
Machinery and equipment	13,837,159	12,760,062	26,597,221
Wastewater treatment plant	—	78,336,254	78,336,254
Infrastructure	58,617,034	63,900,998	122,518,032
Less: Accumulated depreciation	(52,078,470)	(40,838,706)	(92,917,176)
Total Noncurrent Assets	91,481,875	132,651,446	224,133,321
Total Assets	129,385,957	149,758,017	279,143,974
Deferred Outflows Of Resources			
Pensions	2,457,688	356,711	2,814,399
Deferred loss on refunding	269,463	—	269,463
Total Assets And Deferred Outflows Of Resources	\$ 132,113,108	\$ 150,114,728	\$ 282,227,836

CITY OF LIBERTY, MISSOURI

STATEMENT OF NET POSITION

December 31, 2018

	Governmental Activities	Business-Type Activities	Total
Liabilities			
Current Liabilities			
Accounts payable and accrued liabilities	\$ 1,109,678	\$ 2,872,007	\$ 3,981,685
Deposits	130,958	—	130,958
Compensated absences	709,691	130,122	839,813
Accrued interest payable	687,969	576,000	1,263,969
Unearned revenue	274,437	9,277	283,714
Current maturities of long-term debt	5,784,726	2,821,249	8,605,975
Total Current Liabilities	8,697,459	6,408,655	15,106,114
Noncurrent Liabilities			
Compensated absences	1,377,635	252,590	1,630,225
Net pension liability	5,484,684	333,427	5,818,111
Total other post-employment benefit liability	571,312	—	571,312
Unearned revenue	530,000	—	530,000
Long-term debt	99,883,387	85,486,651	185,370,038
Total Noncurrent Liabilities	107,847,018	86,072,668	193,919,686
Total Liabilities	116,544,477	92,481,323	209,025,800
Deferred Inflows Of Resources			
Pensions	1,403,236	306,843	1,710,079
Other post-employment benefits	91,206	—	91,206
Property tax	7,212,911	—	7,212,911
Net Position			
Net investment in capital assets	47,276,514	41,596,924	88,873,438
Restricted for:			
Expendable:			
Debt service	5,193,965	2,422,029	7,615,994
Parks	1,309,389	—	1,309,389
Cemetery	12,015	—	12,015
Kansas City sewer line	—	131,913	131,913
Nonexpendable:			
Cemetery trust corpus	444,074	—	444,074
Unrestricted	(47,374,679)	13,175,696	(34,198,983)
Total Net Position	6,861,278	57,326,562	64,187,840
Total Liabilities, Deferred Inflows Of Resources and Net Position	\$ 132,113,108	\$ 150,114,728	\$ 282,227,836

CITY OF LIBERTY, MISSOURI

**STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2018**

		Net (Expense) Revenue And Changes In Net Position					
		Program Revenues			Primary Government		
Functions/Programs	Expenses	Charges For Services And Sales	Operating Grants And Contributions	Capital Grants And Contributions	Governmental Activities	Business- Type Activities	Total
Primary Government							
Governmental Activities							
General government	\$ 5,841,114	\$ —	\$ 262,040	\$ —	\$ (5,579,074)	\$ —	\$ (5,579,074)
Community development and improvement	3,353,557	—	—	—	(3,353,557)	—	(3,353,557)
Public works	7,162,689	—	—	2,030,070	(5,132,619)	—	(5,132,619)
Culture and recreation	5,285,780	2,725,211	455,573	—	(2,104,996)	—	(2,104,996)
Cemetery maintenance	46,984	32,704	—	—	(14,280)	—	(14,280)
Public safety	12,614,311	2,096,847	12,568	—	(10,504,896)	—	(10,504,896)
Interest on long-term debt	4,197,840	—	—	—	(4,197,840)	—	(4,197,840)
Total Governmental Activities	38,502,275	4,854,762	730,181	2,030,070	(30,887,262)	—	(30,887,262)
Business-Type Activities							
Water	5,668,706	6,009,942	—	1,019,648	—	1,360,884	1,360,884
Sewer	7,457,999	8,952,085	—	452,042	—	1,946,128	1,946,128
Sanitation	1,675,094	1,702,338	—	—	—	27,244	27,244
Total Business-Type Activities	14,801,799	16,664,365	—	1,471,690	—	3,334,256	3,334,256
Total Primary Government	\$ 53,304,074	\$ 21,519,127	\$ 730,181	\$ 3,501,760	(30,887,262)	3,334,256	(27,553,006)
General Revenues							
Taxes:							
Property tax					7,201,489	—	7,201,489
Franchise taxes					3,595,312	—	3,595,312
Sales and use taxes					22,269,931	—	22,269,931
Other taxes					1,539,399	—	1,539,399
Investment income					446,801	337,985	784,786
Miscellaneous					1,478,632	137,523	1,616,155
Total General Revenues					36,531,564	475,508	37,007,072
Change In Net Position					5,644,302	3,809,764	9,454,066
Net Position - Beginning Of Year as Previously Reported					1,412,925	53,516,798	54,929,723
Adjustment for Restatement - See Note 1					(195,949)	—	(195,949)
Net Position - Beginning Of Year as Restated					1,216,976	53,516,798	54,733,774
Net Position - End Of Year					\$ 6,861,278	\$ 57,326,562	\$ 64,187,840

CITY OF LIBERTY, MISSOURI

BALANCE SHEET – GOVERNMENTAL FUNDS December 31, 2018

	General	Parks	Liberty TIF	Economic Development Sales Tax	Nonmajor Governmental Funds	Total
Assets						
Cash and investments	\$ 2,679,657	\$ 283,786	\$ 1,151,615	\$ 1,315,391	\$ 10,939,025	\$ 16,369,474
Receivables						
Taxes	5,917,559	721,482	2,832,910	390,590	1,736,891	11,599,432
Accounts	534,408	320,567	—	1,500,000	289,307	2,644,282
Accrued interest	36,394	2,668	—	16,022	37,219	92,303
Allowance for uncollectible receivables	(217,133)	(20,263)	—	—	—	(237,396)
Due from other funds	—	155	—	—	2,121	2,276
Due from other governments	7,587	—	—	—	90,837	98,424
Inventory	30,725	—	—	—	—	30,725
Prepays	587,399	89,920	—	751	14,792	692,862
Restricted assets:						
Cash and investments	—	—	6,231,242	—	379,320	6,610,562
Investments	—	—	—	—	1,029,151	1,029,151
Accrued interest	—	—	—	—	3,414	3,414
Total Assets	\$ 9,576,596	\$ 1,398,315	\$ 10,215,767	\$ 3,222,754	\$ 14,522,077	\$ 38,935,509
Liabilities						
Accounts payable and accrued liabilities	\$ 425,938	\$ 87,275	\$ 15,753	\$ 398,082	\$ 182,630	\$ 1,109,678
Deposits	75,741	—	—	51,242	3,975	130,958
Due to other funds	—	—	—	—	2,276	2,276
Unearned revenue	—	10,145	—	—	264,292	274,437
Total Liabilities	501,679	97,420	15,753	449,324	453,173	1,517,349
Deferred Inflows Of Resources						
Charges for services	244,000	—	—	—	—	244,000
Property taxes	4,218,322	743,079	2,251,510	—	—	7,212,911
Other receivables	—	—	—	1,500,000	—	1,500,000
Total Deferred Inflows Of Resources	4,462,322	743,079	2,251,510	1,500,000	—	8,956,911
Fund Balances						
Nonspendable:						
Inventory	30,725	—	—	—	—	30,725
Prepays	587,399	89,920	—	751	14,792	692,862
Permanent fund principal	—	—	—	—	444,074	444,074
Restricted for:						
Parks and recreation	—	467,896	—	—	1,232,219	1,700,115
Capital projects	—	—	—	1,272,679	8,378,940	9,651,619
Transportation projects	—	—	—	—	904,456	904,456
Public safety	—	—	—	—	2,841,567	2,841,567
Debt service	—	—	7,948,504	—	—	7,948,504
Cemetery	—	—	—	—	12,015	12,015
Law enforcement	—	—	—	—	17,962	17,962
Other purposes	—	—	—	—	222,879	222,879
Unassigned	3,994,471	—	—	—	—	3,994,471
Total Fund Balances	4,612,595	557,816	7,948,504	1,273,430	14,068,904	28,461,249
Total Liabilities, Deferred Inflows Of Resources And Fund Balances	\$ 9,576,596	\$ 1,398,315	\$ 10,215,767	\$ 3,222,754	\$ 14,522,077	\$ 38,935,509

See the accompanying notes to basic financial statements.

CITY OF LIBERTY, MISSOURI

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES

December 31, 2018

Total Fund Balance - Governmental Funds \$ 28,461,249

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Land	2,020,148
Construction in progress	31,484,656
Buildings and system	14,940,037
Improvements other than buildings	13,076,322
Vehicles	8,555,838
Machinery and equipment	13,837,159
Infrastructure	58,617,034
Accumulated depreciation	(52,078,470)

Some of the City's revenues will be collected after year end, are not available to pay for current period expenditures and, therefore, are deferred in the fund statements.

1,744,000

Deferred inflows and outflows of resources in the governmental activities related to pensions, other post-employment benefits, and deferred loss on refunding are not recorded in the fund statements.

1,232,709

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:

Current:

Compensated absences	(709,691)
Accrued interest payable	(687,969)
Capital lease obligations	(751,932)
General obligations, special obligation, TIF bonds	(5,032,794)

Noncurrent:

Compensated absences	(1,377,635)
Net pension liability	(5,484,684)
Other post-employment benefits	(571,312)
Unearned revenue	(530,000)
Bond discounts	224,234
Bond premium	(1,224,139)
Capital lease obligations	(1,599,130)
General obligations, special obligation, TIF bonds	(97,284,352)

Total Net Position - Governmental Activities \$ 6,861,278

CITY OF LIBERTY, MISSOURI

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For The Year Ended December 31, 2018**

	General	Parks	Liberty TIF	Economic Development Sales Tax	Nonmajor Governmental Funds	Total
Revenues						
Taxes	\$ 15,321,442	\$ 828,550	\$ 6,721,689	\$ 2,014,369	\$ 9,720,081	\$ 34,606,131
Intergovernmental	494,573	1,000	—	—	496,200	991,773
Charges for services	1,522,772	2,725,211	—	—	49,464	4,297,447
Licenses and permits	472,588	—	—	—	—	472,588
Investment earnings	56,184	14,557	82,678	166,082	127,300	446,801
Miscellaneous	1,100,035	49,672	12,185	13	316,727	1,478,632
Total Revenues	18,967,594	3,618,990	6,816,552	2,180,464	10,709,772	42,293,372
Expenditures						
Current:						
General government	4,488,425	—	11,011	233,865	217,750	4,951,051
Community development and improvement	757,763	—	2,234,005	—	50,885	3,042,653
Public works	2,274,894	—	35,936	1,507,670	682,480	4,500,980
Culture and recreation	339,453	3,881,947	—	—	121,692	4,343,092
Cemetery maintenance	206	—	4,000	—	42,778	46,984
Public safety	9,985,452	—	—	—	1,653,356	11,638,808
Capital outlay	632,313	317,964	—	17,758,634	5,922,451	24,631,362
Debt service:						
Principal retirement	663,874	22,014	2,395,000	1,140,000	1,638,188	5,859,076
Interest and fiscal charges	45,548	724	2,440,869	778,185	456,728	3,722,054
Bond issuance costs	11,446	—	100,000	63,171	126,780	301,397
Total Expenditures	19,199,374	4,222,649	7,220,821	21,481,525	10,913,088	63,037,457
Revenues Over (Under) Expenditures	(231,780)	(603,659)	(404,269)	(19,301,061)	(203,316)	(20,744,085)
Other Financing Sources (Uses)						
Issuance of long-term debt	655,000	—	—	3,615,000	7,255,000	11,525,000
Issuance of refunding debt	—	—	3,415,000	—	—	3,415,000
Payments to refunding bond escrow agent	—	—	(3,415,000)	—	—	(3,415,000)
Premium on bond issue	46,171	—	—	155,276	276,879	478,326
Insurance recoveries	17,042	251,436	—	—	—	268,478
Transfers in	893,530	472,762	98,550	2,323,800	55,898	3,844,540
Transfers out	(146,300)	(49,000)	—	—	(3,649,240)	(3,844,540)
Total Other Financing Sources	1,465,443	675,198	98,550	6,094,076	3,938,537	12,271,804
Net Change In Fund Balances	1,233,663	71,539	(305,719)	(13,206,985)	3,735,221	(8,472,281)
Fund Balances - Beginning Of Year	3,378,932	486,277	8,254,223	14,480,415	10,333,683	36,933,530
Fund Balances - End Of Year	\$ 4,612,595	\$ 557,816	\$ 7,948,504	\$ 1,273,430	\$ 14,068,904	\$ 28,461,249

See the accompanying notes to basic financial statements.

CITY OF LIBERTY, 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, 2018**

Net Change In Fund Balances - Total Governmental Funds **\$ (8,472,281)**

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The following is the detail of the amount by which capital outlays exceeded depreciation in the current year:

Capital outlay	24,631,362
Depreciation	(4,680,314)
Loss on disposal of capital assets	(477,427)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds

Change in deferred inflows of resources	1,584,727
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Changes in compensated absences	(132,564)
Change in accrued interest payable	(10,430)
Change in deferred inflow and outflow - pensions and other post-employment benefits	(1,860,097)
Changes in net pension liability and other post-employment benefits liability	1,527,018

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position:

Principal payments on long-term debt	5,895,082
Issuance of long-term debt, including premium/discount	(15,418,326)
Payments to refunding escrow agent	3,415,000
Proceeds from issuance of long-term lease	(530,000)
Amortization of bond premium and discounts	55,709
Amortization of deferred loss on refunding	(34,355)
Deferred change on refunding	151,197

Change In Net Position Of Governmental Activities	\$ 5,644,302
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CITY OF LIBERTY, MISSOURI

STATEMENT OF NET POSITION

ENTERPRISE FUNDS

December 31, 2018

	Water	Sewer	Sanitation (Nonmajor)	Total
Assets				
Current Assets:				
Cash and investments	\$ 4,181,010	\$ 10,093,950	\$ 122,628	\$ 14,397,588
Receivables:				
Special assessments	—	284	—	284
Accounts	723,755	1,418,722	113,717	2,256,194
Accrued interest	18,516	97,099	600	116,215
Inventory	167,212	12,320	—	179,532
Prepays	74,690	81,711	357	156,758
Total Current Assets	5,165,183	11,704,086	237,302	17,106,571
Noncurrent Assets:				
Restricted assets, cash and investments	548,661	2,197,961	—	2,746,622
Capital assets:				
Land	795,677	45,000	—	840,677
Construction in progress	699,655	822,240	—	1,521,895
Buildings and systems	9,284,872	1,250,811	—	10,535,683
Improvements other than buildings	148,416	51,027	—	199,443
Vehicles	1,451,055	1,197,463	—	2,648,518
Machinery and equipment	8,387,263	4,372,799	—	12,760,062
Wastewater treatment plant	—	78,336,254	—	78,336,254
Infrastructure	33,266,844	30,634,154	—	63,900,998
Accumulated depreciation	(24,122,048)	(16,716,658)	—	(40,838,706)
Total Noncurrent Assets	30,460,395	102,191,051	—	132,651,446
Total Assets	35,625,578	113,895,137	237,302	149,758,017
Deferred Outflows of Resources				
Pensions	183,771	169,041	3,899	356,711
Total Deferred Outflows of Resources	183,771	169,041	3,899	356,711
Total Assets and Deferred Outflows of Resources	\$ 35,809,349	\$ 114,064,178	\$ 241,201	\$ 150,114,728
Liabilities				
Current Liabilities:				
Accounts payable and accrued expenses	\$ 1,014,378	\$ 1,723,149	\$ 134,480	\$ 2,872,007
Compensated absences	66,910	61,951	1,261	130,122
Accrued interest payable	9,022	566,978	—	576,000
Unearned revenue	—	9,277	—	9,277
Current maturities of long-term debt	545,259	2,275,990	—	2,821,249
Total Current Liabilities	1,635,569	4,637,345	135,741	6,408,655
Noncurrent Liabilities:				
Compensated absences	129,884	120,258	2,448	252,590
Net pension liability	171,775	158,007	3,645	333,427
Long-term debt	2,770,043	82,716,608	—	85,486,651
Total Liabilities	4,707,271	87,632,218	141,834	92,481,323
Deferred Inflows Of Resources				
Pensions	158,080	145,409	3,354	306,843
Net Position				
Net investment in capital assets	26,596,432	15,000,492	—	41,596,924
Restricted for:				
Debt service	548,661	1,873,368	—	2,422,029
Kansas City sewer line	—	131,913	—	131,913
Unrestricted	3,798,905	9,280,778	96,013	13,175,696
Total Net Position	30,943,998	26,286,551	96,013	57,326,562
Total Liabilities, Deferred Inflows Of Resources and Net Position	\$ 35,809,349	\$ 114,064,178	\$ 241,201	\$ 150,114,728

CITY OF LIBERTY, MISSOURI

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
ENTERPRISE FUNDS
For The Year Ended December 31, 2018**

	Water	Sewer	Sanitation (Nonmajor)	Total
Operating Revenues				
Charges for services	\$ 6,009,942	\$ 8,952,085	\$ 1,702,338	\$ 16,664,365
Miscellaneous	134,602	2,919	2	137,523
Total Operating Revenues	6,144,544	8,955,004	1,702,340	16,801,888
Operating Expenses				
Pumping and treatment	2,190,387	1,508,861	—	3,699,248
Distribution and transmission	1,231,171	872,334	—	2,103,505
General and administrative	914,443	1,019,895	1,343	1,935,681
Sanitation	—	—	1,673,751	1,673,751
Depreciation	1,291,299	2,412,705	—	3,704,004
Total Operating Expenses	5,627,300	5,813,795	1,675,094	13,116,189
Operating Income	517,244	3,141,209	27,246	3,685,699
Nonoperating Revenues (Expenses)				
Investment earnings	61,812	274,022	2,151	337,985
Interest expense	(35,537)	(1,532,741)	—	(1,568,278)
Other	(5,869)	(111,463)	—	(117,332)
Total Nonoperating Revenues (Expenses)	20,406	(1,370,182)	2,151	(1,347,625)
Income Before Capital Contributions	537,650	1,771,027	29,397	2,338,074
Capital Contributions	1,019,648	452,042	—	1,471,690
Change in Net Position	1,557,298	2,223,069	29,397	3,809,764
Net Position - Beginning of Year	29,386,700	24,063,482	66,616	53,516,798
Net Position - End of Year	\$ 30,943,998	\$ 26,286,551	\$ 96,013	\$ 57,326,562

CITY OF LIBERTY, MISSOURI

STATEMENT OF CASH FLOWS
ENTERPRISE FUNDS
For The Year Ended December 31, 2018

	Water		Sewer		Sanitation (Nonmajor)		Total
Cash Flows from Operating Activities							
Receipts from customers and users	\$	5,728,873	\$	8,759,817	\$	1,697,676	\$ 16,186,366
Payment to suppliers		(2,367,000)		(1,851,410)		(1,632,897)	(5,851,307)
Payments to employees		(1,812,425)		(1,604,433)		(32,580)	(3,449,438)
Other receipts		134,602		2,919		2	137,523
Net Cash Provided by Operating Activities		1,684,050		5,306,893		32,201	7,023,144
Cash Flows from Capital and Related Financing Activities							
Purchase of capital assets		(1,389,198)		(1,012,225)		—	(2,401,423)
Interest payments		(23,969)		(1,478,061)		—	(1,502,030)
Proceeds from issuance of revenue bonds, including premium		1,652,050		2,812,950		—	4,465,000
Principal payments on debt		(517,133)		(2,212,153)		—	(2,729,286)
Debt issuance costs		(28,869)		(49,156)		—	(78,025)
Net Cash Used in Capital and Related Financing Activities		(307,119)		(1,938,645)		—	(2,245,764)
Cash Flows from Investing Activities							
Interest and dividends received		61,812		274,022		2,151	337,985
Increase in Cash and Cash Equivalents		1,438,743		3,642,270		34,352	5,115,365
Cash and Cash Equivalents - Beginning of Year		3,290,928		8,649,641		88,276	12,028,845
Cash and Cash Equivalents - End of Year	\$	4,729,671	\$	12,291,911	\$	122,628	\$ 17,144,210
Components of Cash and Cash Equivalents							
Unrestricted	\$	4,181,010	\$	10,093,950	\$	122,628	\$ 14,397,588
Restricted		548,661		2,197,961		—	2,746,622
	\$	4,729,671	\$	12,291,911	\$	122,628	\$ 17,144,210
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:							
Operating income	\$	517,244	\$	3,141,209	\$	27,246	\$ 3,685,699
Adjustments to reconcile operating income to net cash provided by (used in) operating activities							
Depreciation		1,291,299		2,412,705		—	3,704,004
Changes in assets and liabilities:							
Receivables		(281,069)		(192,268)		(4,662)	(477,999)
Inventory and other prepayments		38,206		(26,169)		30	12,067
Accounts payable and accrued expenses		(6,538)		(156,194)		6,621	(156,111)
Deferred outflows of resources - pensions		117,769		97,117		1,600	216,486
Deferred inflows of resources - pensions		139,980		129,432		3,024	272,436
Net pension liability		(167,889)		(141,802)		(2,549)	(312,240)
Compensated absences		35,048		42,863		891	78,802
Net Cash Provided by Operating Activities	\$	1,684,050	\$	5,306,893	\$	32,201	\$ 7,023,144
Noncash Investing and Financing Transactions							
Capital contributions	\$	1,019,648	\$	452,042	\$	—	\$ 1,471,690

CITY OF LIBERTY, MISSOURI

**STATEMENT OF ASSETS AND LIABILITIES
AGENCY FUNDS
December 31, 2018**

Assets

Cash and cash equivalents	\$ 327,096
Special assessments receivable	483,206
Prepaid expenses	<u>1,750</u>
	<u>\$ 812,052</u>

Liabilities

Accounts payable and accrued liabilities	\$ 2,265
Due to other entities	<u>809,787</u>
	<u>\$ 812,052</u>

CITY OF LIBERTY, MISSOURI

NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2018

1. Summary Of Significant Accounting Policies

The following is a summary of significant accounting policies employed in the preparation of these financial statements.

Nature Of Operations

The City of Liberty, Missouri (the City), was incorporated in 1829 and covers an area of approximately 29 square miles in the northeast threshold of the Kansas City region. The City is a Special Charter City that operates under the Mayor-Council-Administrator form of government. The City provides services to its residents in many areas, including law enforcement, fire protection, water and sewer services, community enrichment and development and various social services.

Reporting Entity

In accordance with the Codification of Governmental Accounting and Financial Reporting Standards (the Codification), the basic financial statements include all funds, organizations, agencies, boards, commissions and authorities for which the City is financially accountable. The City has also considered all other potential organizations for which the nature and significance of their relationships with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for that organization to provide specific benefits to or impose specific financial burdens on the City. Based on these criteria, the City is presented as a primary government and is financially accountable for the Liberty, Missouri Public Facilities Authority (PFA), a blended component unit.

Liberty, Missouri Public Facilities Authority (PFA): The PFA, a not-for-profit corporation, was incorporated under the laws of the State of Missouri. The PFA was established to acquire and construct facilities within the City, which are approved by the City Council for the benefit of the City and its citizens.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

The Board of Directors of the PFA is comprised of seven members, five of which are approved by the City Council. The Mayor and Park Board President also serve as members of the board. The activities of the PFA include the financing through issuance of bonds and the construction of various facilities. The PFA has entered into a 20-year lease, renewable annually, for the Community Center. The City has an option to buy this facility once the bonds are retired. Financial information for the PFA is recorded in the PFA Construction Fund (a capital projects fund). Although it is legally separate from the City, the PFA is reported as if it were part of the primary government because its sole purpose is to finance and construct facilities for the City.

Separately issued financial statements are not prepared for the PFA. The PFA has a December 31 year-end.

Government-wide and fund financial statements: The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. Interfund services provided and used are not eliminated from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. The focus of fund financial statements is on major funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Nonmajor funds are aggregated and presented in a single column.

Fund accounting: The accounts of the City are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts, which comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, reserves, fund balance/net position, revenues and expenditures or expenses, as appropriate. The City has the following funds:

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Governmental Fund Types: Governmental fund types are those funds through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used; current liabilities are assigned to the fund from which they are paid; and the difference between the sum of governmental fund assets and deferred outflows of resources and the sum of liabilities and deferred inflows of resources, the fund equity, is referred to as “fund balance.” The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The following are the City’s major governmental funds:

General Fund: The General Fund is the government’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Parks Fund: This fund is a special revenue fund used to account for the maintenance and improvement of all City park facilities and the development and supervision of various recreation programs. It is funded primarily through charges for recreation programs.

Liberty TIF Fund: This fund is a capital projects fund. The Liberty TIF Fund was established to track the redevelopment of land between I-35, M-291 and 152 Hwy, I-35 and M-291 at A Hwy, and development along South Liberty Parkway. Various bonds have been issued between 2004 and 2018 to finance redevelopment project expenses through payments in lieu of taxes and economic activity taxes. These bonds will be paid from tax increment financing of increased revenue from both payments in lieu of taxes and economic activity taxes.

Economic Development Sales Tax: This fund was established in 2015 to account for the economic development, including costs related to construction of South Liberty Parkway Phase II and Downtown infrastructure rehabilitation, and which may include the retirement of financing obligations incurred for any such authorized purposes. It is funded by a 3/8 cent sales tax approved by voters in August 2014 and expires on March 31, 2035.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

The other governmental funds of the City are considered nonmajor and are as follows:

Special Revenue Funds: These funds are used to account for the proceeds of specific revenue sources (other than certain capital projects that are legally restricted to expenditures for specific projects).

Cemetery Fund: This fund is used for general maintenance of the municipal cemeteries. Revenues are derived from the sale of lots, burial permits and contributions from nonexpendable cemetery trust funds generated by investment earnings.

Police Training Fund: This fund reflects the revenue earned from the \$2 charge added to each moving violation issued by the Police Department. By law, the revenues must be used to finance the training of Police Department personnel.

Inmate Security Fund: This fund reports the two dollars assessed for the inmate security fund. Funds deposited shall be used for the maintenance of biometric verification system to properly identify and track inmates and to pay for all expenses related to custody and housing for inmates.

Transient Guest Tax Fund: This fund is used for tourism, including the marketing of festivals. It is funded by the transient guest tax.

Public Safety Sales Tax Fund: This fund reports the City's public safety sales tax revenue and provides funding for Police and Fire personnel.

Capital Projects Funds: These funds are used to account for all resources used in the acquisition and construction of capital facilities and other capital assets, with the exception of those that are financed through proprietary funds.

Limited Capital Fund: This fund is established for certain general fund capital projects whose project timeline is non-repetitive and limited in time scope.

Capital Sales Tax Fund: This fund is used to account for general government construction bond projects and capital expenditures within the City. The City deposits the ½ cent capital improvement sales tax and applicable bond proceeds into this fund for these projects.

Transportation Sales Tax Fund: This fund was established in 2001 to account for the construction of new roads required by development growth. It is funded by a transportation sales tax. In November 2008, citizens voted to increase this tax from a quarter cent to a half cent, which will sunset in December 2030.

Fire Sales Tax Fund: This fund was established in 2001 to account for the operating and capital needs of the fire department. It is funded by a 1/4 cent sales tax approved by voters in August 2000.

Parks Capital Fund: This fund is used to account for the operating and capital needs of the parks system. It is funded by the 1/4 cent park sales tax approved by voters in August 2000.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

PFA Construction Fund: This fund was established in 1999 to account for the acquisition of funds and the construction of a Sports Complex for the City. It is funded by the transfer of bond proceeds from the Public Facilities Authority Debt Service Fund.

Cable Reserve Fund: This fund was established to maintain and purchase capital equipment for the cable system. It is funded by a pass-through fee from the cable franchise holder.

Permanent Funds: These are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used to support programs of the City.

Fairview Cemetery Trust Fund: To account for trust funds given to the City for the development and maintenance of the City's Fairview Cemetery. The principal is nonexpendable. Interest on trust funds invested is transferred to the Cemetery Fund and used for maintenance of the cemetery.

Frank Hughes Memorial Trust Fund: This fund is similar to the Cemetery Trust funds in that the principal is nonexpendable. Interest on the trust funds invested is transferred to the Parks Maintenance Fund to be used for maintenance and repairs to the Frank Hughes Library.

Mt. Memorial Cemetery Trust Fund: This fund is similar to the Fairview Cemetery Trust Fund, except that it is for the benefit of the City's Mt. Memorial Cemetery.

Proprietary Fund Types: Proprietary fund types are used to account for a government's ongoing organizations and activities, which are similar to those often found in the private sector. The measurement focus is upon income determination, financial position and cash flows.

Enterprise Funds: These are used to account for those operations that are financed and operated in a manner similar to private business or where the City has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

The following are the City's major enterprise funds:

Water Fund: Accounts for the cost of production, treatment and distribution of water throughout the City. Revenues are derived from charges to customers.

Sewer Fund: Accounts for cost of collection and treatment of wastewater. Effective August 1998, the City's system was connected with the Kansas City, Missouri sewage system. Effective October 2017, the City's wastewater treatment plant was in-service and the flows treated by the City of Kansas City, Missouri were significantly reduced. Revenues are derived from charges to customers.

The other enterprise fund of the City is considered nonmajor and is as follows:

Sanitation Fund: Accounts for administering the contractual agreements with a trash hauler for the proper collection of trash and garbage throughout the City and its disposition.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Fiduciary Fund Types: Fiduciary fund types are used to account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units and/or other funds. Agency funds are custodial in nature and do not involve the measurement of results of operations. Agency funds apply the accrual basis of accounting, however they do not have a measurement focus. The City has the following fiduciary fund type:

Agency Funds: These are used to account for assets that the City holds for others in an agency capacity. The City has the following agency funds:

Tax Escrow Fund: To account for taxes paid under protest. The monies remain in this fund until final disposition of the protest.

Triangle CID Sales Tax Fund: To account for sales tax paid within the Community Improvement District established as a separate entity that provides payment of the TIF debt.

Preservation and Development Fund: This fund is used to record the contributions received by other entities for renovations of downtown and historic districts.

Roger's Plaza CID Sales Fund: To account for sales tax paid within the Community Improvement District established as a separate government entity that provides payment of the TIF debt and improvements to the district.

Blue Jay CID Sales Fund: To account for sales tax paid within the Community Improvement District established as a separate government entity that provides payment of the TIF debt and improvements to the district.

Liberty Corners CID: To account for sales tax paid within the Community Improvement District established as a separate government entity that provides payment for improvements to the district.

Liberty Commons CID: To account for sales tax paid within the Community Improvement District established as a separate government entity that provides payment for improvements to the district.

Liberty Commons TDD: To account for sales tax paid within the Community Improvement District established as a separate government entity that provides payment for improvements to the district.

Measurement Focus And Basis Of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and agency fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the following year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Governmental fund 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. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, with the exception of sales tax, which is 90 days. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used as guidance. There are, however, essentially two types of these revenues. In one, monies must be expended on the specific purpose or project before any amounts will be paid to the City; therefore, revenues are recognized based upon the expenditures recorded and the availability criteria. In the other, monies are virtually unrestricted as to purpose of expenditure and are usually revocable only for failure to comply with prescribed requirements. These resources are reflected as revenues at the time of receipt or earlier if the susceptible to accrual criteria are met.

Charges for sales and services (other than utility) and miscellaneous revenues are generally recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned since they are measurable and available.

Property taxes are recognized as a receivable at the time they become an enforceable legal claim. The current taxes receivable represent the 2018 levy plus any uncollected amounts from the 2017 levy. Property taxes that are not available for current year operations are shown as a deferred inflow. Property taxes are levied each year on all taxable real and personal property in the City. The City's property tax is levied each September 1 on the assessed value as of the prior January 1. Property taxes are billed in total by November 1 following the levy date and considered delinquent after January 1. On January 1, a lien attaches to all property for which taxes are unpaid.

Taxes receivable represent property, sales and franchise taxes, including interest and penalties, reduced by an appropriate allowance for uncollectible taxes.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Cash And Investments

The City maintains a cash and investment pool to maximize investment opportunities. Income from investments purchased with pooled cash is allocated to individual funds based on the fund's average cash balance and legal requirements. Each fund's portion of total cash and investments is reported as such within this report. In addition, certain investments are separately held by several of the City's funds. Investments are reported at fair value. Securities traded on the national or international exchange are valued at the last reported sales price at current exchange rates.

Statement Of Cash Flows

For purposes of the statement of cash flows for proprietary funds, all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased are considered to be cash equivalents.

Accounts Receivable And Unbilled Usage

Accounts receivable and unbilled usage results primarily from miscellaneous services provided to citizens in the governmental funds. Water, sewer and sanitation services are accounted for in the Water, Sewer and Sanitation Funds when billed. Unbilled usage for service consumed between periodic scheduled billing dates is recognized as revenue in the period in which service is provided. All are net of an allowance for uncollectibles.

Inventory And Prepaids

Inventory consists of materials and supplies held for consumption and are stated at cost, determined by the first-in, first-out method. Inventories of the governmental fund types are accounted for under the consumption method. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements under the consumption method.

Capital Assets

Land, buildings, improvements, vehicles, machinery and equipment and infrastructure are reported in the applicable governmental or business-type activities columns in the government-wide and enterprise fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an initial useful life of one year or greater. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Depreciation has been provided over the estimated useful lives of the respective assets using the straight-line method. The estimated useful lives for each capital asset type are as follows:

Buildings and systems	20 - 50 years
Improvements other than buildings	20 years
Vehicles	3 - 15 years
Machinery and equipment	5 - 20 years
Wastewater treatment plant	50 years
Infrastructure	65 years

The City's collection of works of art, library books and other similar assets are not capitalized. These collections are unencumbered, held for public exhibition and education, protected, cared for and preserved and subject to the City policy that requires proceeds from the sale of these items to be used to acquire other collection items.

Deferred Outflows Of Resources

In addition to assets, the statement of net position 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 position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City only has two items that qualify for reporting in this category. They are the deferred loss on refunding reported in the government-wide statement of net position and the deferred outflow related to pensions. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. A deferred outflow related to pensions results from changes in the components of the net pension liability.

Unearned Revenues

Unearned revenues in the statement of net position represent receipts where the City has not met all eligibility requirements imposed by the provider.

Interfund Transactions

Transactions among the City funds that would be treated as revenues and expenditures or expenses if they involved organizations external to the City government are accounted for as revenues and expenditures or expenses in the funds involved.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Transactions which constitute reimbursements to a fund for expenditures initially made from it, which are properly applicable to another fund, are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the reimbursed fund.

Transactions which constitute the transfer of resources from a fund receiving revenues to a fund through which the revenues are to be expended are separately reported in the respective funds' operating statements.

Activities between funds that are representative of lending/borrowing arrangements at the end of the fiscal year are referred to as "due to/from other funds." Those that are longer-term in nature are reported as advances to/from other funds. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Compensated Absences

Employees earn annual leave and can accumulate unused leave up to a maximum accumulation of 30 days. At termination, employees are paid for accumulated annual leave.

Employees earn one day of sick leave for each month worked and can accumulate unused sick leave up to a maximum of 120 days. At retirement, employees are reimbursed for 50% of unused sick leave, up to a maximum of 60 days.

For proprietary fund types and the government-wide statements, these accumulations are recorded as expenses and liabilities in the fiscal year earned. For governmental fund types, the amount of accumulated unpaid vacation and sick leave that is payable from available resources is recorded as a liability of the respective fund only if they have matured, for example, as a result of employee retirements and resignations.

Fund Balance

In the fund financial statements, governmental funds report fund balance in five different classifications:

1. *Nonspendable* – Assets legally or contractually required to be maintained or are not in spendable form. Such constraint is binding until the legal requirement is repealed or the amounts become spendable.
2. *Restricted* – Assets with externally imposed constraints, such as those mandated by creditors, grantors and contributors or laws and regulations. Such constraint is binding unless modified or rescinded by the applicable external body, laws or regulations.
3. *Committed* – Assets with a purpose formally imposed by resolution of the City Council, binding unless modified or rescinded by the City Council through a similar action.
4. *Assigned* – Amounts intended to be used for specific purposes; intent can be given by the City Council, the Budget Committee or another body to which the City Council delegates the authority.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

5. *Unassigned* – All amounts not included in the other fund balance classifications. The General Fund shall be the only fund to report positive unassigned fund balance. All other governmental funds may report negative unassigned fund balance.

For the classification of fund balances, the City considers restricted amounts to have been spent first when an expenditure is incurred for the purposes for which both restricted and unrestricted fund balance is available. Expenditures are to be spent from restricted fund balance first, followed by committed, assigned and, lastly, unassigned.

Net Position

Net position represents the difference between the sum of assets and deferred outflows of resources and the sum of liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. Net position is reported as restricted when there are limitations imposed on its use through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Net position, restricted consists of restrictions related to parks, debt service, fire, Kansas City sewer line and trust corpus.

The City first applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Long-Term Liabilities

In the government-wide financial statements and the fund financial statements for proprietary fund types, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using a method which approximates the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, in the period incurred. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, and debt principal payments are reported as debt service expenditures.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements *(Continued)*

Deferred Inflows Of Resources

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has nonexchange revenue transactions where a receivable has been recorded because property taxes were levied, but the resources cannot be used until a future period. This item has been reported as a deferred inflow on the government-wide statement of net position. The City also has deferred inflows related to pensions and OPEB which resulted from changes in the components of the net pension liability and OPEB liability.

On the modified accrual basis of accounting, the City has recorded certain receivables where the related revenue is unavailable. Unavailable revenues have been reported as deferred inflows of resources on the governmental fund balance sheet.

Use Of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Impact of Adoption of New Accounting Standards

In 2018, the City adopted GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. Adoption did not have a significant impact on amounts reported.

In 2018, the City adopted GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This statement established standards for measuring and recognizing liabilities, deferred outflows and inflows of resources and expenses for other postemployment benefits that are provided to retirees.

The City has not restated its financial statements as of and for the year ended December 31, 2017 because the actuarial information was not readily available for that period, thus making restatement of the 2017 financial statements not practical.

As a result of the implementation, unrestricted net position (deficit) as of January 1, 2018 was restated as follows:

Unrestricted net position (deficit), as previously reported	(\$33,108,805)
Cumulative effect of change in accounting principle:	
Total OPEB liability (measurement date of December 31, 2017) - GASB 75	<u>(195,949)</u>
Unrestricted net position (deficit), as restated	<u><u>(\$33,304,754)</u></u>

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

2. Deposits And Investments

As of December 31, 2018, the City had the following investments and maturities:

Investment Type	Amount	Investment Maturity (In Years)			
		Less Than 1	1-3	3-5	More Than 5
Federal National Mortgage Association	\$ 2,475,725	\$ 2,475,725	\$ -	\$ -	\$ -
Federal Home Loan Mortgage Corporation	2,989,917	2,989,917	-	-	-
Federal Home Loan Bank	7,961,041	7,961,041	-	-	-
Federal Farm Credit Bank	2,997,420	2,997,420	-	-	-
U.S. Treasury Notes	10,888,166	10,888,166	-	-	-
Repurchase Agreements	6,675,260	6,675,260	-	-	-
	<u>\$ 33,987,529</u>	<u>\$ 33,987,529</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Authorized Investments

Missouri State Statutes authorize the City to invest in obligations of the U.S. Treasury and U.S. Agencies, obligations of state and local government entities, certificates of deposit and repurchase agreements. It is the City's policy to follow state statutes.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer maturity of an investment means the greater the sensitivity of its fair value to changes in market interest rates. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy limits investment maturities to three years, with the exception of funds invested in accordance with bond or other financing agreements.

Credit Risk

Generally, credit risk is the risk the issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City does not have a formal policy relating to credit risk. As of December 31, 2018, the City's investments were rated as follows:

Investment Type	Rating	Company	Rating	Company
Federal National Mortgage Association	Aaa	Moody's	Not Rated	Standard & Poor's
Federal Home Loan Mortgage Corporation	Aaa	Moody's	AA+	Standard & Poor's
Federal Home Loan Bank	Aaa	Moody's	Not Rated	Standard & Poor's
Federal Farm Credit Bank	Aaa	Moody's	Not Rated	Standard & Poor's
U.S. Treasury Notes	Not Rated	Moody's	Not Rated	Standard & Poor's
Repurchase Agreements	Not Rated	Moody's	Not Rated	Standard & Poor's

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)**Concentration Of Credit Risk**

The City's investment policy is to apply the prudent-person rule: investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital, as well as the probable income to be derived. In addition, with the exception of U.S. Treasury securities, government pools collateralized by U.S. Treasury securities and repurchase agreements, it is the City's policy that no more than 50% of the City's total investment portfolio be deposited in a single financial institution/primary dealer. More than 5% of the City's portfolio is invested in Federal National Mortgage Association (7%); Federal Home Loan Mortgage Corporation (9%); Federal Home Loan Bank (23%); Federal Farm Credit Bank (9%); U.S. Treasury Notes (32%) and Repurchase Agreements (20%).

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (*e.g.*, broker-dealer) to a transaction, a government will not be able to recover the value of its investments that are in the possession of another party. The City's investment policy requires all collateral securities pledged to be held by the City or a designated independent third-party custodian with whom the City has a current custodial agreement and requires the custodian to hold the securities as pledged to the City in an account in the City's name. As of December 31, 2018, all deposits were adequately and fully collateralized.

A summary of deposits and investments, along with financial statement classifications, is as follows:

Deposits	\$ 7,492,964
Investments	33,987,529
	<hr/>
	\$ 41,480,493
	<hr/>
Cash and investments	\$ 30,767,062
Restricted assets:	
Cash and investments	6,610,562
Investments	3,775,773
Agency fund, cash and cash equivalents	327,096
	<hr/>
	\$ 41,480,493
	<hr/>

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

The City's investments during the year did not vary substantially from those at year end in amounts or level of risk.

3. Capital Assets

The following is a summary of changes in capital assets for the year ended December 31, 2018:

	Balance - January 1, 2018	Additions	Retirements	Balance - December 31, 2018
Governmental Activities				
Capital assets, not being depreciated:				
Land	\$ 1,969,968	\$ 50,180	\$ —	\$ 2,020,148
Construction in progress	14,303,762	18,813,112	1,632,218	31,484,656
Total capital assets, not being depreciated	16,273,730	18,863,292	1,632,218	33,504,804
Capital assets being depreciated:				
Buildings and systems	14,607,087	332,950	—	14,940,037
Improvements other than buildings	11,622,304	1,454,018	—	13,076,322
Vehicles	7,612,095	1,613,325	669,582	8,555,838
Machinery and equipment	13,439,064	925,334	527,239	13,837,159
Infrastructure	55,542,373	3,074,661	—	58,617,034
Total capital assets being depreciated	102,822,923	7,400,288	1,196,821	109,026,390
Less: Accumulated depreciation for:				
Buildings and systems	6,574,476	395,811	—	6,970,287
Improvements other than buildings	8,197,112	473,451	—	8,670,563
Vehicles	3,164,602	781,767	315,538	3,630,831
Machinery and equipment	8,968,598	775,594	403,856	9,340,336
Infrastructure	21,212,762	2,253,691	—	23,466,453
Total accumulated depreciation	48,117,550	4,680,314	719,394	52,078,470
Total capital assets being depreciated, net	54,705,373	2,719,974	477,427	56,947,920
Governmental activities capital assets, net	\$ 70,979,103	\$ 21,583,266	\$ 2,109,645	\$ 90,452,724

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

	Balance - January 1, 2018	Additions	Retirements	Balance - December 31, 2018
Business-Type Activities				
Capital assets, not being depreciated:				
Land	\$ 840,677	\$ —	\$ —	\$ 840,677
Construction in progress	405,700	1,477,259	361,064	1,521,895
Total capital assets, not being depreciated	1,246,377	1,477,259	361,064	2,362,572
Capital assets being depreciated:				
Buildings and system	10,446,867	88,816	—	10,535,683
Improvements other than buildings	194,143	5,300	—	199,443
Vehicles	2,261,223	584,055	196,760	2,648,518
Machinery and equipment	12,551,063	221,549	12,550	12,760,062
Wastewater treatment plant	78,336,254	—	—	78,336,254
Infrastructure	62,019,191	1,881,807	—	63,900,998
Total capital assets being depreciated	165,808,741	2,781,527	209,310	168,380,958
Less: Accumulated depreciation for:				
Buildings and system	4,290,191	219,119	—	4,509,310
Improvements other than buildings	194,143	110	—	194,253
Vehicles	1,125,591	202,397	133,358	1,194,630
Machinery and equipment	6,879,365	417,230	11,489	7,285,106
Wastewater treatment plant	1,316,274	1,566,725	—	2,882,999
Infrastructure	23,473,985	1,298,423	—	24,772,408
Total accumulated depreciation	37,279,549	3,704,004	144,847	40,838,706
Total capital assets being depreciated, net	128,529,192	(922,477)	64,463	127,542,252
Business-type activities capital assets, net	\$ 129,775,569	\$ 554,782	\$ 425,527	\$ 129,904,824

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

Governmental Activities

General government	\$ 349,246
Public safety	898,622
Culture and recreation	939,676
Public works	2,492,770
	<u>\$ 4,680,314</u>

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

Business-Type Activities

Water	\$ 1,291,299
Sewer	2,412,705
	<u>\$ 3,704,004</u>

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements *(Continued)*

4. Long-Term Liabilities

The following is a summary of changes in long-term liabilities for the year ended December 31, 2018:

	Balance - January 1, 2018 (as restated)	Additions	Retirements	Refunded	Balance - December 31, 2018	Due Within One Year
Governmental Activities						
Special obligation bonds	\$ 22,090,172	\$ 11,525,000	\$ 1,638,026	\$ —	\$ 31,977,146	\$ 2,012,794
Capital leases	3,086,704	—	735,642	—	2,351,062	751,932
General obligation bonds	22,020,000	—	1,180,000	—	20,840,000	1,215,000
TIF bonds	51,800,000	3,415,000	2,300,000	3,415,000	49,500,000	1,805,000
MDNR loan payable	5,414	—	5,414	—	—	—
Total other post employment benefits liability	730,547	571,312	730,547	—	571,312	—
Compensated absences	1,954,749	1,215,344	1,082,767	—	2,087,326	709,691
Bond premiums	845,118	478,326	99,305	—	1,224,139	—
Bond discounts	(267,830)	—	18,096	25,500	(224,234)	—
	\$ 102,264,874	\$ 17,204,982	\$ 7,753,605	\$ 3,389,500	\$ 108,326,751	\$ 6,494,417
Business-Type Activities						
Revenue bonds	\$ 4,300,000	\$ —	\$ 760,000	\$ —	\$ 3,540,000	\$ 770,000
SRF bonds	81,877,996	—	1,873,996	—	80,004,000	1,901,000
Special obligation bonds	69,828	4,465,000	31,974	—	4,502,854	72,206
Capital leases	202,588	—	63,316	—	139,272	78,043
Compensated absences	303,910	260,624	181,822	—	382,712	130,122
Bond premiums	37,439	113,170	28,835	—	121,774	—
	\$ 86,791,761	\$ 4,838,794	\$ 2,939,943	\$ —	\$ 88,690,612	\$ 2,951,371

The accrued compensated absences and total other postemployment benefits liability attributable to the governmental activities are generally liquidated by the General Fund.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Bonds, notes and lease purchase payables of the City at December 31, 2018 are as follows:

Governmental Activities

General obligation bonds:	
2013 General Obligation Bonds, 3-3.30%, due in varying amounts through 2030	\$ 5,590,000
2012 General Obligation Refunding & Improvement Bonds, 3-4%, due in varying amounts through 2022	3,720,000
2015 General Obligation Bonds, 2-5%, due in varying amounts through 2035	11,530,000
Special obligation bonds:	
2013 Special Obligation Refunding and Improvement Bonds, 3%, due in varying amounts through 2023	787,146
2015 Special Obligation Bonds, 2-3.5%, due in varying amounts through 2035	14,815,000
2017 Special Obligation Refunding and Improvement Bonds, 2.65%, due in varying amounts through 2032	4,850,000
2018 Special Obligation Bonds, 3%-5%, due in varying amounts through 2038	11,525,000
Tax increment revenue bonds:	
2010 Roger's Plaza Project Tax Increment Revenue Bonds, 6.75%, due in varying amounts through 2030	4,460,000
2015 Liberty Triangle Project Tax Increment Revenue Bonds, 2.7%, due in 2021	1,640,000
Series 2015A Special Obligation Tax Increment and Special Districts Bonds, 5.125%-6%, due in varying amounts through 2046	31,065,000
Series 2015B Subordinate Special Obligation Tax Increment and Special Districts Bonds, 8.5%, due in 2046	9,095,000
Series 2018 Liberty Triangle Project Tax Increment Refunding Revenue Bonds, 3.65%, due in 2029	3,240,000
Capital leases:	
Lease purchase of fire pump truck, 2.01% due in annual installments between \$159,000 and \$236,000 through 2023	1,134,000
Lease purchase of roof and parking lot, 2.01% due in annual installments between \$50,000 and \$74,000 through 2023	356,000
Lease purchase of a IT equipment, .00% due in annual installments of \$58,089 through 2021	76,837
Lease purchase of aerial fire truck, 2.97% due in annual installments of \$131,259 through 2022	494,861
Lease purchase of IT and fitness equipment, 1.63% due in annual installments between \$255,000 and \$260,000 through 2019	289,364
Total Governmental Activities	<u>\$ 104,668,208</u>

Business-Type Activities

Revenue bonds:	
2011 Waterworks Refunding Bonds, 1.75%-3.00%, due in varying amounts through 2021	\$ 1,550,000
2015B Sewer System Refunding Revenue Bonds, 2.5% due in 2025	1,990,000
2005 State Revolving Fund Program Bonds, 3.25%-5.25%, due in varying amounts through 2026	3,140,000
2015 State Revolving Fund Program Bonds, 1.22%, due in varying amounts through 2037	76,864,000
Lease purchase of sewer vacuum truck, 2.97%, due in annual installments of \$55,346 through 2019	52,831
2013 Special Obligation Refunding and Improvement Bonds, 3%, due in varying amounts through 2023	37,854
Lease purchase of trucks, 1.63% due in annual installments between \$30,000 and \$35,000 through 2021	86,441
2018 Special Obligation Bonds, 3%-5%, due in varying amounts through 2038	4,465,000
	<u>\$ 88,186,126</u>

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Tax Increment Revenue Bonds Refunding/Redemption: During the fiscal year ended December 31, 2018, the City issued the 2018 Liberty Triangle Project Tax Increment Refunding Revenue Bonds, in the amount of \$3,415,000 with an interest rate of 3.65%. A portion of the bond proceeds along with the available funds of the City were used to currently refund \$4,570,000 of the 2007 Liberty Triangle Project Tax Increment Revenue Bonds with an interest rate of 5.000%-5.875%. A portion of the net proceeds along with the available funds totaling \$4,695,697, after payment of \$129,231 of issuance cost, were deposited in an irrevocable trust with an escrow agent to provide for the future payment of principal and interest of the aforementioned Series 2007 bonds. As a result, the Series 2007 bonds are considered defeased and the liability for those bonds has been removed from the government-wide statement of net position. The Series 2007 bonds that were defeased were also paid in full by the escrow agent during 2018.

As a result of the refunding, the City decreased its total debt service requirements by \$2,115,315, which resulted in an economic gain of \$496,401. The Series 2007 bonds were originally used to fund the Liberty Triangle Project.

The Waterworks Refunding Revenue Bonds and Sewer System Revenue Bonds require the following accounts, consisting of cash and investments and are reported in the accompanying statement of net position as restricted accounts as follows:

	<u>Restricted Assets</u>
Water:	
Bond reserve account	\$ 135,272
Depreciation and replacement account	413,389
	<u>\$ 548,661</u>
Sewer:	
Bond reserve account	\$ 1,952,074
Depreciation and replacement account	105,813
Sewer, Shoal Creek upgrade	8,161
Sewer, Kansas City sewer line	<u>131,913</u>
	<u><u>\$ 2,197,961</u></u>

In addition, these bonds have a rate covenant. The City is in compliance with this covenant, as noted below.

- The City, in accordance with and subject to applicable legal requirements, will fix, establish, maintain and collect such rates and charges for the use and services furnished by or through the System as will produce revenues sufficient to:
 - o Pay the costs of the operation and maintenance of the system.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

- Pay the principal of and interest on the bonds as and when the same become due at the maturity thereof or any interest payment date.
- Enable the City to have in each fiscal year net revenues available for debt service from sewer system activities not less than 110% of the amount required to be paid in such fiscal year on account of both principal and interest on sewer system revenue bonds at the time outstanding.
- Enable the City to have in each fiscal year net revenues available for debt service waterworks activity not less than 110% of the amount required to be paid in such fiscal year on account of both principal and interest on waterworks revenue bonds at the time outstanding.
- Maintain a Debt Service Reserve Account of not less than \$1,757,232 for the Sewer Fund. As of December 31, 2018, this amount is \$1,952,074.
- Provide reasonable and adequate reserves for the payment of the bonds and the interest thereon and for the protection and benefit of the system as provided in the bond ordinance.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

Annual debt service requirements to service all outstanding indebtedness as of December 31, 2018 are as follows:

For The Years Ended December 31,	Debt Service General Obligation Bonds		Debt Service Special Obligation Bonds	
	Principal	Interest	Principal	Interest
2019	\$ 1,215,000	\$ 648,153	\$ 2,012,794	\$ 995,408
2020	1,345,000	607,178	2,297,562	964,584
2021	1,385,000	564,153	2,297,328	890,683
2022	1,435,000	516,190	2,237,096	816,107
2023	1,265,000	475,028	2,072,366	741,910
2024-2028	6,950,000	1,748,530	9,685,000	2,696,529
2029-2033	5,490,000	644,911	8,800,000	1,132,685
2034-2038	1,755,000	57,606	2,575,000	100,538
	\$ 20,840,000	\$ 5,261,749	\$ 31,977,146	\$ 8,338,444

For The Years Ended December 31,	Enterprise Revenue Bonds		Enterprise Capital Leases	
	Principal	Interest	Principal	Interest
2019	\$ 770,000	\$ 83,196	\$ 78,043	\$ 1,848
2020	785,000	65,913	25,212	411
2021	810,000	46,611	36,017	205
2022	285,000	26,201	-	-
2023	290,000	18,914	-	-
2024-2025	600,000	15,419	-	-
	\$ 3,540,000	\$ 256,254	\$ 139,272	\$ 2,464

For The Years Ended December 31,	Governmental Capital Leases		Debt Service Tax Increment Revenue Bonds	
	Principal	Interest	Principal	Interest
2019	\$ 751,932	\$ 48,443	\$ 1,805,000	\$ 3,028,309
2020	424,098	33,277	1,915,000	2,993,437
2021	432,950	24,396	1,485,000	2,954,268
2022	432,081	15,328	1,355,000	2,866,610
2023	310,001	6,231	1,410,000	2,818,726
2024-2028	-	-	6,450,000	12,707,579
2029-2033	-	-	6,985,000	10,476,394
2034-2038	-	-	8,115,000	8,425,200
2039-2043	-	-	4,590,000	6,456,175
2044-2046	-	-	15,390,000	3,058,875
	\$ 2,351,062	\$ 127,675	\$ 49,500,000	\$ 55,785,573

The City is obligated under leases accounted for as capital leases. Assets under capital leases at December 31, 2018 totaled \$3,895,254, net of accumulated depreciation of \$1,739,217. Amortization expense is included with depreciation expense for these capital assets.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

For The Years Ended December 31,	Enterprise SRF Bonds		Enterprise Special Obligation	
	Principal	Interest	Principal	Interest
2019	\$ 1,901,000	\$ 1,084,800	\$ 72,206	\$ 165,988
2020	1,936,000	1,048,247	162,670	173,230
2021	2,785,250	1,008,214	167,672	165,131
2022	2,845,250	961,213	177,904	156,649
2023	4,412,000	908,408	187,402	147,663
2024-2028	22,919,000	3,498,670	1,030,000	599,044
2029-2033	24,396,000	1,980,749	1,235,000	401,822
2034-2038	18,809,500	462,133	1,470,000	151,063
	\$ 80,004,000	\$ 10,952,434	\$ 4,502,854	\$ 1,960,590

Pledges Of Revenue On Outstanding Debt

Utility revenues pledged: The City has pledged future water customer revenues, net of specified operating expenses, to repay debt with outstanding principle totaling \$1,550,000 in Waterworks Refunding bonds. The bonds are payable solely from water customer net revenues through 2021. Annual principal and interest payments on the 2011 bonds are expected to require 29% of net revenues on average over the next three years. The total principal and interest remaining to be paid on the 2011 bonds is \$1,624,818. Principal and interest paid during the current year and total customer net revenues were \$544,836 and \$1,870,355, respectively.

The City has pledged future sewer customer revenues, net of specified operating expenses, to repay three debt issues with outstanding principal of \$81,994,000 in sewer system revenue bonds. The bonds are payable solely from the sewer customer net revenues and are payable through 2037. Annual principal and interest payments on the bonds are expected to require 84% of net revenues on average over the next 19 years. The total principal and interest remaining to be paid on the bonds is \$93,127,870. Principal and interest paid for the current year and total customer net revenues were \$3,303,123 and \$5,827,936, respectively.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

TIF revenues pledged: The City has pledged a portion of future payments in lieu of taxes (PILOTS) and Economic Activity Tax (EATS) revenues to repay \$7,795,000 in Tax Increment Revenue Bonds originally issued in December 2004 and refunded in 2015. The bonds were used to finance Project A of the Liberty Triangle Redevelopment Plan. The bonds are payable solely from the incremental property and sales taxes generated by increased development in the TIF district. Incremental PILOTS and EATS were projected to produce \$18,486,690 over the life of the bonds. Total principal and interest remaining on the bonds is \$1,772,840, payable through 2021. For the current year, principal and interest paid and total incremental PILOTS and EATS revenues were \$820,818 and \$366,442, respectively.

The City has pledged a portion of future PILOTS and EATS revenues to repay \$5,710,000 in Tax Increment Revenue Bonds issued in May 2010. The bonds were used to finance the Roger's Plaza Project. The bonds are payable solely from the incremental property, sales taxes and CID sales tax generated by increased development in the TIF district. Incremental PILOTS, EATS and CID sales tax were projected to produce \$13,172,019 over the life of the bonds. Total principal and interest remaining on the bonds is \$6,644,300 payable through 2030. For the current year, principal and interest paid and total incremental PILOTS, EATS and CID revenues were \$521,681 and \$1,462,913, respectively.

The City has pledged a portion of future PILOTS and EATS revenues to repay \$40,160,000 in Tax Increment Revenue Bonds issued in September 2015. The bonds were used to finance the Liberty Commons Project. The bonds are payable solely from the incremental property, sales taxes, CID sales tax, TDD sales tax and City Hotel Sales Tax Rebate generated by increased development in the TIF district. Incremental PILOTS, EATS and CID sales tax, TDD sales tax and City Hotel Sales Tax Rebate were projected to produce \$94,520,800 over the life of the bonds. Total principal and interest remaining on the bonds is \$92,918,872 payable through 2046. For the current year, principal and interest paid and total incremental revenues were \$2,577,144 and \$1,930,104, respectively.

The City has pledged a portion of future PILOTS and EATS revenues to repay \$7,840,000 in Tax Increment Revenue Bonds originally issued in October 2007 and refunded in 2018. The bonds were used to finance Projects B-2, C-3 and D-1 (The Series 2007 Projects), of the Liberty Triangle Redevelopment Plan. The bonds are payable solely from the incremental property, sales taxes and community improvement district (CID) sales tax generated by increased development in the TIF district. Incremental PILOTS, EATS and CID sales tax were projected to produce \$16,606,938 over the life of the bonds. Total principal and interest remaining on the bonds is \$3,949,560 payable through 2024. For the current year, principal and interest paid and total incremental PILOTS, EATS and CID revenues were \$247,270 and \$912,261, respectively.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

Conduit Debt

The City has issued industrial development bonds to provide financial assistance to private businesses for economic development purposes. The debt is payable solely from payments received from the private businesses involved. As of December 31, 2018, there were nine issues of industrial revenue bonds outstanding. These issues have an aggregate original issue amount of approximately \$409 million and a balance as of December 31, 2018 of approximately \$389 million.

5. Interfund Transactions

Interfund receivables and payable balances as of year-end were as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Parks	Nonmajor governmental funds	\$ 155
Nonmajor	Nonmajor governmental funds	<u>2,121</u>
		<u>\$ 2,276</u>

Interfund balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Interfund transfers for the year were as follows:

	Transfers In	Transfers Out
Governmental activities		
General	\$ 893,530	\$ 146,300
Parks	472,762	49,000
Liberty TIF	98,550	-
Economic development sales tax	2,323,800	-
Nonmajor governmental funds	55,898	3,649,240
	<u>\$ 3,844,540</u>	<u>\$ 3,844,540</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them or (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Payments to the general fund by the enterprise funds for certain administrative, accounting, legal and other services for the year ended December 31, 2018 were \$358,400.

6. Missouri Local Government Employees Retirement System (LAGERS)

General Information about the Pension Plan

Plan Description - The City of Liberty's defined benefit pension plan provides certain retirement, disability and death benefits to plan members and beneficiaries. The City of Liberty 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 it 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.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*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 (55 for police and fire) 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 (50 for police and fire) and receive a reduced allowance.

Benefit Multiplier:	2%
Final Average Salary:	5 years
Member Contributions:	4%

Benefit terms provide for annual postretirement 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 December 31, 2018, the following employees were covered by benefit terms:

	General	Police Officers	Firefighters	Total
Retirees and beneficiaries				
currently receiving benefits	78	25	29	132
Terminated vested members	69	13	21	103
Fully vested active members	134	41	52	227
Total	<u>281</u>	<u>79</u>	<u>102</u>	<u>462</u>

Contributions - The City is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is an 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 City contribute 4% of their gross pay to LAGERS. Employer contribution rates are 10.1% (General), 15.0% (Police) and 22.5% (Fire) of annual covered payroll.

Net Pension Liability

The City's net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 28, 2018. The roll-forward of total pension liability from February 28, 2018 to June 30, 2018, reflects expected service cost and interest reduced by actual benefit payments and administrative expenses.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Actuarial Assumptions - The total pension liability in the February 28, 2018, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial cost method	Entry age normal
Inflation	3.25% wage inflation, 2.5% price inflation
Salary increases	3.25% to 6.55%, including wage inflation
Net investment rate of return	7.25%
Mortality	The healthy retiree mortality tables, for post-retirement mortality, were the RP-2014 Healthy Annuitant mortality table for males and females. The disabled retiree mortality tables, for post-retirement mortality, were the RP-2014 disabled mortality table for males and females. The pre-retirement mortality tables used were the RP-2014 employees mortality table for males and females.

Both the post-retirement and pre-retirement tables were adjusted for mortality improvement back to the observation period base year of 2006.

The base year for males was then established to be 2017. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 28, 2018 valuation were based on the results of an actuarial experience study for the period March 1, 2010 through February 28, 2015.

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 returns (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	48.00%	4.81%
Fixed Income	28.50%	1.72%
Real Assets/Real Return	23.50%	3.42%

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

Discount Rate - The discount rate used to measure the total pension liability is 7.25%. 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 pensions 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.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Changes in Net Pension Liability (Asset) (a) - (b)
Balances as of January 1, 2018	\$ 55,181,568	\$ 47,683,301	\$ 7,498,267
Changes for the year:			
Service cost	1,421,377	-	1,421,377
Interest on total pension liability	3,984,146	-	3,984,146
Difference between expected and actual experience	552,419	-	552,419
Changes of assumptions	-	-	-
Benefit payments	(1,885,159)	(1,885,159)	-
Employer contributions	-	1,829,755	(1,829,755)
Employee contributions	-	526,762	(526,762)
Net investment income (loss)	-	5,748,389	(5,748,389)
Administrative expenses	-	(35,942)	35,942
Other (Net Transfer)	-	(430,866)	430,866
Net changes	4,072,783	5,752,939	(1,680,156)
Balances as of December 31, 2018	\$ 59,254,351	\$ 53,436,240	\$ 5,818,111

Sensitivity of the Net Pension Liability to Changes in the Discount Rate - The following sensitivity analysis presents the net pension liability of the City, calculated using the discount rate of 7.25% as well as what the City's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25%) or one percentage point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Net pension liability (asset)	\$ 15,343,500	\$ 5,818,111	\$ (1,974,545)

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

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

For the year ended December 31, 2018, the City recognized pension expense of (\$496,407) related to LAGERS. The City reported deferred outflows and inflows of resources related to LAGERS from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 889,951	\$ 338,775
Assumption changes	940,517	-
Net difference between projected and actual earnings	-	1,371,304
Contributions subsequent to the measurement date*	983,931	-
Total	<u>\$ 2,814,399</u>	<u>\$ 1,710,079</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 for the year ending December 31, 2019.

Amounts reported as deferred outflows and deferred inflows of resources related to LAGERS will be recognized in pension expense as follows:

Year ended December 31:	
2019	\$ 614,678
2020	175,812
2021	(491,830)
2022	(305,753)
2023	100,928
Thereafter	<u>26,554</u>
Total	<u>\$ 120,389</u>

Allocation of LAGERS Net Pension Liability

The City's full-time equivalents at December 31, 2018, was used to allocate the net pension liability and deferred inflows of resources and deferred outflows of resources related to pension.

7. Total Other Post-Employment Benefits Liability**Plan Description**

In addition to providing the pension benefits described above, the City provides employees that retire under the plan, at the same time they end their service to the City, the opportunity for continuation of medical and dental insurance coverage offered through Midwest Public Risk as part of a single-employer defined benefit OPEB plan.

Retirees who elect to continue coverage in the medical and dental plans offered through Midwest Public Risk are required to pay a contribution until the employee becomes eligible for Medicare. Since the retirees pay the premiums each year, the City's share of any premium cost is determined on the basis of a blended rate or implicit rate subsidy calculation. A stand-alone financial report is not available regarding the OPEB benefits provided.

Benefits Policy

Retirees and their spouses may obtain Medical coverage until Medicare eligibility by paying required premium rates. Upon retiree death or attainment of age 65, spouses may continue COBRA coverage for up to three years. The required premium rates are based to some degree on active experience so retirees are not charged the full age-based projected cost.

Benefit Payments

The City does not pay retiree benefits directly; they are paid implicitly over time through employer subsidization of active premiums that would be lower if retirees were not part of the experience group. As of December 31, 2018, the City has not set aside assets in trust to pay future benefits and has not established a plan or equivalent arrangement that contains an irrevocable transfer of assets dedicated to providing benefits to retirees. Since no trust fund has been established for funding the OPEB obligation related to the implicit rate subsidy, the entire OPEB obligation is classified as unfunded.

Employees Covered by Benefit Terms

At December 31, 2018, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently	
receiving benefit payments	13
Active employees	246
	<hr/>
Total	259
	<hr/> <hr/>

Total OPEB Liability

The total OPEB liability of \$571,312 was measured as of December 31, 2018, and was determined by an actuarial valuation as of July 1, 2017, rolled forward to December 31, 2018.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

The total OPEB liability in the July 1, 2017 actuarial valuation was determined using the following actuarial assumptions:

Discount rate:	3.68% per annum
Salary increases:	3.00% per annum
Healthcare cost trend rate:	Medical: 7.50% graded down to 5.00% over 7 years

The discount rate used for the plan was the average of the S&P Municipal Bond 20-Year High Grade Index and the Fidelity GO AA-20 Year Index as of December 31, 2018.

Mortality rates were based on the RPH-2014 total dataset adjusted to 2006 using MP-2018 full generational improvement scale.

The actuarial cost method was Entry Age Normal Level Percent of Salary.

Changes in Total OPEB Liability

Balance at 12/31/2017	\$	730,547
Service costs		55,309
Interest costs		25,122
Changes of benefit terms		(119,860)
Changes in assumptions		(26,014)
Difference between expected and actual experience		(72,792)
Benefit payments		(21,000)
Net change		(159,235)
Balance at 12/31/2018	\$	571,312

Sensitivity of Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following represents the total OPEB liability calculated using the stated health care cost trend assumption, as well as what the total OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage-point lower or 1 percentage-point higher than the assumed trend rate:

	Healthcare cost trend rate		
	1% Decrease	Current	1% Increase
Total OPEB Liability	\$ 489,479	\$ 571,312	\$ 670,029

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

Sensitivity of Total OPEB Liability to Changes in the Discount Rate

The following represents the total OPEB liability calculated using the stated discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

		Discount rate		
		1% Decrease	Current	1% Increase
		2.68%	3.68%	4.68%
Total OPEB Liability	\$	632,983	\$	571,312
				\$ 515,486

OPEB Expense and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2018, the City recognized OPEB expense of \$47,029. At December 31, 2018, the City reported deferred inflows of resources in relation to OPEB from the following sources:

Changes in assumptions	\$	24,013
Differences between expected and actual experience		<u>67,193</u>
	\$	<u>91,206</u>

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending December 31:	
2019	\$ (7,600)
2020	(7,600)
2021	(7,600)
2022	(7,600)
2023	(7,600)
Thereafter	<u>(53,206)</u>
	<u>\$ (91,206)</u>

8. Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. The plan was amended to comply with IRC Section 457(g), which allowed for the plan to hold its assets in trust. Under these new requirements, the assets of the

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

plan are no longer subject to the general creditors of the City, the City no longer owns the amount deferred by employees and, therefore, the liability and corresponding investment are not reflected in the financial statements.

9. Commitments And Contingent Liabilities

A summary of outstanding commitments/encumbrances on uncompleted construction contracts is as follows:

Capital projects:	
General Fund	\$ 217,190
Economic Development	124,628
Nonmajor Funds	<u>207,594</u>
	<u>\$ 549,412</u>

The City participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the City may be required to reimburse the grantor government. As of December 31, 2018, significant amounts of grant expenditures have not been audited by grantor governments, but the City believes that disallowed expenditures, if any, based on subsequent audits will not have a material effect on any of the individual government funds or the overall financial position of the City.

The City is currently involved in various claims and pending legal actions related to matters arising from the ordinary conduct of business. The City believes the ultimate disposition of the actions will not have a material effect on the basic financial statements.

10. Reimbursement Projects

The City has entered into various Redevelopment Agreements (Agreements) with various redevelopers whereby the redeveloper has agreed to construct certain improvements under specific agreements approved by the City. Under the Agreements, the City reimburses the redeveloper, with interest, for project costs incurred by the redeveloper in an amount not to exceed the maximum reimbursable project costs specified in the Agreements. These reimbursements are payable solely from tax increment revenue (payment in lieu of taxes and economic activity taxes) generated by each project and are not a general obligation of the City. Tax increment revenue is based on the project's current property value and retail sales performance. The redevelopment agreements have original expiration terms of 23 years. Tax increment revenue received is paid to the developer monthly for reimbursable project costs. As of December 31, 2018, the City has the following open redevelopment agreements:

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (Continued)

		Unpaid Reimbursable Project Costs
Triangle (Areas B - H)	\$	2,157,078
Blue Jay Crossing		4,003,345
Rogers		137,024
Liberty Commons		479,147
	\$	<u>6,776,594</u>

The unpaid reimbursable project costs only become a liability to the City once developer reimbursement requests are received and approved by the City and applicable incremental sales and property taxes are received by the City. As of December 31, 2018, the City did not accrue a liability for these unpaid reimbursable project costs.

11. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City is a member of Midwest Public Risk (MPR), a not-for-profit corporation consisting of local governments and political subdivisions. MPR was formed as a public entity risk retention pool and covers medical and dental, workers' compensation and property and casualty claims for its members. The City maintains only workers' compensation and property and casualty coverage through MPR. MPR has been established as assessable pools and accounting records are maintained for each year of coverage on a policy-year basis. The City pays annual premiums to MPR for each coverage. The agreement with MPR provides that MPR will be self-sustained through member premiums. MPR has the authority to assess members for deficiencies of revenues under expenses for any single plan year. Likewise, MPR has the authority to declare refunds to members for excess revenues over expenses relating to any single plan year. MPR has not had deficiencies in any of the past three fiscal years. The City purchases commercial insurance for medical, dental, short-term disability and life insurance.

The City is self-insured for unemployment claims and accounts for the activity in the General Fund with the liability reported as part of accounts payable and accrued liabilities. Changes in the City's unemployment claims liability amounts in 2018 were:

Year	Beginning Of Year Liability	Current Year Claims And Changes In Estimates	Claims Payments	Balance Year Ended
2018	\$ 21,850	\$ 8,611	\$ -	\$ 13,239

12. Disclosures About Fair Value of Assets

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements:

- Federal agency securities of \$16,424,103 valued using quoted prices for similar assets, quoted prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets (Level 2 inputs).
- U.S. Treasury notes of \$10,888,166 valued using quoted prices for similar assets, quoted prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets (Level 2 inputs).

13. Tax Abatement Disclosures

For the fiscal year ended December 31, 2018, the City's tax revenue was diverted through various abatements necessary to incent development within the City totaling an estimated \$6,361,369 under the following programs:

Tax Abatement Program	Amount of Taxes Abated during the Fiscal Year
Tax Increment Financing	\$ 5,768,141
Chapter 353	136,674
Chapter 100 Bonds	456,554
	<u>\$ 6,361,369</u>

The City does not believe the amounts depicted above represent "lost taxes." Under each particular project, the City requires a stringent "but for" test to insure the public infrastructure improvements (Tax Increment Financing) or commercial development (Chapter 353 and Chapter 100) requires tax incentives. In the majority of cases, without said incentives, the developments would not have occurred and the value of taxes shown above would not have been realized. Under Missouri Tax Incremental Financing law, the base, predevelopment taxes continue to be paid, with only the incremental taxes tied directly to the development being used to pay for public infrastructure improvements.

CITY OF LIBERTY, MISSOURI

Notes To Basic Financial Statements (*Continued*)

The City of Liberty can grant tax abatements as outlined below:

- Tax Increment Financing – The City of Liberty grants tax diversion to promote new investment, infrastructure improvements and job growth by providing financial assistance and incentive to redevelopers. Created pursuant to Section 99.800 of the Revised Statutes of Missouri (RSMo).
- Chapter 353 Tax Abatement – Grants tax abatement to encourage investment and assist in the removal of blight and blighting conditions within urban redevelopment areas.
- Chapter 100 Bonds – The City of Liberty can issue taxable bonds to assist with the construction or rehabilitation of eligible commercial facilities. The City takes formal ownerships of the business assets and, therefore, provides property (real and personal) abatement for up to 15 years. Created pursuant to Sections 100.010 to 100.200 RSMo.

14. Fund Balance Deficits

As of December 31, 2018, there were no funds with a fund deficit.

15. Operating Leases

Noncancellable operating lease for fiber services expires in 2028. This lease generally contains a renewal option for one year.

Future minimum lease payments at December 31, 2018, were:

2019	\$ 103,104
2020	103,104
2021	103,104
2022	103,104
2023	103,104
2024 – 2028	<u>465,058</u>
Future minimum lease payments	<u><u>\$ 980,578</u></u>

Required Supplementary Information

CITY OF LIBERTY, MISSOURI

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For The Year Ended December 31, 2018**

	Budget Final	Actual	Variance With Final Budget (Over) Under
Revenues			
Taxes	\$ 13,857,320	\$ 15,321,442	\$ (1,464,122)
Intergovernmental	528,900	494,573	34,327
Charges for services	1,873,950	1,522,772	351,178
Licenses and permits	443,300	472,588	(29,288)
Investment earnings	27,000	56,184	(29,184)
Miscellaneous	1,067,110	1,100,035	(32,925)
Total Revenues	17,797,580	18,967,594	(1,170,014)
Expenditures			
Current:			
General government	4,755,976	4,488,425	267,551
Community development and improvement	753,030	757,763	(4,733)
Public works	2,476,166	2,274,894	201,272
Culture and recreation	465,005	339,453	125,552
Cemetary maintenance	-	206	(206)
Public safety	10,385,909	9,985,452	400,457
Capital outlay	-	632,313	(632,313)
Debt service:			
Principal retirement	662,910	663,874	(964)
Interest and fiscal charges	58,540	45,548	12,992
Bond issuance costs	-	11,446	(11,446)
Total Expenditures	19,557,536	19,199,374	358,162
Revenues Over (Under) Expenditures	(1,759,956)	(231,780)	(1,528,176)
Other Financing Sources			
Issuance of long-term debt	671,690	655,000	16,690
Premium on bond issuance	-	46,171	(46,171)
Insurance proceeds	-	17,042	(17,042)
Transfers in	893,530	893,530	-
Transfers out	(47,750)	(146,300)	98,550
Total Other Financing Sources (Uses)	1,517,470	1,465,443	52,027
Net Change In Fund Balances	\$ (242,486)	1,233,663	\$ (1,476,149)
Fund Balances - Beginning of Year		3,378,932	
Fund Balances - End of Year		\$ 4,612,595	

CITY OF LIBERTY, MISSOURI

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - PARKS FUND
For The Year Ended December 31, 2018**

	Budget Final	Actual	Variance With Final Budget (Over) Under
Revenues			
Taxes	\$ 774,640	\$ 828,550	\$ (53,910)
Intergovernmental	-	1,000	(1,000)
Charges for services	2,674,650	2,725,211	(50,561)
Investment earnings	9,000	14,557	(5,557)
Miscellaneous	44,650	49,672	(5,022)
Total Revenues	3,502,940	3,618,990	(116,050)
Expenditures			
Current:			
Culture and recreation	4,169,690	3,881,947	287,743
Capital outlay	-	317,964	(317,964)
Debt service:			
Principal retirement	44,040	22,014	22,026
Interest and fiscal charges	1,460	724	736
Total Expenditures	4,215,190	4,222,649	(7,459)
Revenues Over (Under) Expenditures	(712,250)	(603,659)	(108,591)
Other Financing Sources (Uses)			
Insurance recoveries	-	251,436	(251,436)
Capital lease	60,000	-	60,000
Transfers in	679,380	472,762	206,618
Transfers out	(59,000)	(49,000)	(10,000)
Total Other Financing Sources (Uses)	680,380	675,198	5,182
Net Change In Fund Balances	\$ (31,870)	71,539	\$ (103,409)
Fund Balances - Beginning of Year		486,277	
Fund Balances - End of Year		\$ 557,816	

CITY OF LIBERTY, MISSOURI

REQUIRED SUPPLEMENTARY INFORMATION NOTES TO BUDGETARY COMPARISON INFORMATION December 31, 2018

1. Budgetary Data

A legally adopted annual budget is prepared for governmental fund types, except for the PFA Construction, Inmate Security Fund, Transient Guest Tax and Tax Abatement Funds, by the City Administrator and presented to the City Council each year prior to the beginning of the year. This budget is officially adopted by the City Council each December through the passage of an ordinance, and all budget amendments are approved by the City Council. This budget uses the modified accrual basis of accounting. The City's legal level of budgetary control is at the fund level. Any expenditure that will cause a fund to exceed the total fund budget must be approved in advance by the City Council through a budget amendment ordinance. A review of the budget is done annually as part of the budget preparation process and any revisions needed are presented to the City Council for supplemental appropriation. Unencumbered appropriations lapse at year end.

2. Exceptions To Budgetary Laws And Regulations

Expenditures exceeded appropriations in the Parks Fund, Liberty TIF Fund, Frank Hughes Memorial Trust Fund, Mt. Memorial Trust Fund and Fairview Cemetery Fund by \$7,459, \$1,121,861, \$345, \$333 and \$3,615, respectively.

CITY OF LIBERTY, MISSOURI

REQUIRED SUPPLEMENTARY INFORMATION

**Schedule of Changes in the City's Net Pension Liability and Related Ratios
Missouri Local Government Employees Retirement System**

	2018	2017	2016	2015
Total Pension Liability				
Service cost	\$ 1,421,377	\$ 1,346,125	\$ 1,300,713	\$ 1,290,766
Interest on total pension liability	3,984,146	3,723,940	3,400,555	3,211,265
Difference between expected and actual experience	552,419	403,200	(236,513)	(95,628)
Effect of assumption changes or inputs	—	—	1,855,247	—
Benefit payments	(1,885,159)	(1,955,991)	(1,810,201)	(1,790,929)
Net Change in Total Pension Liability	4,072,783	3,517,274	4,509,801	2,615,474
Total Pension Liability - Beginning	55,181,568	51,664,294	47,154,493	44,539,019
Total Pension Liability - Ending (a)	59,254,351	55,181,568	51,664,294	47,154,493
Fiduciary Net Position				
Employer contributions	1,829,755	1,501,991	1,433,344	1,405,597
Employee contributions	526,762	464,346	458,444	442,608
Net investment income (loss)	5,748,389	5,124,895	(51,526)	822,220
Benefit payments	(1,885,159)	(1,955,991)	(1,810,201)	(1,790,929)
Administrative expenses	(35,942)	(34,053)	(31,968)	(35,605)
Other (net transfer)	(430,866)	173,111	101,204	(256,996)
Net Change in Fiduciary Net Position	5,752,939	5,274,299	99,297	586,895
Fiduciary Net Position - Beginning	47,683,301	42,409,002	42,309,705	41,722,810
Fiduciary Net Position - Ending (b)	53,436,240	47,683,301	42,409,002	42,309,705
Net Pension Liability, Ending = (a) - (b)	\$ 5,818,111	\$ 7,498,267	\$ 9,255,292	\$ 4,844,788
Fiduciary Net Position as a Percentage of Total Pension Liability	90.18%	86.41%	82.09%	89.73%
Covered Payroll	\$ 12,973,228	\$ 11,244,023	\$ 11,234,166	\$ 10,833,407
Net Pension Liability as a Percentage of Covered Payroll	44.85%	66.69%	82.39%	44.72%

This information is presented as of the measurement date (June 30). This schedule is intended to present 10 years of information. Additional years will be added as information becomes available.

Assumption Changes – During 2016, new assumptions were adopted based on the five-year experience study for the period of March 1, 2010 through February 28, 2015. The major changes was a decrease in projected price inflation from 3.0% to 2.5%, decrease in future projected salaries from a range of 3.5% - 8.6%, including wage inflation of 7.25% and switching to a new mortality table.

Benefit Changes – There were no benefit changes during 2015 through 2018.

CITY OF LIBERTY, MISSOURI

REQUIRED SUPPLEMENTARY INFORMATION *(Continued)*

Schedule of City Contributions

Missouri Local Government Employees Retirement System

Fiscal Year Ending December 31	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contribution as a % of Covered Payroll
2009	\$ 653,476	\$ 653,476	\$ -	\$ 9,858,988	6.63%
2010	959,902	728,251	231,651	9,504,304	7.66%
2011	990,573	832,250	158,323	9,672,270	8.60%
2012	1,082,418	976,076	106,342	10,261,441	9.51%
2013	1,084,760	1,392,354	(307,594)	10,631,361	13.10%
2014	1,426,079	1,426,081	(2)	11,022,687	12.94%
2015	1,449,446	1,413,118	36,328	11,302,557	12.50%
2016	1,478,569	1,439,370	39,199	11,498,367	12.52%
2017	1,669,073	1,632,544	36,529	12,201,001	13.38%
2018	2,003,995	1,961,268	42,727	13,705,491	14.31%

Notes to Schedule:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	Multiple bases from 14 to 24 years
Asset valuation method	5 year smoothed market, 20% corridor
Inflation	3.25% wage inflation, 2.5% price inflation
Salary increases	3.25% to 6.55%, including wage inflation
Net investment rate of return	7.25%
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, were the RP-2015 Healthy Annuitant mortality table for males and females. The disabled retiree mortality tables, for post-retirement mortality, were the RP-2015 disabled mortality table for males and females. The pre-retirement mortality tables used were the RP-2015 employees mortality table for males and females.

Actuarially Determined Contributions – There were no changes that impacted actuarially determined contributions.

CITY OF LIBERTY, MISSOURI

REQUIRED SUPPLEMENTARY INFORMATION (Continued)
Schedule of Changes in Total OPEB Liability and Related Ratios
Fiscal Years Ended December 31,

	<u>2018</u>
Total OPEB Liability	
Service cost	\$ 55,309
Interest on total OPEB liability	25,122
Change in benefit terms	(119,860)
Change in assumptions	(26,014)
Differences between actual and expected experience	(72,792)
Benefit payments	<u>(21,000)</u>
 Net change in total OPEB liability	 (159,235)
 Total OPEB liability, beginning	 <u>730,547</u>
Total OPEB liability, ending	<u><u>\$ 571,312</u></u>
 Covered payroll	 \$ 13,635,602
 Total OPEB liability as a percentage of covered payroll	 4.19%

Notes to Schedule:

The City has not set aside assets in trust to pay future benefits and has not established a plan or equivalent arrangement that contains an irrevocable transfer of assets dedicated to providing benefits to retirees.

Benefit Changes – Effective July 1, 2018, retirees are charged 135% of plan premiums rather than 125%.

Changes of Assumptions – The discount rate changed from 3.24% to 3.68%. Disability incidence and mortality improvement scale were updated.

This schedule is ultimately required to show information for ten years. Only the data for years currently available is displayed. The information presented is as of the measurement date.

Supplementary Information

**Combining And Individual Fund
Financial Statements And Schedules**

CITY OF LIBERTY, MISSOURI

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2018**

	Special Revenue	Capital Projects	Permanent	Total
Assets				
Cash and investments	\$ 1,032,849	\$ 9,464,267	\$ 441,909	\$10,939,025
Receivables, net of allowance for uncollectibles:				
Taxes	521,196	1,215,695	-	1,736,891
Accounts	35,510	251,632	2,165	289,307
Accrued interest	5,265	29,678	2,276	37,219
Due from other funds	2,121	-	-	2,121
Due from other governments	-	90,837	-	90,837
Prepays	14,045	747	-	14,792
Restricted assets:				
Cash and investments	-	379,320	-	379,320
Investments	-	1,029,151	-	1,029,151
Accrued interest	-	3,414	-	3,414
Total Assets	\$ 1,610,986	\$12,464,741	\$ 446,350	\$14,522,077
Liabilities				
Accounts payable and accrued liabilities	\$ 13,445	\$ 169,185	\$ -	\$ 182,630
Deposits	3,975	-	-	3,975
Due to other funds	-	-	2,276	2,276
Unearned revenue	-	264,292	-	264,292
Total Liabilities	17,420	433,477	2,276	453,173
Fund Balances				
Nonspendable:				
Prepays	14,045	747	-	14,792
Permanent fund principal	-	-	444,074	444,074
Restricted for:				
Parks and recreation	-	1,232,219	-	1,232,219
Capital projects	-	8,378,940	-	8,378,940
Transportation projects	-	904,456	-	904,456
Public safety	1,359,706	1,481,861	-	2,841,567
Cemetery	12,015	-	-	12,015
Law enforcement	17,962	-	-	17,962
Other purposes	189,838	33,041	-	222,879
Total Fund Balances	1,593,566	12,031,264	444,074	14,068,904
Total Liabilities and Fund Balances	\$ 1,610,986	\$12,464,741	\$ 446,350	\$14,522,077

CITY OF LIBERTY, MISSOURI

COMBINING BALANCE SHEET NONMAJOR SPECIAL REVENUE FUNDS December 31, 2018

	Cemetery	Police Training	Inmate Security Fund	Transient Guest Tax	Public Safety Sales Tax	Total
Assets						
Cash and investments	\$ 14,205	\$ 6,809	\$ 8,777	\$ 163,104	\$ 839,954	\$ 1,032,849
Receivables, net of allowance for uncollectibles:						
Taxes	-	-	-	-	521,196	521,196
Accounts	183	2,305	-	33,022	-	35,510
Accrued interest	78	29	42	791	4,325	5,265
Due from other funds	2,121	-	-	-	-	2,121
Prepays	-	403	-	-	13,642	14,045
Total Assets	\$ 16,587	\$ 9,546	\$ 8,819	\$ 196,917	\$ 1,379,117	\$ 1,610,986
Liabilities						
Accounts payable and accrued liabilities	\$ 597	\$ -	\$ -	\$ 7,079	\$ 5,769	\$ 13,445
Deposits	3,975	-	-	-	-	3,975
Total Liabilities	4,572	-	-	7,079	5,769	17,420
Fund Balances						
Non spendable:						
Prepays	-	403	-	-	13,642	14,045
Restricted for:						
Public safety	-	-	-	-	1,359,706	1,359,706
Cemetery	12,015	-	-	-	-	12,015
Law enforcement	-	9,143	8,819	-	-	17,962
Other purposes	-	-	-	189,838	-	189,838
Total Fund Balances	12,015	9,546	8,819	189,838	1,373,348	1,593,566
Total Liabilities And Fund Balances	\$ 16,587	\$ 9,546	\$ 8,819	\$ 196,917	\$ 1,379,117	\$ 1,610,986

CITY OF LIBERTY, MISSOURI

COMBINING BALANCE SHEET NONMAJOR CAPITAL PROJECTS FUNDS December 31, 2018

	Limited Capital	Capital Sales Tax	Transportation Sales Tax	Fire Sales Tax	Parks Capital	PFA Construction	Cable Reserve	Total
Assets								
Cash and investments	\$ 5,925,507	\$ 1,682,603	\$ 497,638	\$ 1,325,647	\$ -	\$ -	\$ 32,872	\$ 9,464,267
Receivables, net of allowance for uncollectibles:								
Taxes	-	405,291	405,114	202,645	202,645	-	-	1,215,695
Accounts	-	294	-	251,338	-	-	-	251,632
Accrued interest	11,916	6,864	1,962	7,230	1,537	-	169	29,678
Due from other governments	-	90,837	-	-	-	-	-	90,837
Prepays	-	747	-	-	-	-	-	747
Restricted assets:								
Cash and investments	-	379,320	-	-	-	-	-	379,320
Investments	-	-	-	-	1,029,151	-	-	1,029,151
Accrued interest	-	1,951	-	-	1,463	-	-	3,414
Total Assets	\$ 5,937,423	\$ 2,567,907	\$ 904,714	\$ 1,786,860	\$ 1,234,796	\$ -	\$ 33,041	\$ 12,464,741
Liabilities								
Accounts payable and accrued liabilities	\$ 72	\$ 112,617	\$ 258	\$ 53,661	\$ 2,577	\$ -	\$ -	\$ 169,185
Due to other funds	-	-	-	-	-	-	-	-
Unearned revenue	-	12,954	-	251,338	-	-	-	264,292
Total Liabilities	72	125,571	258	304,999	2,577	-	-	433,477
Fund Balances								
Nonspendable:								
Prepays	-	747	-	-	-	-	-	747
Restricted for:								
Parks and recreation	-	-	-	-	1,232,219	-	-	1,232,219
Capital projects	5,937,351	2,441,589	-	-	-	-	-	8,378,940
Transportation projects	-	-	904,456	-	-	-	-	904,456
Public safety	-	-	-	1,481,861	-	-	-	1,481,861
Other purposes	-	-	-	-	-	-	33,041	33,041
Unassigned	-	-	-	-	-	-	-	-
Total Fund Balances	5,937,351	2,442,336	904,456	1,481,861	1,232,219	-	33,041	12,031,264
Total Liabilities And Fund Balances	\$ 5,937,423	\$ 2,567,907	\$ 904,714	\$ 1,786,860	\$ 1,234,796	\$ -	\$ 33,041	\$ 12,464,741

CITY OF LIBERTY, MISSOURI

COMBINING BALANCE SHEET
NONMAJOR PERMANENT FUNDS
December 31, 2018

	Frank Hughes Memorial Trust	Mt. Memorial Cemetery Trust	Fairview Cemetery Trust	Total
Assets				
Cash and investments	\$ 30,000	\$ 33,755	\$ 378,154	\$ 441,909
Receivables, net of allowance for uncollectibles:				
Accounts	-	-	2,165	2,165
Accrued interest	154	175	1,947	2,276
Total Assets	\$ 30,154	\$ 33,930	\$ 382,266	\$ 446,350
Liabilities				
Due to other funds	\$ 154	\$ 175	\$ 1,947	\$ 2,276
Fund Balances				
Nonspendable:				
Permanent fund principal	30,000	33,755	380,319	444,074
Total Liabilities And Fund Balances	\$ 30,154	\$ 33,930	\$ 382,266	\$ 446,350

CITY OF LIBERTY, MISSOURI

**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS**

For The Year Ended December 31, 2018

	Special Revenue	Capital Projects	Permanent	Total
Revenues				
Taxes	\$ 2,943,646	\$ 6,776,435	\$ -	\$ 9,720,081
Intergovernmental	-	496,200	-	496,200
Charges for services	49,464	-	-	49,464
Investment earnings	16,848	101,709	8,743	127,300
Miscellaneous	1,865	310,431	4,431	316,727
Total Revenues	3,011,823	7,684,775	13,174	10,709,772
Expenditures				
Current:				
General government	216,936	814	-	217,750
Community development and improvement	-	50,885	-	50,885
Public works	-	682,480	-	682,480
Culture and recreation	800	120,892	-	121,692
Cemetery maintenance	42,778	-	-	42,778
Public safety	1,653,356	-	-	1,653,356
Capital outlay	-	5,922,451	-	5,922,451
Debt service:				
Principal retirement	-	1,638,188	-	1,638,188
Interest and fiscal charges	-	456,728	-	456,728
Bond issuance costs	-	126,780	-	126,780
Total Expenditures	1,913,870	8,999,218	-	10,913,088
Revenues Over Expenditures	1,097,953	(1,314,443)	13,174	(203,316)
Other Financing Sources (Uses)				
Issuance of long-term debt	-	7,255,000	-	7,255,000
Premium on bond issuance	-	276,879	-	276,879
Transfers in	55,898	-	-	55,898
Transfers out	(49,750)	(3,590,747)	(8,743)	(3,649,240)
Total Other Financing Sources (Uses)	6,148	3,941,132	(8,743)	3,938,537
Net Change In Fund Balances	1,104,101	2,626,689	4,431	3,735,221
Fund Balances - Beginning of Year	489,465	9,404,575	439,643	10,333,683
Fund Balances - End of Year	\$ 1,593,566	\$12,031,264	\$ 444,074	\$ 14,068,904

CITY OF LIBERTY, MISSOURI

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NONMAJOR SPECIAL REVENUE FUNDS For The Year Ended December 31, 2018

	Cemetery	Police Training	Inmate Security Fund	Transient Guest Tax	Public Safety Sales Tax	Total
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ 264,578	\$ 2,679,068	\$ 2,943,646
Charges for services	32,704	11,491	4,743	526	-	49,464
Investment earnings	351	58	137	2,846	13,456	16,848
Miscellaneous	1,819	36	10	-	-	1,865
Total Revenues	34,874	11,585	4,890	267,950	2,692,524	3,011,823
Expenditures						
Current:						
General government	-	-	-	216,936	-	216,936
Community development and improvement	-	-	-	-	-	-
Culture and recreation	-	-	-	800	-	800
Cemetery maintenance	42,778	-	-	-	-	42,778
Public safety	-	3,342	1,680	-	1,648,334	1,653,356
Capital outlay	-	-	-	-	-	-
Total Expenditures	42,778	3,342	1,680	217,736	1,648,334	1,913,870
Revenues Over (Under) Expenditures	(7,904)	8,243	3,210	50,214	1,044,190	1,097,953
Other Financing Sources (Uses)						
Transfers in	55,898	-	-	-	-	55,898
Transfers out	(47,750)	-	-	(2,000)	-	(49,750)
Total Other Financing Sources (Uses)	8,148	-	-	(2,000)	-	6,148
Net Change In Fund Balances	244	8,243	3,210	48,214	1,044,190	1,104,101
Fund Balances - Beginning of Year	11,771	1,303	5,609	141,624	329,158	489,465
Fund Balances - End of Year	\$ 12,015	\$ 9,546	\$ 8,819	\$ 189,838	\$ 1,373,348	\$ 1,593,566

CITY OF LIBERTY, MISSOURI

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NONMAJOR CAPITAL PROJECTS FUNDS For The Year Ended December 31, 2018

	Limited Capital	Capital Sales Tax	Transportation Sales Tax	Fire Sales Tax	Parks Capital	PFA Construction	Cable Reserve	Total
Revenues								
Taxes	\$ -	\$ 2,261,208	\$ 2,254,019	\$ 1,130,604	\$ 1,130,604	\$ -	\$ -	\$ 6,776,435
Intergovernmental	-	480,950	-	-	15,250	-	-	496,200
Investment earnings	11,915	34,542	5,395	39,163	10,062	-	632	101,709
Miscellaneous	-	2,740	22	247,507	60,162	-	-	310,431
Total Revenues	11,915	2,779,440	2,259,436	1,417,274	1,216,078	-	632	7,684,775
Expenditures								
Current:								
General government	-	-	-	-	-	-	814	814
Community development and improvement	-	-	50,885	-	-	-	-	50,885
Public works	-	306,382	376,098	-	-	-	-	682,480
Culture and recreation	-	-	66,655	-	54,237	-	-	120,892
Public safety	-	-	-	-	-	-	-	-
Capital outlay	81,159	2,155,052	597,075	2,728,126	361,039	-	-	5,922,451
Debt service:								
Principal retirement	-	486,599	200,000	691,589	260,000	-	-	1,638,188
Interest and fiscal charges	110	188,035	121,173	111,560	35,850	-	-	456,728
Bond issuance costs	102,839	17,038	-	-	6,903	-	-	126,780
Total Expenditures	184,108	3,153,106	1,411,886	3,531,275	718,029	-	814	8,999,218
Revenues Over (Under) Expenditures	(172,193)	(373,666)	847,550	(2,114,001)	498,049	-	(182)	(1,314,443)
Other Financing Sources (Uses)								
Issuance of long-term debt	5,885,000	975,000	-	-	395,000	-	-	7,255,000
Premium on bond issuance	224,544	41,959	-	-	10,376	-	-	276,879
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	(1,953,010)	(887,630)	(336,510)	(413,597)	-	-	(3,590,747)
Total Other Financing Sources (Uses)	6,109,544	(936,051)	(887,630)	(336,510)	(8,221)	-	-	3,941,132
Net Change In Fund Balances	5,937,351	(1,309,717)	(40,080)	(2,450,511)	489,828	-	(182)	2,626,689
Fund Balances - Beginning of Year	-	3,752,053	944,536	3,932,372	742,391	-	33,223	9,404,575
Fund Balances - End of Year	\$ 5,937,351	\$ 2,442,336	\$ 904,456	\$ 1,481,861	\$ 1,232,219	\$ -	\$ 33,041	\$ 12,031,264

CITY OF LIBERTY, MISSOURI

**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - NONMAJOR PERMANENT FUNDS
For The Year Ended December 31, 2018**

	Frank Hughes Memorial Trust	Mt. Memorial Cemetery Trust	Fairview Cemetery Trust	Total
Revenues				
Investment earnings	\$ 595	\$ 673	\$ 7,475	\$ 8,743
Miscellaneous	-	-	4,431	4,431
Total Revenues	595	673	11,906	13,174
Revenues Over Expenditures	595	673	11,906	13,174
Other Financing Uses				
Transfers out	(595)	(673)	(7,475)	(8,743)
Net Change In Fund Balances	-	-	4,431	4,431
Fund Balances - Beginning of Year	30,000	33,755	375,888	439,643
Fund Balances - End of Year	\$ 30,000	\$ 33,755	\$ 380,319	\$ 444,074

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL -**

CAPITAL SALES TAX FUND

For The Year Ended December 31, 2018

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 2,086,890	\$ 2,261,208	\$ (174,318)
Intergovernmental	465,920	480,950	(15,030)
Investment earnings	10,000	34,542	(24,542)
Miscellaneous	-	2,740	(2,740)
Total Revenues	2,562,810	2,779,440	(216,630)
Expenditures			
Current:			
Public works	1,517,580	306,382	1,211,198
Capital outlay	1,771,563	2,155,052	(383,489)
Debt service:			
Principal retirement	486,600	486,599	1
Interest and fiscal charges	187,670	188,035	(365)
Bond issuance costs	-	17,038	(17,038)
Total Expenditures	3,963,413	3,153,106	810,307
Revenues Under Expenditures	(1,400,603)	(373,666)	(1,026,937)
Other Financing Sources			
Issuance of long-term debt	-	975,000	(975,000)
Premium on bond issuance	-	41,959	-
Transfers out	(1,953,020)	(1,953,010)	(10)
Total Other Financing	(1,953,020)	(936,051)	(975,010)
Net Change In Fund Balances	<u>\$(3,353,623)</u>	<u>(1,309,717)</u>	<u>\$ (2,001,947)</u>
Fund Balance - Beginning of Year		<u>3,752,053</u>	
Fund Balance - End of Year		<u>\$ 2,442,336</u>	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
TRANSPORTATION SALES TAX FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 2,086,890	\$ 2,254,019	\$ (167,129)
Investment earnings	-	5,395	(5,395)
Miscellaneous	-	22	(22)
Total Revenues	2,086,890	2,259,436	(172,546)
Expenditures			
Current:			
Community development and improvement	47,850	50,885	(3,035)
Public works	579,290	376,098	203,192
Culture and recreation	76,130	66,655	9,475
Capital outlay	450,000	597,075	(147,075)
Debt service:			
Principal retirement	200,000	200,000	-
Interest and fiscal charges	120,960	121,173	(213)
Total Expenditures	1,474,230	1,411,886	62,344
Revenues Over Expenditures	612,660	847,550	(234,890)
Other Financing Sources (Uses)			
Transfers out	(887,630)	(887,630)	-
Net Change In Fund Balances	\$ (274,970)	(40,080)	\$ (234,890)
Fund Balance - Beginning of Year		944,536	
Fund Balance - End of Year		\$ 904,456	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
LIBERTY TIF FUND**

For The Year Ended December 31, 2018

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 7,196,730	\$ 6,721,689	\$ 475,041
Investment earnings	5,130	82,678	(77,548)
Miscellaneous	8,200	12,185	(3,985)
Total Revenues	7,210,060	6,816,552	393,508
Expenditures			
Current:			
General government	32,770	11,011	21,759
Community development and improvement	2,186,670	2,234,005	(47,335)
Public works	18,540	35,936	(17,396)
Cemetery maintenance	-	4,000	(4,000)
Debt service:			
Principal retirement	1,220,000	2,395,000	(1,175,000)
Interest and fiscal charges	2,540,980	2,440,869	100,111
Bond issuance costs	-	100,000	(100,000)
Total Expenditures	5,998,960	7,220,821	(1,121,861)
Revenues Over (Under) Expenditures	1,211,100	(404,269)	1,515,369
Other Financing Sources (Uses)			
Issuance of refunding debt	-	3,415,000	(3,415,000)
Payments to refunding escrow agent	-	(3,415,000)	3,415,000
Transfers in	-	98,550	(98,550)
Total Other Financing Sources (Uses)	-	98,550	(98,550)
Net Change In Fund Balances	\$ 1,211,100	(305,719)	\$ 1,416,819
Fund Balance - Beginning of Year		8,254,223	
Fund Balance - End of Year		\$ 7,948,504	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -**

CEMETERY FUND

For The Year Ended December 31, 2018

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Charges for services	\$ 26,800	\$ 32,704	\$ (5,904)
Investment earnings	300	351	(51)
Miscellaneous	15,800	1,819	13,981
Total Revenues	42,900	34,874	8,026
Expenditures			
Current:			
Cemetery maintenance	54,750	42,778	11,972
Total Expenditures	54,750	42,778	11,972
Revenues Over (Under) Expenditures	(11,850)	(7,904)	(3,946)
Other Financing Sources (Uses)			
Transfers in	47,750	55,898	(8,148)
Transfers out	(47,750)	(47,750)	-
Total Other Financing Sources (Uses)	-	8,148	(8,148)
Net Change In Fund Balances	\$ (11,850)	244	\$ (12,094)
Fund Balance - Beginning of Year		11,771	
Fund Balance - End of Year		\$ 12,015	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - BUDGET AND ACTUAL -
POLICE TRAINING FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Charges for services	\$ 10,800	\$ 11,491	\$ (691)
Investment earnings	10	58	(48)
Miscellaneous	-	36	(36)
Total Revenues	10,810	11,585	(775)
Expenditures			
Current:			
Public safety	8,920	3,342	5,578
Net Change In Fund Balances	\$ 1,890	8,243	\$ (6,353)
Fund Balance - Beginning of Year		1,303	
Fund Balance - End of Year		\$ 9,546	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -**

PARKS CAPITAL FUND

For The Year Ended December 31, 2018

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 1,043,450	\$ 1,130,604	\$ (87,154)
Intergovernmental	-	15,250	(15,250)
Investment earnings	-	10,062	(10,062)
Miscellaneous	-	60,162	(60,162)
Total Revenues	1,043,450	1,216,078	(172,628)
Expenditures			
Current:			
Culture and recreation	304,303	54,237	250,066
Capital outlay	176,406	361,039	(184,633)
Debt service:			
Principal retirement	260,000	260,000	-
Interest and fiscal charges	35,750	35,850	(100)
Bond issuance costs	-	6,903	(6,903)
Total Expenditures	776,459	718,029	58,430
Revenues Under Expenditures	266,991	498,049	(231,058)
Other Financing Sources (Uses)			
Issuance of long-term debt	-	395,000	(395,000)
Premium on bond issuance	-	10,376	-
Transfers out	(620,810)	(413,597)	(207,213)
Total Other Financing Sources (Uses)	(620,810)	(8,221)	(602,213)
Net Change In Fund Balances	\$ (353,819)	489,828	\$ (833,271)
Fund Balance - Beginning of Year		742,391	
Fund Balance - End of Year		\$ 1,232,219	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -**

FIRE SALES TAX FUND

For The Year Ended December 31, 2018

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 1,043,450	\$ 1,130,604	\$ (87,154)
Investment earnings	800	39,163	(38,363)
Miscellaneous	82,920	247,507	(164,587)
Total Revenues	1,127,170	1,417,274	(290,104)
Expenditures			
Current:			
Public safety	58,000	-	58,000
Capital outlay	3,077,359	2,728,126	349,233
Debt service:			
Principal retirement	732,600	691,589	41,011
Interest and fiscal charges	139,300	111,560	27,740
Total Expenditures	4,007,259	3,531,275	475,984
Revenues Over Expenditures	(2,880,089)	(2,114,001)	(766,088)
Other Financing Sources (Uses)			
Transfers out	(336,500)	(336,510)	10
Total Other Financing Sources (Uses)	(336,500)	(336,510)	10
Net Change In Fund Balances	<u>\$(3,216,589)</u>	(2,450,511)	<u>\$ (766,078)</u>
Fund Balance - Beginning of Year		<u>3,932,372</u>	
Fund Balance - End of Year		<u><u>\$ 1,481,861</u></u>	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
PUBLIC SAFETY SALES TAX FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 2,553,830	\$ 2,679,068	\$ (125,238)
Investment earnings	-	13,456	(13,456)
Total Revenues	2,553,830	2,692,524	(138,694)
Expenditures			
Current:			
Public safety	1,829,000	1,648,334	180,666
Total Expenditures	1,829,000	1,648,334	180,666
Revenues Under Expenditures	724,830	1,044,190	(319,360)
Net Change In Fund Balances	\$ 724,830	1,044,190	\$ (319,360)
Fund Balance - Beginning of Year		329,158	
Fund Balance - End of Year		\$ 1,373,348	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
CABLE RESERVE FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Investment earnings	\$ 310	\$ 632	\$ (322)
Expenditures			
Current:			
General government	5,310	814	4,496
Net Change In Fund Balances	<u><u>\$ (5,000)</u></u>	<u><u>(182)</u></u>	<u><u>\$ (4,818)</u></u>
Fund Balance - Beginning of Year		<u>33,223</u>	
Fund Balance - End of Year		<u><u>\$ 33,041</u></u>	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
FRANK HUGHES MEMORIAL TRUST FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Investment earnings	\$ 250	\$ 595	\$ (345)
Expenditures			
Current:			
Cemetery maintenance	250	595	(345)
Net Change In Fund Balances	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
Fund Balance - Beginning of Year		<u>30,000</u>	
Fund Balance - End of Year		<u>\$ 30,000</u>	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
MT. MEMORIAL CEMETERY TRUST FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Investment earnings	\$ 340	\$ 673	\$ (333)
Expenditures			
Cemetery maintenance	340	673	(333)
Net Change In Fund Balances	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
Fund Balance - Beginning of Year		<u>33,755</u>	
Fund Balance - End of Year		<u>\$ 33,755</u>	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
FAIRVIEW CEMETERY TRUST FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Investment earnings	\$ 3,860	\$ 7,475	\$ (3,615)
Miscellaneous	5,000	4,431	569
Total Revenues	8,860	11,906	(3,046)
Expenditures			
Cemetery maintenance	3,860	7,475	(3,615)
Net Change In Fund Balances	\$ 5,000	4,431	\$ 569
Fund Balance - Beginning of Year		375,888	
Fund Balance - End of Year		\$ 380,319	

CITY OF LIBERTY, MISSOURI

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL -
ECONOMIC DEVELOPMENT SALES TAX FUND
For The Year Ended December 31, 2018**

	Final Budget	Actual	Variance With Final Budget - (Over) Under
Revenues			
Taxes	\$ 1,915,370	\$ 2,014,369	\$ (98,999)
Investment earnings	60,000	166,082	(106,082)
Miscellaneous	23,890	13	23,877
Total Revenues	1,999,260	2,180,464	(181,204)
Expenditures			
Current:			
General government	301,050	233,865	67,185
Public works	-	1,507,670	(1,507,670)
Capital outlay	28,102,866	17,758,634	10,344,232
Debt service:			
Principal retirement	1,460,590	1,140,000	320,590
Interest and fiscal charges	783,990	778,185	5,805
Bond issuance costs	75,090	63,171	11,919
Total Expenditures	30,723,586	21,481,525	9,242,061
Revenues Under Expenditures	(28,724,326)	(19,301,061)	(9,423,265)
Other Financing Sources			
Issuance of long-term debt	3,469,530	3,615,000	(145,470)
Premiums on bond issuance	-	155,276	(155,276)
Transfers in	2,823,800	2,323,800	500,000
Total Other Financing Sources	6,293,330	6,094,076	199,254
Net Change In Fund Balances	<u><u>\$(22,430,996)</u></u>	<u><u>(13,206,985)</u></u>	<u><u>\$ (9,224,011)</u></u>
Fund Balance - Beginning Of Year		<u>14,480,415</u>	
Fund Balance - End Of Year		<u><u>\$ 1,273,430</u></u>	

CITY OF LIBERTY, MISSOURI

**STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUNDS**

Page 1 Of 2

For The Year Ended December 31, 2018

	Balance January 1, 2018		Additions		Deductions		Balance December 31, 2018
Tax Escrow Fund							
Assets							
Cash and cash equivalents	\$ 3,806	\$	-	\$	3,806	\$	-
Liabilities							
Accounts payable and accrued liabilities	\$ 3,806	\$	-	\$	3,806	\$	-
Triangle CID Sales Tax Fund							
Assets							
Cash and cash equivalents	\$ 93,665	\$	7,169	\$	-	\$	100,834
Liabilities							
Due to other entities	\$ 93,665	\$	7,169	\$	-	\$	100,834
Preservation and Development							
Assets							
Cash and cash equivalents	\$ 5,799	\$	-	\$	5,284	\$	515
Accrued interest	16		-		16		-
Prepays	1,750		-		-		1,750
Total Assets	\$ 7,565	\$	-	\$	5,300	\$	2,265
Liabilities							
Accounts payable and accrued liabilities	\$ 7,565	\$	-	\$	5,300	\$	2,265
Roger's Plaza CID							
Assets							
Cash and cash equivalents	\$ 147,500	\$	30,000	\$	-	\$	177,500
Liabilities							
Due to other entities	\$ 147,500	\$	30,000	\$	-	\$	177,500
Blue Jay Crossing CID							
Assets							
Cash and cash equivalents	\$ (2,477)	\$	-	\$	-	\$	(2,477)
Liabilities							
Due to other entities	\$ (2,477)	\$	-	\$	-	\$	(2,477)

CITY OF LIBERTY, MISSOURI

**STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUNDS**

Page 2 Of 2

For The Year Ended December 31, 2018

	Balance January 1, 2018		Additions		Deductions		Balance December 31, 2018
Liberty Corners CID							
Assets							
Cash and cash equivalents	\$ 36,281	\$ 213			-		\$ 36,494
Liabilities							
Due to other entities	\$ 36,281	\$ 213			-		\$ 36,494
Liberty Commons CID							
Assets							
Cash and cash equivalents	\$ (385)	\$ 7,500			-		\$ 7,115
Special assessments receivable	325,186	158,020			-		483,206
Total Assets	\$ 324,801	\$ 165,520			-		\$ 490,321
Liabilities							
Due to other entities	\$ 324,801	\$ 165,520					\$ 490,321
Liberty Commons TDD							
Assets							
Cash and cash equivalents	\$ (385)	\$ 7,500			-		\$ 7,115
Liabilities							
Due to other entities	\$ (385)	\$ 7,500			-		\$ 7,115
Total							
Assets							
Cash and cash equivalents	\$ 283,804	\$ 52,382			9,090		\$ 327,096
Special assessment receivable	325,186	158,020			-		483,206
Accrued interest	16	-			16		-
Prepays	1,750	-			-		1,750
Total Assets	\$ 610,756	\$ 210,402			9,106		\$ 812,052
Liabilities							
Accounts payable and accrued liabilities	11,371	-			9,106		2,265
Due to other entities	599,385	210,402			-		809,787
Total Liabilities	\$ 610,756	\$ 210,402			9,106		\$ 812,052

**Report on Internal Control Over
Financial Reporting and on Compliance and Other Matters Based on an
Audit of the Financial Statements Performed in Accordance with
Government Auditing Standards**

Independent Auditor's Report

The City Council
City of Liberty, Missouri

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Liberty, Missouri (the City), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 27, 2019, which contained an "*Emphasis of Matter*" paragraph regarding the adoption of a new accounting pronouncement.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items 2018-001 and 2018-002 that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City's Response to Findings

The City's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

BKD, LLP

Kansas City, Missouri
June 27, 2019

City of Liberty, Missouri
Schedule of Findings and Responses
Year Ended December 31, 2018

Reference Number	Finding
2018-001	<p>Criteria or Specific Requirement – The City is responsible for establishing and maintaining effective internal controls over financial reporting.</p> <p>Condition – Multiple journal entries around the year-end close process were required to be recorded.</p> <p>Context – The City’s accounting policies, procedures and controls did not identify significant accounting differences.</p> <p>Effect – Audit adjustment was necessary to correct several funds.</p> <p>Cause – Internal controls over financial reporting were ineffective as described in the conditions above.</p> <p>Recommendation – We recommend the City review the controls surrounding the adjusted area to ensure the proper recording in future years.</p> <p>View of Responsible Officials and Planned Corrective Actions – Management agrees with the audit findings and recommendation. Corrective internal review action and appropriate training will occur in 2019 to ensure future entries are completed correctly.</p>

City of Liberty, Missouri
Schedule of Findings and Responses (Continued)
Year Ended December 31, 2018

Reference Number	Finding
2018-002	<p>Criteria or Specific Requirement – The City is responsible for establishing and maintaining effective internal controls over financial reporting.</p> <p>Condition – The City does not have proper controls to track and record capital assets.</p> <p>Context – Adjusting journal entries were required to properly record the above transaction.</p> <p>Effect – Audit adjustment was necessary to correct both government activities and business-type activities capital assets.</p> <p>Cause – Internal controls over financial reporting were ineffective as described in the conditions above.</p> <p>Recommendation – We recommend the City review the controls surrounding the adjusted area to ensure the proper recording in future years.</p> <p>View of Responsible Officials and Planned Corrective Actions – Management agrees with the audit findings and recommendation. Corrective internal review action and appropriate training will occur in 2019 to ensure future entries are completed correctly.</p>

Statistical Section

CITY OF LIBERTY, MISSOURI
Statistical Section
December 31, 2018

The statistical section of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information presented in the financial statements, note disclosures and required supplementary information say about the City's overall financial health.

Contents

Page

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time. 100 - 106

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue sources, property and sales tax. 107 - 111

Debt Capacity

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. 112 - 114

Demographic And Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place. 115 - 116

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs. 117 - 121

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual report for the relevant year. The City implemented GASB 34 in fiscal year 2004; schedules presenting government-wide information include information beginning in that year.

CITY OF LIBERTY, MISSOURI

NET POSITION BY COMPONENT

Last Ten Fiscal Years

“accrual basis of accounting”

(Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Governmental activities:										
Net investment in capital assets	\$ 37,716,660	\$ 39,600,922	\$ 41,136,051	\$ 37,403,710	\$ 31,343,975	\$ 37,647,696	\$ 37,284,881	\$ 38,646,267	\$ 36,755,618	\$ 47,276,514
Restricted	6,603,720	6,656,505	9,889,748	16,637,160	22,830,476	19,130,085	6,753,226	6,630,554	5,455,901	6,959,443
Unrestricted	(8,929,008)	(14,926,994)	(17,509,228)	(17,477,207)	(16,084,745)	(16,846,594)	(31,301,005)	(43,991,958)	(40,798,594)	(47,374,679)
Total Governmental Activities Net Position	\$ 35,391,372	\$ 31,330,433	\$ 33,516,571	\$ 36,563,663	\$ 38,089,706	\$ 39,931,187	\$ 12,737,102	\$ 1,284,863	\$ 1,412,925	\$ 6,861,278
Business-type activities:										
	\$ 39,436,429	\$ 39,560,719	\$ 41,314,470	\$ 42,053,574	\$ 43,833,948	\$ 47,132,623	\$ 46,760,260	\$ 52,595,025	\$ 43,260,889	\$ 41,596,924
Restricted	6,511,688	6,372,833	4,998,064	4,832,099	4,665,531	4,493,055	1,347,735	1,548,630	2,566,120	2,553,942
Unrestricted	(2,072,707)	(1,052,848)	(817,529)	707,214	1,215,871	(920,479)	1,721,151	(4,065,499)	7,689,789	13,175,696
Total Business-Type Activities Net Position	\$ 43,875,410	\$ 44,880,704	\$ 45,495,005	\$ 47,592,887	\$ 49,715,350	\$ 50,705,199	\$ 49,829,146	\$ 50,078,156	\$ 53,516,798	\$ 57,326,562
Primary government:										
Net investment in capital assets	\$ 77,153,089	\$ 79,161,641	\$ 82,450,521	\$ 79,457,284	\$ 75,177,923	\$ 84,780,319	\$ 84,045,141	\$ 91,241,292	\$ 80,016,507	\$ 88,873,438
Restricted	13,115,408	13,029,338	14,887,812	21,469,259	27,496,007	23,623,140	8,100,961	8,179,184	8,022,021	9,513,385
Unrestricted	(11,001,715)	(15,979,842)	(18,326,757)	(16,769,993)	(14,868,874)	(17,767,073)	(29,579,854)	(48,057,457)	(33,108,805)	(34,198,983)
Total Primary Government Net Position	\$ 79,266,782	\$ 76,211,137	\$ 79,011,576	\$ 84,156,550	\$ 87,805,056	\$ 90,636,386	\$ 62,566,248	\$ 51,363,019	\$ 54,929,723	\$ 64,187,840

CITY OF LIBERTY, MISSOURI

CHANGES IN NET POSITION

Last Ten Fiscal Years (*accrual basis of accounting*) (Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Expenses:										
Governmental activities:										
General government	\$ 3,315,775	\$ 4,098,088	\$ 4,488,682	\$ 5,578,298	\$ 4,409,570	\$ 4,070,808	\$ 4,960,224	\$ 5,140,449	\$ 5,223,137	\$ 5,841,114
Community development and Improvement	1,335,337	6,213,788	1,963,294	3,077,802	2,440,676	3,035,596	25,081,992	13,338,549	3,947,731	3,353,557
Public works	3,541,594	6,381,711	2,434,200	2,234,374	3,374,941	4,145,087	3,633,562	5,352,526	5,644,445	7,162,689
Culture and recreation	6,584,138	5,846,413	5,256,583	5,301,867	5,230,004	4,653,376	5,003,851	5,380,857	5,888,852	5,285,780
Cemetery maintenance	40,370	31,920	71,061	45,600	43,454	37,175	52,078	51,281	58,493	46,984
Public safety	8,654,817	8,755,802	9,039,729	9,331,920	10,569,376	11,173,782	12,481,003	11,477,832	11,605,212	12,614,311
Interest on long-term debt	1,535,865	1,755,580	1,565,218	1,924,369	1,790,466	1,636,145	1,840,593	4,360,199	3,772,079	4,197,840
Total Governmental Activities Expenses	25,007,896	33,083,302	24,818,767	27,494,230	27,858,487	28,751,969	53,053,303	45,101,693	36,139,949	38,502,275
Business-type activities:										
Water	3,887,962	4,084,298	4,230,222	4,683,122	4,647,033	4,804,585	5,100,859	5,536,119	5,322,160	5,668,706
Sewer	5,314,243	5,530,579	5,788,305	6,019,808	6,362,039	6,764,802	8,494,147	8,782,656	6,189,447	7,457,999
Sanitation	1,437,803	1,240,494	1,296,758	1,346,538	1,404,386	1,465,455	1,515,339	1,579,941	1,605,176	1,675,094
Total Business-Type Activities Expenses	10,640,008	10,855,371	11,315,285	12,049,468	12,413,458	13,034,842	15,110,345	15,898,716	13,116,783	14,801,799
Total Primary Government Expenses	35,647,904	43,938,673	36,134,052	39,543,698	40,271,945	41,786,811	68,163,648	61,000,409	49,256,732	53,304,074
Program revenue:										
Governmental activities:										
Charges for services										
General government	485,778	416,234	570,776	416,114	467,610	655,384	199,985	584,352	5,956	-
Public Works	1,067,170	101,212	137,768	148,575	-	-	-	-	-	-
Culture and recreation	3,423,899	3,445,210	2,813,673	2,761,851	2,326,010	2,346,377	2,314,001	2,530,502	2,701,584	2,725,211
Cemetery maintenance	37,399	28,351	18,901	31,110	55,675	35,881	41,695	44,435	22,370	32,704
Public safety	1,621,760	1,572,578	1,539,830	1,664,281	1,677,637	1,567,613	1,500,729	1,882,114	1,967,699	2,096,847
Operating grants and contributions	414,473	359,560	229,030	-	-	-	-	-	-	-
General Government	-	-	-	8,143	17,016	303,552	427,264	232,793	197,943	262,040
Public Works	-	-	-	228,950	-	-	-	-	-	-
Culture and Recreation	-	-	-	101,006	212,301	210,387	222,116	242,813	257,792	455,573
Public Safety	-	-	-	10,761	13,687	13,712	7,729	16,752	14,464	12,568
Capital grants and contributions	2,452,265	2,069,324	417,785	2,683,237	1,130,664	900,480	319,606	328,678	444,576	2,030,070
Total Governmental Activities Program Revenue	9,502,744	7,992,469	5,727,763	8,054,028	5,900,600	6,033,386	5,033,125	5,862,439	5,612,384	7,615,013
Business-type activities:										
Charges for services:										
Water	3,851,743	4,609,913	4,894,776	5,584,656	4,970,330	4,859,187	4,790,934	5,521,259	5,400,127	6,009,942
Sewer	4,951,824	5,702,170	5,528,214	6,439,371	7,432,110	7,484,660	7,757,065	8,251,871	8,632,213	8,952,085
Sanitation	1,427,468	1,289,414	1,156,496	1,317,865	1,342,422	1,408,568	1,513,408	1,572,792	1,670,435	1,702,338
Capital grants and contributions:										
Water	269,563	68,998	80,113	387,731	276,174	31,348	59,305	757	304,615	1,019,648
Sewer	205,251	-	89,912	248,825	334,925	43,972	195,228	372,333	258,798	452,042
Total Business-Type Activities Program Revenues	10,705,849	11,670,495	11,749,511	13,978,448	14,355,961	13,827,735	14,315,940	15,719,012	16,266,188	18,136,055
Total Primary Government Program Revenues	20,208,593	19,662,964	17,477,274	22,032,476	20,256,561	19,861,121	19,349,065	21,581,451	21,878,572	25,751,068
Net (expense) revenue:										
Governmental activities	(15,505,152)	(25,090,833)	(19,091,004)	(19,440,202)	(21,957,887)	(22,718,583)	(48,020,178)	(39,239,254)	(30,527,565)	(30,887,262)
Business-type activities	65,841	815,124	434,226	1,928,980	1,942,503	792,893	(794,405)	(179,704)	3,149,405	3,334,256
Total Primary Government Net Expense	(15,439,311)	(24,275,709)	(18,656,778)	(17,511,222)	(20,015,384)	(21,925,690)	(48,814,583)	(39,418,958)	(27,378,160)	(27,553,006)
General revenues and other changes in net position:										
Governmental activities:										
Taxes:										
Property taxes	\$ 5,497,483	\$ 6,177,644	\$ 6,507,625	\$ 7,147,343	\$ 6,098,618	\$ 6,369,803	\$ 6,362,431	\$ 6,274,468	\$ 6,201,587	\$ 7,201,489
Franchise taxes	3,844,459	4,385,343	3,878,488	3,731,525	3,761,816	3,826,360	3,760,453	3,544,972	3,466,868	3,595,312
Sales taxes	7,995,060	8,446,974	8,945,418	9,877,630	11,211,196	12,320,585	12,373,730	15,174,323	17,666,243	22,269,931
Other taxes	1,362,775	1,235,186	1,210,748	1,411,627	1,241,394	1,241,758	3,107,658	1,447,073	1,458,358	1,539,399
Investment earnings	157,135	59,471	47,348	51,651	212,866	72,043	81,731	230,266	307,153	446,801
Miscellaneous	590,848	725,288	687,515	679,995	725,523	729,515	869,258	1,115,913	1,555,418	1,478,632
Transfers	(676,467)	-	-	-	-	-	-	-	-	-
Total Governmental Activities	18,771,293	21,029,906	21,277,142	22,899,771	23,251,413	24,560,064	26,555,261	27,787,015	30,655,627	36,531,564
Business-type activities:										
Investment earnings	244,619	190,170	180,075	167,902	162,017	158,569	152,792	160,012	202,157	337,985
Miscellaneous	-	-	-	1,000	17,943	38,387	6,649	268,702	87,080	137,523
Transfers	676,467	-	-	-	-	-	-	-	-	-
Total Business-Type Activities	921,086	190,170	180,075	168,902	179,960	196,956	159,441	428,714	289,237	475,508
Total Primary Government	19,692,379	21,220,076	21,457,217	23,068,673	23,431,373	24,757,020	26,714,702	28,215,729	30,944,864	37,007,072
Changes in net position:										
Governmental activities	3,266,141	(4,060,927)	2,186,138	3,459,569	1,293,526	1,841,481	(21,464,917)	(11,452,239)	128,062	5,644,302
Business-type activities	986,927	1,005,294	614,301	2,097,882	2,122,463	989,849	(634,964)	240,010	3,438,642	3,809,764
Total Primary Government	\$ 4,253,068	\$ (3,055,633)	\$ 2,800,439	\$ 5,557,451	\$ 3,415,989	\$ 2,831,330	(\$ 22,099,881)	(\$ 11,203,229)	\$ 3,566,704	\$ 9,454,066

CITY OF LIBERTY, MISSOURI

PROGRAM REVENUES BY FUNCTION/PROGRAM

Last Ten Fiscal Years
(accrual basis of accounting)
(Unaudited)

Function / Program	Fiscal Year									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Governmental activities:										
General government	\$ 508,981	\$ 422,156	\$ 570,996	\$ 416,114	\$ 467,610	\$ 958,936	\$ 627,249	\$ 817,145	\$ 203,899	\$ 262,040
Community development and improvement	—	—	—	—	—	-	-	-	-	-
Public works	3,753,085	2,404,186	649,462	148,575	-	900,480	319,606	328,678	444,576	2,030,070
Culture and recreation	3,535,391	3,547,149	2,920,191	2,761,851	2,326,010	2,556,764	2,536,117	2,773,315	2,959,376	3,180,784
Cemetery maintenance	37,399	28,351	18,901	31,110	55,675	35,881	41,695	44,435	22,370	32,704
Public safety	1,667,888	1,590,627	1,568,213	1,664,281	1,677,637	1,581,325	1,508,458	1,898,866	1,982,165	2,109,415
Total Governmental Activities	9,502,744	7,992,469	5,727,763	5,021,931	4,526,932	6,033,386	5,033,125	5,862,439	5,612,386	7,615,013
Business-type activities:										
Water	4,121,306	4,678,911	4,974,889	5,584,656	4,970,330	4,890,535	4,850,239	5,522,016	5,704,742	7,029,590
Sewer	5,157,075	5,702,170	5,618,126	6,439,371	7,432,110	7,528,632	7,952,293	8,624,204	8,891,011	9,404,127
Sanitation	1,427,468	1,289,414	1,156,496	1,317,865	1,342,422	1,408,568	1,513,408	1,572,792	1,670,435	1,702,338
Total Business-Type Activities	10,705,849	11,670,495	11,749,511	13,341,892	13,744,862	13,827,735	14,315,940	15,719,012	16,266,188	18,136,055
Total Government	\$ 20,208,593	\$ 19,662,964	\$ 17,477,274	\$ 18,363,823	\$ 18,271,794	\$ 19,861,121	\$ 19,349,065	\$ 21,581,451	\$ 21,878,574	\$ 25,751,068

Source: City records.

CITY OF LIBERTY, MISSOURI

FUND BALANCES, GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(accrual basis of accounting)

(Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
General Fund:										
Reserved	\$ 410,559	\$ 689,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	2,055,644	2,497,862	-	-	-	-	-	-	-	-
Nonspendable	-	-	480,371	377,301	456,208	538,830	548,017	475,874	602,864	618,124
Restricted	-	-	-	-	-	-	73,259	-	-	-
Assigned	-	-	-	-	-	-	37,881	42,490	-	-
Unassigned	-	-	3,668,127	3,918,515	4,039,995	3,639,567	2,878,184	2,590,842	2,776,068	3,994,471
Total General Fund	\$ 2,466,203	\$ 3,187,268	\$ 4,148,498	\$ 4,295,816	\$ 4,496,203	\$ 4,178,397	\$ 3,537,341	\$ 3,109,206	\$ 3,378,932	\$ 4,612,595
All Other Governmental Funds:										
Reserved	\$ 9,287,943	\$ 4,379,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:										
Special revenue funds	(197,996)	137,393	-	-	-	-	-	-	-	-
Capital projects funds	1,670,811	5,725,072	-	-	-	-	-	-	-	-
Permanent fund	406,836	410,661	-	-	-	-	-	-	-	-
Fund Balances										
Nonspendable										
Inventory	-	-	42,796	55,034	-	-	-	-	-	-
Prepaid Ins	-	-	471,630	374,975	41,489	48,327	48,969	48,230	107,813	105,463
Permanent fund principal	-	-	406,977	412,477	420,533	427,493	433,568	437,393	439,643	444,074
Restricted for										
Parks and Recreation	-	-	496,485	749,885	747,039	1,157,575	2,201,605	2,108,073	1,120,855	1,700,115
Capital projects funds	-	-	4,129,933	9,309,726	10,260,396	7,799,241	36,366,122	29,999,312	18,232,468	9,651,619
Transportation projects	-	-	489,539	1,382,576	5,663,166	1,062,662	934,973	780,698	944,536	904,456
Public Safety	-	-	336,693	480,403	622,555	3,508,795	1,165,482	1,136,631	4,261,530	2,841,567
Debt Service	-	-	3,927,265	4,603,767	5,002,339	5,019,769	22,455,613	10,058,655	8,254,223	7,948,504
Cemetery	-	-	70,999	75,083	88,917	89,551	72,637	53,080	11,771	12,015
Law Enforcement	-	-	31,857	35,720	25,531	21,497	4,881	4,828	6,912	17,962
Assigned to:										
Debt Service	-	-	319,350	313,661	1,069,451	-	-	-	-	-
Other Purposes	-	-	74,412	59,728	58,775	43,502	140,558	176,039	174,847	222,879
Unassigned	-	-	3,668,127	3,905,515	-	(37,740)	(19,028)	(9,028)	-	-
Total All Other Government Funds	\$ 11,167,594	\$ 10,652,877	\$ 14,466,063	\$ 21,758,550	\$ 24,000,191	\$ 19,140,672	\$ 63,805,380	\$ 44,793,911	\$ 33,554,598	\$ 23,848,654

Source: City records

CITY OF LIBERTY, MISSOURI

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(modified accrual basis of accounting)

(Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Revenues:										
Taxes	\$ 18,608,689	\$ 20,154,888	\$ 20,542,279	\$ 22,034,017	\$ 22,313,024	\$ 23,758,506	\$ 25,264,810	\$ 26,440,836	\$ 28,793,056	\$ 34,606,131
Intergovernmental	1,552,867	2,519,143	671,815	3,216,205	1,373,668	1,428,131	976,715	821,036	914,775	991,773
Licenses and permits	389,111	316,961	443,914	270,115	318,505	394,857	339,462	509,749	503,727	472,588
Charges for services	5,366,460	4,375,101	4,294,872	4,519,972	4,208,427	4,210,398	4,110,210	4,458,056	4,516,670	4,297,447
Investment earnings	157,135	59,471	47,348	51,651	50,849	72,043	81,731	230,266	307,153	446,801
Lease	863,059	862,023	303,771	198,744	—	—	—	—	—	—
Miscellaneous	686,123	803,330	835,292	772,620	707,580	729,515	824,547	1,115,913	970,185	1,478,632
Total Revenues	27,623,444	29,090,917	27,139,291	31,063,324	28,972,053	30,593,450	31,597,475	33,575,856	36,005,566	42,293,372
Expenditures:										
General government	2,920,813	3,186,676	3,625,547	4,894,141	3,637,245	3,704,333	4,647,549	4,519,275	4,686,884	4,951,051
Community development and improvement	1,095,806	5,905,370	1,517,740	2,840,988	2,440,676	3,029,070	22,802,592	13,306,979	3,864,769	3,042,653
Public works	3,693,908	6,066,133	3,276,623	5,878,187	5,203,950	3,539,989	4,085,325	2,897,617	3,170,423	4,500,980
Culture and recreation	4,513,774	4,528,504	3,975,630	3,980,267	3,909,162	3,820,234	4,160,582	4,512,327	5,031,351	4,343,092
Cemetery maintenance	40,370	31,920	30,617	36,687	43,454	37,175	52,078	51,281	58,493	46,984
Public safety	8,245,818	8,248,571	8,512,558	8,881,333	10,041,922	10,525,034	11,526,676	9,738,413	10,618,366	11,638,808
Capital outlay	2,850,274	1,009,967	1,542,056	1,829,211	826,465	7,645,933	2,921,467	8,548,421	15,602,242	24,631,362
Debt service:										
Principal	2,768,453	4,547,331	3,115,362	1,825,010	3,256,863	3,540,139	3,963,201	5,321,924	4,855,799	5,859,076
Bond issuance costs	—	229,126	—	—	104,197	14,111	2,274,248	—	52,501	301,397
Interest	1,584,434	1,639,777	1,637,696	1,449,484	1,671,255	1,620,977	1,590,031	4,432,032	3,890,887	3,722,054
Payment to refunding bond escrow agent	—	—	—	—	—	—	500,013	—	—	—
Total Expenditures	27,713,650	35,393,375	27,233,829	31,615,308	31,135,189	37,476,995	58,523,762	53,328,269	51,831,715	63,037,457
Excess Of Revenues Under Expenditures	(90,206)	(6,302,458)	(94,538)	(551,984)	(2,163,136)	(6,883,545)	(26,926,287)	(19,752,413)	(15,826,149)	(20,744,085)
Fiscal Year										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Other financing sources (uses):										
Transfers in	\$ 1,400,432	\$ 1,717,821	\$ 887,509	\$ 671,667	\$ 1,872,124	\$ 1,332,392	\$ 2,230,806	\$ 4,149,255	\$ 1,903,828	\$ 3,844,540
Transfers out	(2,076,899)	(1,717,821)	(887,509)	(671,667)	(1,872,124)	(1,332,392)	(2,230,806)	(4,149,255)	(1,903,828)	(3,844,540)
Issuance of long-term debt	—	8,105,000	—	10,230,000	8,644,690	—	74,805,312	—	3,830,000	11,525,000
Discount on debt issuance	—	(15,469)	—	—	—	—	—	—	—	—
Premium on debt issuance	—	—	—	658,963	256,290	—	—	—	—	478,326
Issuance of refunding debt	—	—	—	—	—	—	—	—	1,565,000	3,415,000
Payment to refunded bond escrow agent	—	(2,111,400)	—	(4,613,824)	—	(1,073,780)	(4,435,000)	—	(1,565,000)	(3,415,000)
Insurance Recoveries	—	—	—	—	—	—	—	—	585,113	268,478
Proceeds from capital leases	—	—	—	—	—	2,780,000	395,368	349,033	441,449	—
Capital contributions	—	530,687	720,456	1,571,160	—	—	—	—	—	—
Total Other Financing Sources (Uses)	(676,467)	6,508,818	720,456	7,846,299	8,900,980	1,706,220	70,765,680	349,033	4,856,562	12,271,804
Net Changes In Fund Balance	(766,673)	206,360	625,918	7,294,315	6,737,844	(5,177,325)	43,839,393	(19,403,380)	(10,969,587)	(8,472,281)
Fund balances (deficits), beginning of year	14,400,470	13,633,785	13,840,145	14,466,063	21,758,550	28,496,394	23,503,328	67,306,497	47,903,117	36,933,530
Fund balances (deficits), end of year	<u>\$ 13,633,797</u>	<u>\$ 13,840,145</u>	<u>\$ 14,466,063</u>	<u>\$ 21,760,378</u>	<u>\$ 28,496,394</u>	<u>\$ 23,319,069</u>	<u>\$ 67,342,721</u>	<u>\$ 47,903,117</u>	<u>\$ 36,933,530</u>	<u>\$ 28,461,249</u>
Debt service as a percentage of noncapital expenditures	17.51%	17.99%	18.50%	10.99%	16.26%	17.30%	9.99%	21.78%	24.14%	24.95%

CITY OF LIBERTY, MISSOURI

TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS

Last Ten Fiscal Years

(modified accrual basis of accounting)

(Unaudited)

Fiscal Year	Property	Local Option Sales & Use Tax	Franchise Fees	Other Tax	Total
2009	5,497,483	7,995,060	3,844,459	1,362,775	18,699,777
2010	5,058,730	8,763,669	3,958,095	2,112,197	19,892,691
2011	5,071,047	8,727,836	3,886,396	1,086,671	18,771,950
2012	7,147,343	9,877,630	3,731,525	1,411,627	22,168,125
2013	6,098,618	11,211,196	3,761,816	1,241,394	22,313,024
2014	6,746,251	12,255,994	3,826,361	1,241,758	24,070,364
2015	6,362,431	12,373,730	3,760,453	3,107,658	25,604,272
2016	6,274,468	15,174,323	3,544,972	1,447,073	26,440,836
2017	6,526,773	18,039,385	3,466,868	1,458,358	29,491,384
2018	7,201,489	22,269,931	3,595,312	1,539,399	34,606,131
Change 2009-2018	31.00%	178.55%	-6.48%	12.96%	85.06%

Source: City records.

CITY OF LIBERTY, MISSOURI

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY Last Ten Fiscal Years (Unaudited)

Fiscal Year	Residential Property Assessed	Residential Property Estimated	Agriculture Property	Commercial/ Industrial Property	Personal Property	Railroad Utility Real Property	Railroad Utility Personal Property	Total Taxable Assessed Value	CPI Per Year	Estimated Actual Taxable Value	Taxable Assessed Value As A Percentage Of Actual Taxable Value	Total Direct Tax Rate
2009	284,219,490	1,495,892,053	20,043,000	307,905,375	255,701,315	20,762,634	9,755,364	479,399,117	0.1%	2,110,059,741	22.72%	0.9715
2010	285,370,000	1,501,947,368	19,750,583	315,738,344	213,223,100	26,243,916	9,878,818	470,798,026	2.7%	2,086,782,129	22.56%	0.9957
2011	278,008,900	1,463,204,737	15,253,667	303,710,906	223,209,764	31,310,491	8,367,576	463,466,709	1.5%	2,045,057,140	22.66%	0.9957
2012	278,558,900	1,466,099,474	13,729,333	302,005,094	226,871,027	35,052,525	9,392,736	466,031,900	3.0%	2,053,150,189	22.70%	0.9900
2013	269,959,220	1,420,838,000	6,460,583	290,584,281	231,588,164	42,964,266	10,373,939	457,317,519	1.7%	2,002,809,233	22.83%	1.0084
2014	271,096,770	1,426,825,105	6,238,833	290,530,031	235,396,803	46,420,919	11,653,173	461,196,226	1.5%	2,017,064,864	22.86%	1.0080
2015	282,091,190	1,484,690,474	6,439,583	295,348,625	247,300,694	50,933,219	15,849,615	480,513,732	0.8%	2,100,562,210	22.88%	0.9747
2016	283,588,870	1,492,573,000	6,469,667	294,998,094	266,478,464	52,811,728	13,380,397	488,017,797	0.7%	2,126,711,349	22.95%	0.9747
2017	293,314,330	1,543,759,632	5,914,667	316,257,969	293,375,458	52,528,578	13,061,621	513,160,021	2.1%	2,224,897,924	23.06%	0.9640
2018	294,815,630	1,551,661,211	5,955,417	341,088,000	268,742,785	56,834,241	13,610,442	516,041,962	2.1%	2,237,892,095	23.06%	0.9648

Source: City records

Note: Personal property and real property are taxed. The above information presents the information for each period for which it is levied. A tax levy provides taxes remitted in the following year. The agriculture value is based upon productivity instead of actual market value.

CITY OF LIBERTY, MISSOURI

DIRECT AND OVERLAPPING PROPERTY TAX RATES

Last Ten Fiscal Years

Tax Year Levied	City Direct Rates				Overlapping Rates				
	General Fund	Parks Fund	Debt Service Fund	Total City Tax Rate	School District Tax Rate	County Tax Rate	Hospital Tax Rate	State Tax Rate	Total Tax Rate
2009	0.8259	0.1456	—	0.9715	5.9069	0.9253	0.1444	0.0300	7.9781
2010	0.8465	0.1492	—	0.9957	6.0950	0.9253	0.1500	0.0300	8.1960
2011	0.8465	0.1492	—	0.9957	6.0950	0.8953	0.1500	0.0300	8.1660
2012	0.8417	0.1483	—	0.9900	6.0950	0.8953	0.1500	0.0300	8.1603
2013	0.8573	0.1511	—	1.0084	6.0950	0.8824	0.1500	0.0300	8.1658
2014	0.8570	0.1510	—	1.0080	6.4550	0.8693	0.1500	0.0300	8.5123
2015	0.8287	0.1460	—	0.9747	6.4550	0.8374	0.1483	0.0300	8.4454
2016	0.8287	0.1460	—	0.9747	6.4550	0.8362	0.1483	0.0300	8.4442
2017	0.8196	0.1444	—	0.9640	6.4550	0.9255	0.1480	0.0300	8.5225
2018	0.8203	0.1445	—	0.9648	6.4550	0.9255	0.1480	0.0300	8.5233

Source: Office of Clay County Clerk

Notes:

Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners, although the County property tax rates apply to all City property owners; the Hospital rates apply to the property owners within that Authority's geographic boundaries.

CITY OF LIBERTY, MISSOURI

PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Prior
(Unaudited)

Taxpayer	2018			2009		
	Taxable Assessed Value	Rank	Percentage Of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage Of Total City Taxable Assessed Value
Hallmark Cards	\$ 5,176,900	1	1.00%	\$ 10,390,614	1	—
Legacy Liberty LLC	3,474,490	2	0.67%	—	—	—
Star Development	2,936,200	3	0.57%	5,303,251	3	1.11%
Liberty Commons Lodging Assoc LLC	2,710,820	4	0.53%	—	—	—
Hy-Vee Food Stores, Inc.	2,217,370	5	0.43%	—	—	—
GSRV LLC	2,200,130	6	0.43%	—	—	—
Centro Bradley SPE 5 LLC	2,014,400	7	0.39%	2,338,340	6	—
Lowe's Home Centers, Inc.	1,878,240	8	0.36%	3,350,170	5	—
Liberty Commons 2018 LLC	1,693,950	9	0.33%	—	—	—
MGHK LLC	1,693,950	10	0.33%	—	—	—
RR Donnelley	—	—	—	6,743,641	2	1.41%
Stone Container Corporation	—	—	—	3,695,923	4	0.77%
Continental Disc Corporation	—	—	—	1,747,069	7	0.36%
Monmouth Real Estate Inv	—	—	—	1,708,420	8	0.36%
S&D Holding	—	—	—	1,433,540	9	0.30%
Piston Automotive	—	—	—	730,792	10	0.15%
Total	\$ 25,996,450		5.04%	\$ 37,441,760		4.46%

Source: City records

CITY OF LIBERTY, MISSOURI

PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Fiscal Years

(Unaudited)

Fiscal Year	Taxes Levied for Fiscal Year	Collected Within the Fiscal Year Of The Levy		Collections in Subsequent Years	Total Collections To Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2009	4,603,135	4,169,701	90.58%	297,604	4,467,305	97.05%
2010	4,592,237	4,168,359	90.77%	276,835	4,445,194	96.80%
2011	4,478,756	4,055,486	90.55%	273,537	4,329,023	96.66%
2012	4,492,368	4,199,817	93.49%	419,830	4,619,647	102.83%
2013	4,470,089	170,416	3.81%	4,329,329	4,499,745	100.66%
2014	4,491,096	326,153	7.26%	4,207,953	4,534,106	100.96%
2015	4,530,039	161,404	3.56%	4,368,857	4,530,261	100.00%
2016	4,603,577	223,215	4.85%	4,166,901	4,390,116	95.36%
2017	4,751,282	462,379	9.73%	4,198,124	4,660,503	98.09%
2018	4,978,773	570,229	11.45%	-	570,229	11.45%

Source: City records

Note:

Includes personal property, real estate, and railroad & utility taxes. Does not include TIF, surtax, or assessment adjustments made after billing. The City contracted with Clay County beginning in 2013 to bill and collect property taxes. The above stats reflect tax payments received by Clay County. Taxes collected by Clay County in December are not received by the City until January of the following year.

CITY OF LIBERTY, MISSOURI

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING BY TYPE Last Ten Fiscal Years (Unaudited)

Fiscal Year	General Bonded Debt			Other Governmental Activities Debt			Business Type Activities							
	General	Percentage Of	Debt Per Capita	MDNR Loan Payable	Leasehold Revenue Bonds	TIF Bonds	Loan Payable	State Revolving Fund	Revenue Bonds	Capital Leases	Total Primary Government	Percentage Of Personal Income	Debt Per Capita	
	Special Assessment Bonds	Actual Taxable Value Of Property												
2009	11,970,000	0.56%	411	84,249	147,641	2,855,000	14,570,000	—	9,533,541	12,885,000	—	52,045,431	5.77%	1,785
2010	10,770,000	0.51%	369	74,890	375,355	2,120,000	18,305,000	—	9,151,041	11,485,000	—	52,281,286	6.24%	1,794
2011	6,710,000	0.31%	230	65,214	895,125	1,345,000	17,840,000	—	8,746,905	8,880,000	—	44,482,244	5.21%	1,526
2012	11,679,083	0.57%	417	55,211	1,615,809	975,491	13,661,392	—	3,135,390	3,876,911	—	34,999,287	4.27%	1,248
2013	16,100,000	0.80%	533	44,868	1,699,960	1,060,000	16,610,000	—	4,585,000	7,765,000	306,124	48,170,952	5.35%	1,595
2014	14,260,000	0.71%	462	34,175	4,115,456	-	15,640,000	—	4,320,000	6,680,000	257,825	45,307,456	4.88%	1,467
2015	25,390,000	1.21%	831	23,120	3,864,355	-	54,240,000	—	19,662,522	5,770,000	208,400	109,158,397	11.77%	3,575
2016	23,165,000	1.09%	760	11,863	3,516,347	-	53,070,000	—	64,287,522	5,040,000	157,465	149,248,197	16.07%	4,894
2017	22,667,460	1.02%	731	5,414	3,086,704	-	51,800,000	—	81,877,996	4,300,000	193,826	163,931,400	16.77%	5,283
2018	20,840,000	0.93%	645	-	2,351,062	-	49,500,000	—	80,004,000	3,540,000	139,272	156,374,334	15.22%	4,837

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

CITY OF LIBERTY, MISSOURI

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

For the Year Ended December 31, 2018

(Unaudited)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Amount Applicable To City
Overlapping:			
Liberty Hospital District	\$ —	0.00%	\$ —
Liberty School District	140,185,000	56.03%	78,540,251
Clay County	—	0.00%	—
Subtotal, Overlapping Debt			
City Direct Debt	125,827,808	100.00%	125,827,808
Bond Premiums	1,224,139	100.00%	1,224,139
Bond Discounts	(224,324)	100.00%	<u>(224,324)</u>
Total Direct And Overlapping Debt			<u><u>\$ 205,367,874</u></u>

Sources: Individual Governmental entity and City records

(1) Determined by ratio of assessed value in overlapping unit compared to the value of taxable assessed value the value of taxable assessed value within the corporate limits of the City of Liberty

(2) Individual Governmental entity and City records

Note: Liberty School District's amount is as of 06/30/2018

CITY OF LIBERTY, MISSOURI

LEGAL DEBT MARGIN INFORMATION

Last Ten Fiscal Years

(Unaudited)

Legal Debt Margin Calculation for Fiscal Year 2018

Assessed value	\$	516,041,962
Debt limit (20% of assessed value)		<u>103,208,392</u>
City Debt applicable to debt limit:		
General obligation bonds	\$	20,840,000
Special assessment bonds		31,977,146
Less-amount available debt service fund,		
Special Assessment Neighborhood Improvement		
Fund		<u>-</u>
Total net debt applicable to limit		<u>52,817,146</u>
Legal debt margin	\$	<u><u>50,391,246</u></u>

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Debt limit	\$ 84,587,251	\$ 94,159,605	\$ 93,206,380	\$ 93,206,380	\$ 91,463,504	\$ 92,239,245	\$ 96,102,746	\$ 97,603,559	\$ 102,632,004	\$ 103,208,392
Total net debt applicable to limit	<u>11,970,000</u>	<u>10,969,345</u>	<u>6,799,767</u>	<u>14,095,000</u>	<u>20,799,690</u>	<u>18,605,410</u>	<u>9,575,826</u>	<u>54,615,129</u>	<u>58,521,832</u>	<u>50,391,246</u>
Legal debt margin	<u>\$ 72,617,251</u>	<u>\$ 83,190,260</u>	<u>\$ 86,406,613</u>	<u>\$ 79,111,380</u>	<u>\$ 70,663,814</u>	<u>\$ 73,633,835</u>	<u>\$ 86,526,920</u>	<u>\$ 42,988,430</u>	<u>\$ 44,110,172</u>	<u>\$ 52,817,146</u>
Total Net Debt Applicable To The Limit As A Percentage Of Debt Limit	16.48%	13.19%	7.87%	17.82%	29.43%	25.27%	11.07%	127.05%	132.67%	95.41%

Source: City records

CITY OF LIBERTY, MISSOURI

PLEDGED REVENUE COVERAGE
Last Ten Fiscal Years
(dollars in thousands)
(Unaudited)

Fiscal Year	Waterworks and Sewer System Bonds						
	Operating Revenue (1)	Operating Expenses (2)	Net Revenues Available For Debt Services	Debt Service		Total Debt Payments	Coverage
				Principal	Interest		
2009	9,752,369	6,774,550	2,977,819	1,565,000	879,507	2,444,507	1.22
2010	10,569,620	7,140,809	3,428,811	1,625,000	620,792	2,245,792	1.53
2011	10,602,124	7,569,340	3,032,784	1,690,000	729,751	2,419,751	1.25
2012	12,034,578	8,494,390	3,540,188	1,485,000	747,877	2,232,877	1.59
2013	12,420,383	10,502,809	1,917,574	780,000	278,046	1,058,046	1.81
2014	12,540,633	11,569,387	971,246	1,085,000	245,346	1,330,346	0.73
2015	12,707,273	13,595,006	(887,733)	715,000	213,996	928,996	(0.96)
2016	14,201,551	12,022,197	2,179,354	730,000	123,580	853,580	2.55
2017	14,321,013	7,531,091	6,789,922	740,000	119,676	859,676	7.90
2018	15,435,382	7,737,091	7,698,291	760,000	98,599	858,599	8.97

(1) Operating revenue includes interest earnings

(2) Operating expenses excludes interest expense and depreciation expense

CITY OF LIBERTY, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years
(Unaudited)

Fiscal Year Ended December 31,	Population	Personal Income⁽¹⁾	Per Capita Income⁽¹⁾	Median Age⁽¹⁾	School Enrollment⁽²⁾	Unemployment Rate⁽³⁾
2009	30,568	901,756,000	29,500	36.2	10,000	5.5%
2010	29,149	837,188,429	28,721	35.1	11,000	7.6%
2011	29,149	853,045,485	29,265	36.4	11,400	7.8%
2012	29,243	819,856,748	28,036	36.4	11,213	7.1%
2013	29,811	900,471,066	30,206	36.4	11,194	7.1%
2014	30,096	929,214,000	30,875	36.4	11,427	5.2%
2015	30,376	927,561,536	30,536	38.6	11,745	4.4%
2016	30,450	928,664,100	30,498	37.4	12,000	3.3%
2017	31,507	977,630,703	31,029	37.2	12,500	3.7%
2018	31,779	1,027,478,628	32,332	37.3	12,633	2.9%

Sources:

- (1) City-Data.com
- (2) Liberty Public School District
- (3) US Department of Labor Bureau

CITY OF LIBERTY, MISSOURI

PRINCIPAL EMPLOYEES

Employer	2018			2009		
	Employees	Rank	Percentage Of Total County Employment	Employees	Rank	Percentage Of Total County Employment
Liberty School District	1,800	1	1.46%	1,116	2	1.03%
Liberty Hospital	1,400	2	1.14%	1,480	1	1.36%
Hallmark Cards	1,351	3	1.10%	846	3	0.78%
LMV	700	4	0.57%	—	—	—
Clay County	688	5	0.56%	517	4	0.48%
RR Donnelley	350	6	0.28%	350	5	0.32%
City of Liberty	335	7	0.27%	199	8	0.18%
HyVee	320	8	0.26%	—	—	—
Ford Stamping Plant	310	9	0.25%	—	—	—
Ferrellgas	268	10	0.22%	263	6	0.24%
Smurfit	—	—	—	135	10	0.12%
Continental Disc	—	—	—	150	9	0.14%
William Jewell	—	—	—	229	7	0.21%
	7,522		6.11%	5,285		4.87%

CITY OF LIBERTY, MISSOURI

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS

Last Ten Fiscal Years

(Unaudited)

Functions/Program	Full-Time Equivalent Employees as of December 31									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Administration										
City Administrator	1	1	1	1	1	1	1	1	1	1
Assistant City Administrator	1	1	1	1	1	1	1	1	—	—
Assistant Deputy City Clerk	1	1	1	1	1	1	1	—	—	—
Deputy City Clerk	1	1	1	1	1	1	1	1	1	1
Communication Manager	1	1	1	1	1	1	1	1	1	1
Marketing & Special Events Supervisor	1	1	—	—	—	—	—	—	—	—
Communication/Public Relations Specialist	—	—	1	1	1	1	1	—	—	—
Animal Control Officer	2	3	2	2	—	—	—	—	—	—
Animal Shelter Attendant	1	—	1	0.5	—	—	—	—	—	—
Executive Assistant	—	—	—	—	—	—	—	—	—	—
Court Administrator	1	1	1	1	1	1	1	1	1	1
Municipal Court Technician	2	2	2	2	2	2	2	2	2	2
Assistant to the City Administrator	1	—	1	1	1	1	1	1	1	1
Administrative Assistant	—	1	1	0.5	—	—	2	2	2	2
Economic & Business Development Mgr	1	1	1	1	1	1	1	1	1	1
HR/Admin Specialist	1	—	—	—	—	—	—	—	—	—
Information Services										
Information Technology Services Director	1	1	1	1	1	1	1	1	1	1
Information Systems Specialist III	1	—	1	1	—	2	2	2	2	2
Information Systems Specialist II	1	2	1	1	2	1	1	1	1	1
Information Systems Specialist I	2	2	1.5	1	1	2	2	—	—	—
Information Security Officer	1	1	1	1	—	—	—	—	—	—
Senior Information System Specialist	1	1	1	1	2	—	—	—	—	—
GIS Specialist I	1	1	1	1	1	1	1	1	1	1
GIS Specialist III	1	1	1	1	1	—	—	—	—	—
Human Resources										
Human Resources Director	1	1	1	1	1	1	1	1	1	1
Asst Director HR & Risk Mgmt	1	1	—	—	—	—	—	—	—	—
Human Resources Manager	—	—	1	1	—	—	—	—	—	—
Human Resources Coordinator	—	—	—	—	1	1	1	—	—	—
Administrative Assistant	—	—	—	—	—	—	—	1	1	1
Finance										
Finance Director/Assistant City Administrator	—	1	1	1	1	1	1	1	1	1
Finance Manager	1	—	—	—	—	1	—	—	—	—
Assistant Finance Director	1	1	1	1	1	1	1	1	1	1
Finance Analyst	1	1	1	1	1	1	1	1	1	1
Payroll Specialist	1	1	1	1	1	1	1	1	1	1
Finance Technician	2	3	3	3	4	4	4	4	4	4
Lead Finance Technician	—	—	1	1	—	—	—	—	—	—
Finance Assistant	—	—	—	—	—	—	—	—	—	—
Receptionist	—	—	—	—	—	—	—	—	—	—
Accountant	—	—	1	1	1	1	1	1	1	1
Meter Service Technician	2	2	2	2	2	1	1	1	1	1
Lead Meter Technician	—	1	1	1	1	1	1	1	1	1
Accounts Payable Specialist	1	1	—	—	—	—	—	—	—	—
Accounting Manager	2	2	1	1	1	1	1	1	1	1
Administrative Assistant	1	—	—	—	—	—	—	—	—	—
Office Supervisor	1	1	1	1	1	1	1	1	1	1
Finance Specialist - Licensing	1	—	—	—	—	—	—	—	—	—
Fire										
Fire Chief	1	1	1	1	1	1	1	1	1	1
Deputy Fire Chief	—	—	—	—	—	—	1	1	1	1
Administrative Assistant	0.5	0.5	0.5	0.5	0.5	0.5	1	1	1	1
Assisant Chief - Shift Commanders	3	3	3	3	3	3	3	3	3	3

CITY OF LIBERTY, MISSOURI

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS

Last Ten Fiscal Years (Continued) (Unaudited)

	Full-Time Equivalent Employees as of December 31									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Fire (Continued)										
Training Officer	—	—	—	—	—	—	—	—	—	—
Fire Captain	9	9	9	9	9	9	9	9	9	9
Division Chief-Fire Marshal	1	1	1	1	1	1	—	—	—	—
Division Chief-Training	1	1	1	1	1	1	—	—	—	—
Firefighter/Paramedic	29	24	21	28	24	24	24	22	22	22
Firefighter/EMT	10	12	12	8	12	9	9	9	9	9
Fire Prevention Officer	—	—	—	—	—	—	1	1	1	1
Aging Services										
Administrative Assistant	1	1	1	1	1	1	1	—	—	—
Bus Driver	1	1	1	1	1	1	1	—	—	—
Recreation Program Coordinator	2	2	1	1	1	—	—	—	—	—
Senior Center Technician	—	—	1	1	1	1	1	—	—	—
Senior Services Manager	—	—	1	1	1	1	1	—	—	—
Police										
Police Chief	1	1	1	1	1	1	1	1	1	1
Deputy Police Chief	—	—	—	—	—	—	1	1	1	1
Evidence & Property Technician	—	—	0.5	0.5	0.5	—	—	—	—	—
Police Captain	2	2	2	2	2	2	1	1	1	1
Police Lieutenant	2	2	2	2	2	2	4	4	4	4
Police Sergeant	6	6	6	6	6	6	6	6	6	6
Police Corporal	4	4	4	4	4	4	4	4	4	4
Police Officer	29	25	25	25	25	25	25	23	23	23
Communications Supervisor	1	1	1	1	1	1	1	1	1	1
Communications Officer	9	9	9	9	9	9	8	8	8	8
Animal Control Officer	—	—	—	—	2	2	2	2	2	2
Animal Control Shelter Attendant	—	—	—	—	0.5	0.5	—	—	—	—
Parking Control Officer	—	0.5	0.5	—	—	—	—	—	—	—
Administrative Assistant	0.5	0.5	0.5	1	0.5	0.5	—	—	1	1
Support Services Supervisor	1	1	1	1	1	1	1	—	—	—
Records Technician	3	3	3	3	3	3	3	3	3	3
Public Works										
Public Works Director	1	1	1	1	1	1	1	1	1	1
City Engineer/Assistant Public Works Director	1	1	1	1	1	1	1	1	1	1
Facilities Management Supervisor	1	1	1	1	1	1	1	2	—	—
Capital Review Engineer	1	1	1	1	1	1	1	1	1	1
Public Works Operations Manager	—	—	1	1	1	1	1	1	1	1
Senior Engineering Technician	—	—	—	—	—	—	—	—	—	—
Engineering Technician	—	—	—	—	—	—	—	—	—	—
Senior Project Inspector	—	—	1	1	2	2	2	2	2	2
Project Inspector	2	2	1	1	—	—	—	1	1	1
Building Maintenance Technician	—	—	—	—	—	1	1	2	2	2
Administrative Assistant	2	1	2	2	2	2	2	2	2	2
Public Works Crew Chief	2	2	2	2	—	—	—	—	—	—
Public Works Maintenance Worker I	4	6	—	—	7	7	7	6	6	6
Public Works Maintenance Supervisor	—	1	—	—	—	—	—	—	—	—
Public Works Maintenance Worker II	4	4	9	9	5	5	5	9	9	9
Mechanic I	1	1	1	1	—	—	—	—	—	—
Mechanic II	—	—	—	—	—	—	—	1	1	1

CITY OF LIBERTY, MISSOURI

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS

Last Ten Fiscal Years (Continued) (Unaudited)

	Full-Time Equivalent Employees as of December 31									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Development Services										
Development Director	—	1	—	—	—	—	—	—	1	1
Community Development Manager	1	1	1	1	1	1	1	1	1	1
Planning and Economic Development Manager	1	—	—	—	—	—	—	—	—	—
Assistant Director	—	—	1	1	1	1	1	1	1	1
City Planner	1	1	1	1	1	1	1	—	—	—
Chief Building Official	1	1	1	1	1	1	1	1	1	1
Senior Building Inspector	1	1	1	1	1	1	1	1	1	1
Building Inspector	1	1	1	1	1	1	1	1	1	1
Rental Inspector	—	—	1	0.5	—	—	—	—	—	—
Code Enforcement Officer	1	1	1	1	1	1	1	1	1	1
Administrative Assistant	1	1	1	1	1	1	1	1	1	1
Parks & Recreation										
Parks and Recreation Director	1	1	1	1	1	1	1	1	1	1
Parks & Natural Resources Manager	1	1	1	1	1	1	1	1	1	1
Recreation Coordinator	3	4	2	2	3	3	3	2	2	2
Recreation Supervisor	—	1	—	—	—	—	—	—	—	—
Parks Crew Chief	2	2	1	1	2	2	2	3	3	3
Maintenance Supervisor	—	—	1	1	—	—	—	—	—	—
Parks Maintenance Worker II	1	1	3	3	3	3	3	3	3	3
Parks Maintenance Worker I	3	4	1	1	—	—	—	4	4	4
Events Coordinator	—	—	—	—	1	1	1	—	—	—
Horticulturist	1	1	1	1	1	1	1	—	—	—
Administrative Assistant	—	—	—	—	—	—	—	1	1	1
Recreation Program (Sports Complex) Manager	4	1	1	1	1	1	1	1	1	1
Athletic Fields Ground Keeper	2	2	2	2	2	1	1	2	2	2
Community Center Manager	—	1	1	1	1	1	1	1	1	1
Special Projects Manager	1	1	—	—	—	—	—	—	—	—
Senior Recreation Coordinator	—	1	3	3	3	3	3	3	3	3
Facilities & Care Team Supervisor	1	1	—	—	—	—	—	—	—	—
Office Supervisor	1	1	1	1	1	1	1	1	1	1
Office Assistant	—	—	1	1	1	1	1	1	1	1
Custodian	—	—	—	—	—	1	1	1	1	1
Building Maintenance Technician	1	2	1	1	1	1	1	1	1	1
Theater Productions/Facility Rental Supervisor	—	1	1	1	1	1	1	1	1	1
Theater Coordinator	1	—	—	—	—	—	—	—	—	—
Lead Theater Technician	1	1	1	1	1	1	1	1	1	1
Marketing/Special Events Coordinator	1	1	1	1	—	—	—	1	1	1
Senior Services Coordinator	—	—	—	—	—	—	—	1	1	1
Mechanic	1	1	1	1	1	1	1	—	—	—
Mechanical Systems Specialist	—	—	—	—	1	1	1	—	—	—
Bus Driver	—	—	—	—	—	—	—	1	1	1
Senior Center Technician	—	—	—	—	—	—	—	1	1	1
Parks Supervisor	—	2	2	2	1	1	1	—	—	—
Assistant Parks & Recreation Director	2	—	1	1	1	1	1	1	1	1

CITY OF LIBERTY, MISSOURI

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS

Last Ten Fiscal Years (Continued)

(Unaudited)

	Full-Time Equivalent Employees as of December 31									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Utilities										
Administrative Assistant	1	—	—	—	—	—	—	—	—	—
Construction Manager-Wastewater Collection	1	1	1	1	1	1	1	—	—	—
Construction Manger-Water Distibution	1	1	1	1	1	1	1	—	—	—
Construction Worker I	1	1	1	1	1	1	2	—	—	—
Constuction Worker II (New Position)	2	1	1	1	—	—	—	—	—	—
Crew Chief	—	—	—	—	2	2	2	—	—	—
Collection Manager (Previous Crew Chief)	1	1	1	1	—	—	—	—	—	—
Collection Worker I (Previous Maintenance Worker I)	5	5	3	3	—	—	—	—	—	—
Collection Worker II (Previous Maintenance Worker II)	1	1	1	1	—	—	—	—	—	—
Collection Maintenance I	—	1	—	—	—	—	—	—	—	—
Distribution Manager (Previous Crew Chief)	1	1	1	1	—	—	—	—	—	—
Distribution Worker I (Previous Maintenance Worker I)	5	5	5	5	—	—	—	—	—	—
Distribution Worker II (Previous Maintenance Worker II)	2	2	2	2	—	—	—	—	—	—
Lead Operator-Water Treatment Operations	—	—	—	—	1	1	1	—	—	—
Maintenance Mecahnic-Water Tratment Operations	—	—	—	—	1	1	1	—	—	—
Mainteance Supervisor-Water Treatment Operations	—	—	—	—	1	1	1	—	—	—
Maintenance Worker I	—	—	—	—	8	8	8	—	—	—
Maintenance Worker II	—	—	—	—	2	2	2	—	—	—
Operator-Water Tratment Operations	—	—	—	—	4	4	4	—	—	—
WWTP-IPP Coordinator	1	1	—	—	—	—	—	—	—	—
Production Manager	1	—	1	1	—	—	—	—	—	—
Production Technician	—	—	6	6	—	—	—	—	—	—
Treatment Manager (New Position)	1	2	1	1	—	—	—	—	—	—
Treatment Technician (New Position)	10	7	2	2	—	—	—	—	—	—
Treatment Technician II	—	1	—	—	—	—	—	—	—	—
Utilities Director	1	1	1	1	1	1	1	—	—	—
Utilities Assistant Director Production & Treatment	1	1	1	1	1	1	1	—	—	—
Utilities Assistant Director Operations & Construction	1	1	1	1	1	1	1	—	—	—
Utilities Water Service Specialist	1	—	—	—	—	—	—	—	—	—
Utilities Meter Service Technician	2	—	—	—	—	—	—	—	—	—
Utilities Worker - Production & Treatment	1	—	—	—	—	—	—	—	—	—
Totals City-Wide	253	244	237	237	231	226	228	201	199	199

CITY OF LIBERTY, MISSOURI

OPERATING INDICATORS BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Continued)

(Unaudited)

Function/Program	Calendar Year									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Police:										
Calls for service	37,613	33,333	30,441	30,210	31,540	29,594	26,815	31,324	26,556	26,703
Adult arrest	1,331	746	1,514	1,897	471	467	1,138	888	741	741
Speeding citations only	2,066	1,760	1,710	1,768	1,443	1,359	955	622	132	545
Traffic citations	5,361	5,975	5,620	5,012	4,923	5,307	4,672	2,823	3,634	3,013
Fire:										
Total fire runs	2,897	3,366	3,338	894	3,338	3,265	3,330	3,358	3,997	1,176
Total rescue runs	3,138	3,299	3,232	3,380	2,898	2,847	2,896	2,817	3,034	3,405
Property loss	436,300	250,100	452,250	670,100	250,500	699,200	4,152,500	887,000	663,400	1,004,200
Property saved	3,353,700	11,504,400	9,982,750	10,834,350	1,249,500	3,081,800	76,485,900	4,318,000	2,611,300	138,547,100
Building permits:										
Commercial:										
Total building permits	8	2	5	31	4	9	11	18	16	5
Total value all permits	9,873,810	7,149,100	61,155,184	21,981,026	7,931,171	20,418,975	17,180,155	46,411,213	60,126,964	14,094,881
Residential:										
Total building permits	11	15	17	12	39	30	24	42	55	47
Total value all permits	3,365,544	31,824,093	4,221,266	5,203,410	7,464,240	5,741,988	6,508,954	22,954,229	18,555,027	14,696,086
Parks and Recreation:										
Recreation program attendance	1,733	3,794	3,511	3,827	4,564	-	-	-	-	-
Sports	-	-	-	-	-	5,065	6,443	5,366	4,399	8,671
Community Programs	-	-	-	-	-	817	271	-	3,342	4,582
Camps	-	-	-	-	-	-	-	381	810	1,010
Aquatics program attendance	3,919	4,340	3,839	3,119	2,244	2,481	3,315	2,733	3,045	3,537
Fitness	-	-	-	-	-	3,371	3,591	-	38,471	50,662
Community Center Memberships	22,138	17,513	2,496	17,669	4,411	4,484	4,620	5,196	5,642	5,548
Rentals	854	411	421	1,360	1,434	-	-	-	-	-
Meeting Rooms **										
# of Reservations	-	-	-	-	-	8,193	3,539	4,856	-	-
# of Hours	-	-	-	-	-	-	7,588	7,997	-	-
Theater										
# of Reservations	-	-	-	-	-	-	265	293	265	288
# of Hours	-	-	-	-	-	2,133	2,099	2,540	2,250	2,649
Street trees maintained (1)										
# of Trees	625	430	675	700	700	680	1,810	280	1,022	-
# of Hours	-	-	-	-	-	-	-	-	-	3,000

Source: City Records

Note: ** Indicator Not Available

(1) Boundary for trees maintained is I-35 to the West & North
M291 Hwy to the South and Highway 33 to the East.

(2) In the middle of 2015 Fitness/Group Classes became included in Community Center Memberships.

CITY OF LIBERTY, MISSOURI

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Continued)

(Unaudited)

Function/Program	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Debt Service/Lease Payments	\$ 5,292,048	\$ 5,675,615	\$ 2,982,444	\$ 1,933,770	\$ 3,013,902	\$ 3,532,211	\$ 2,682,551	\$ 2,392,830	\$ 1,522,696	\$ 2,460,636
Street and Major Roadway Improvements	1,765,991	1,401,422	926,632	820,876	29,839	4,201,556	—	—	—	—
Storm Water Improvements	81,846	33,456	26,909	275,685	205,599	56,822	404,472	553,786	244,362	1,274,258
Capital Equipment	585,419	3,068,026	432,283	598,365	692,643	363,226	708,041	818,809	837,262	1,898,576
Fire Equipment	5,610	5,750	20,875	5,112	4,710	—	1,906,893	82,353	36,683	1,073,864
Neighborhood Improvements	8,274	60,101	317,918	364,524	123,339	420,015	—	—	—	—
Water System Upgrades	—	182,431	82,345	758,171	1,266,184	990,939	490,970	910,107	437,010	1,397,842
Sewer System Upgrades	—	1,234	9,947	174,567	1,066,823	319,556	741,859	381,072	258,513	513,287
WasteWater System	—	—	—	—	—	2,380,590	16,534,500	50,728,915	6,933,767	—

Source: City records

APPENDIX C

PROPOSED FORM OF OPINION OF BOND COUNSEL

City of Liberty, Missouri
Liberty, Missouri

First Bankers' Banc Securities, Inc.
St. Louis, Missouri

Re: City of Liberty, Missouri, Special Obligation Bonds, Series 2019A

Ladies and Gentlemen:

We have acted as bond counsel in connection with the issuance by the City of Liberty, Missouri (the "City"), of the above-captioned bonds (the "Bonds").

We have examined the law and such certified proceedings and other documents as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law, as follows:

The Bonds are special obligations of the City payable solely from amounts pledged or appropriated therefor in each Fiscal Year (i) out of the income and revenues provided for such Fiscal Year plus (ii) any unencumbered balances for previous years.

The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds.

We express no opinion regarding the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth in this opinion.

The rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may come to our attention or any changes in law that may occur after the date of this opinion.

Very truly yours,

City of Liberty, Missouri
Liberty, Missouri

Robert W. Baird & Co., Inc.
Milwaukee, Wisconsin

Re: City of Liberty, Missouri, Special Obligation Bonds, Series 2019B

Ladies and Gentlemen:

We have acted as bond counsel in connection with the issuance by the City of Liberty, Missouri (the “City”), of the above-captioned bonds (the “Bonds”).

We have examined the law and such certified proceedings and other documents as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law, as follows:

1. The Bonds are special obligations of the City payable solely from amounts pledged or appropriated therefor in each Fiscal Year (i) out of the income and revenues provided for such Fiscal Year plus (ii) any unencumbered balances for previous years. The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds.

2. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) (i) is excludable from gross income for federal income tax purposes, (ii) is exempt from income taxation by the State of Missouri, and (iii) is not an item of tax preference for purposes of computing the federal alternative minimum tax. The opinions set forth in this paragraph are subject to the condition that the City complies with all requirements of the Internal Revenue Code of 1986, as amended (the “Code”) that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal and Missouri income tax purposes. The City has covenanted to comply with all of these requirements. Failure to comply with certain of these requirements may cause the interest on the Bonds to be included in gross income for federal and Missouri income tax purposes retroactive to the date of issuance of the Bonds. The Bonds are “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code.

We express no opinion regarding the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth in this opinion.

The rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights generally and by equitable principles, whether considered at law or in equity.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may come to our attention or any changes in law that may occur after the date of this opinion.

Very truly yours,

APPENDIX D

CONTINUING DISCLOSURE CERTIFICATE

Dated as of December 4, 2019

By

CITY OF LIBERTY, MISSOURI

relating to

**\$4,845,000
CITY OF LIBERTY, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2019**

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate dated as of December 4, 2019 (the “**Continuing Disclosure Certificate**”), is executed and delivered by the **CITY OF LIBERTY, MISSOURI** (the “**Issuer**”).

RECITALS

1. This Continuing Disclosure Certificate is executed and delivered by the Issuer in connection with the issuance by the Issuer of \$4,845,000 original principal amount of Special Obligation Bonds, Series 2019 (the “**Bonds**”), pursuant to an ordinance adopted by the governing body of the Issuer on November 12, 2019 (the “**Ordinance**”).

2. The Issuer is entering into this Continuing Disclosure Certificate for the benefit of the Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with Rule 15c2-12 of the Securities and Exchange Commission (the “**Rule**”). The Issuer is the only “**obligated person**” (as defined by the Rule) with responsibility for continuing disclosure hereunder.

In consideration of the covenants and agreements herein, the Issuer covenants and agrees as follows:

Section 1. Definitions. In addition to the definitions set forth in the Ordinance, which apply to any capitalized term used in this Continuing Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“**Annual Report**” means any Annual Report filed by the Issuer pursuant to, and as described in, **Section 2** of this Continuing Disclosure Certificate.

“**Beneficial Owner**” means any registered owner of any Bonds and any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“**EMMA**” means the Electronic Municipal Market Access system for municipal securities disclosures established and maintained by the MSRB, which can be accessed at www.emma.msrb.org.

“**Financial Obligation**” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b) in this definition; *provided however*, the term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“**Fiscal Year**” means the 12-month period beginning on January 1 and ending on December 31 or any other 12-month period selected by the Issuer as the Fiscal Year of the Issuer for financial reporting purposes.

“**Material Events**” means any of the events listed in **Section 3** of this Continuing Disclosure Certificate.

“**MSRB**” means the Municipal Securities Rulemaking Board, or any successor repository designated as such by the Securities and Exchange Commission in accordance with the Rule.

“**Participating Underwriter**” means any of the original underwriters of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“**Rule**” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 2. Provision of Annual Reports.

- (a) The Issuer shall, not later than six months after the end of the Issuer’s Fiscal Year, commencing with the Fiscal Year ending December 31, 2019, provide to the MSRB, through EMMA, the following financial information and operating data (the “**Annual Report**”):
 - (1) The audited financial statements of the Issuer for the prior Fiscal Year. If audited financial statements are not available by the time the Annual Report is required to be filed pursuant to this Section, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement relating to the Bonds, and the audited financial statements shall be filed in the same manner as the Annual Report promptly after they become available. The audited financial statements of the City are currently prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. If the City changes the format of its financial statements, (1) notice of such change shall be given in the same manner as for a Material Event, and (2) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.
 - (2) Updates as of the end of the Fiscal Year of certain financial information and operating data contained in the final Official Statement, as described in **Exhibit A**, in substantially the same format contained in the final Official Statement.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues with respect to which the Issuer is an “**obligated person**” (as defined by the Rule), which have been filed with the MSRB and are available through EMMA or to the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB on EMMA. The Issuer shall clearly identify each such other document so included by reference.

In each case, the Annual Report may be filed as a single document or as separate documents comprising a package, and may cross-reference other information as provided in this Section; provided that the audited financial statements of the Issuer may be filed separately from the balance of the Annual Report and later than the date required above

for the filing of the Annual Report if they are not available by that date. If the Issuer's Fiscal Year changes, it shall give notice of such change in the same manner as for a Material Event under **Section 3**.

- (b) The Annual Report shall be filed with the MSRB in such manner and format as is prescribed by the MSRB.

Section 3. Reporting of Material Events. No later than 10 business days after the occurrence of any of the following events, the Issuer shall give, or cause to be given to the MSRB, through EMMA, notice of the occurrence of any of the following events with respect to the Bonds ("**Material Events**"):

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults, if material;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions; the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) modifications to rights of bondholders, if material;
- (8) bond calls, if material, and tender offers;
- (9) defeasances;
- (10) release, substitution or sale of property securing repayment of the Bonds, if material;
- (11) rating changes;
- (12) bankruptcy, insolvency, receivership or similar event of the Issuer;
- (13) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) appointment of a successor or additional trustee or the change of name of the trustee, if material;
- (15) incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and;
- (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

If the Issuer has not filed the Annual Report to the MSRB by the date required in **Section 2(a)**, the Issuer shall send a notice to the MSRB of the failure of the Issuer to file on a timely basis the Annual Report, which notice shall be given by the Issuer in accordance with this **Section 3**.

Section 4. Termination of Reporting Obligation. The Issuer's obligations under this Continuing Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment

in full of all of the Bonds. If the Issuer's obligations under this Continuing Disclosure Certificate are assumed in full by some other entity, such person shall be responsible for compliance with this Continuing Disclosure Certificate in the same manner as if it were the Issuer, and the Issuer shall have no further responsibility hereunder. If such termination or substitution occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination or substitution in the same manner as for a Material Event under **Section 3**.

Section 5. Dissemination Agents. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Continuing Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report (including without limitation the Annual Report) prepared by the Issuer pursuant to this Continuing Disclosure Certificate.

Section 6. Amendment; Waiver. Notwithstanding any other provision of this Continuing Disclosure Certificate, the Issuer may amend this Continuing Disclosure Certificate and any provision of this Continuing Disclosure Certificate may be waived, provided that Bond Counsel or other counsel experienced in federal securities law matters provides the Issuer with its written opinion that the undertaking of the Issuer contained herein, as so amended or after giving effect to such waiver, is in compliance with the Rule and all current amendments thereto and interpretations thereof that are applicable to this Continuing Disclosure Certificate.

In the event of any amendment or waiver of a provision of this Continuing Disclosure Certificate, the Issuer shall describe such amendment or waiver in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (1) notice of such change shall be given in the same manner as for a Material Event under **Section 3**, and (2) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 7. Additional Information. Nothing in this Continuing Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Continuing Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is required by this Continuing Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is specifically required by this Continuing Disclosure Certificate, the Issuer shall have no obligation under this Continuing Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Material Event.

Section 8. Default. If the Issuer fails to comply with any provision of this Continuing Disclosure Certificate, any Participating Underwriter or any Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations under this Continuing Disclosure Certificate. A default under this Continuing Disclosure Certificate shall not be deemed an event of default under the Ordinance or the Bonds, and the sole remedy under this Continuing Disclosure Certificate in the

event of any failure of the Issuer to comply with this Continuing Disclosure Certificate shall be an action to compel performance.

Section 9. Beneficiaries. This Continuing Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriter, and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 10. Severability. If any provision in this Continuing Disclosure Certificate, the Ordinance or the Bonds shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Section 11. Electronic Transactions. The arrangement described herein may be conducted and related documents may be stored, received and delivered by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 12. Governing Law. This Continuing Disclosure Certificate shall be governed by and construed in accordance with the laws of the State of Missouri.

Section 13. Counterparts. This Continuing Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

CITY OF LIBERTY, MISSOURI

By: _____
Title: Mayor

EXHIBIT A

FINANCIAL INFORMATION AND OPERATING DATA TO BE INCLUDED IN ANNUAL REPORT

The financial information and operating data contained in the following sections of the final Official Statement:

DEBT STRUCTURE OF THE CITY

- Current General Obligation Indebtedness of the City
- History of General Obligation Indebtedness
- Other Long-Term Indebtedness of the City
- Legal Debt Capacity

FINANCIAL INFORMATION CONCERNING THE CITY

- Sources of Revenue
- Property Valuations
 - History of Property Valuation*
- Tax Rates
 - The table showing the City's tax levies
- Tax Collection Record