

**CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368**

**BOARD OF ALDERMEN
WORKSHOP AGENDA
APRIL 1, 2015
5:30 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Great Rivers Greenway Planned Projects Update (Kehoe)
2. Short Term Goals (0 – 3 year projects)
3. Long Term Goals (3 – 10 year projects)
4. Review of Board of Aldermen Meeting Agenda (04-01-15)

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____
Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

RBA FORM (OFFICE USE ONLY)

MEETING DATE: 04/01/2015

Regular () Work Session (x)

ATTACHMENT: YES (x) NO ()

Contract () Ordinance () Other (x)

Request for Board Action
By: Staff

Ward All

**Description: Great Rivers Greenway
Planned Projects Update (Informational Only)**

• **Recommendation:** Staff – Approve () Disapprove ()

• **Summary/Explanation:**

Great Rivers Greenway recently met with various St. Charles County and municipal and county officials and staff members to discuss their planned St. Charles County greenway projects.

The attached budget numbers were provided by Great Rivers Greenway. Current top priorities for Great Rivers Greenway include Centennial Phase IIA, Dardenne Greenway, Bluebird Meadow to O’Fallon Sports Park and Cottleville Highway N.

The timeframe for the implementation of these projects is dependent upon several factors including budgets, the availability of funding sources outside of Great Rivers Greenway and land access rights.

• **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

To be determined.

RBA requested by: L. R. Kehoe CA: _____

St. Charles County Greenway Projects Budget Discussion

March 9, 2015

	Planning/ Design/ Survey	Engineering/ Constr Docs/ Permitting/ Easements	Construction/ CM Services/ Signage	Project Subtotal (est)	Leveraged Sources
Centennial Greenway					
A Centennial Phase IIA St. Peters County Heritage Museum cross 364 and 94 to the MoDOT Commuter Parking Lot		\$336,000	\$4,200,000	\$4,536,000	\$1 M Grant
Dardenne Greenway					
B Bluebird to O'Fallon Sports Park Dardenne Prairie & O'Fallon 1/2 mile includes 2 bridges, ret walls, signage, floodplain permits, survey	\$188,550	\$209,500	\$2,095,000	\$2,493,050	
C O'Fallon Sports Park to Hwy N bend O'Fallon & Cottleville 2 miles includes underpasses below Highways K and 364, ret walls, signage, floodplain permits, survey, easements, crosswalk signal	\$306,000	\$340,000	\$3,400,000	\$4,046,000	
D Cottleville Hwy N Cottleville Per GBA estimate plus signage	\$13,125	\$17,500	\$175,000	\$205,625	Highway N rebuild incl. partial trail funding
E Wless Rd to Legacy Park Cottleville 3/4 mile includes bridge over Dardenne Creek, signage, floodplain permits, survey, easements	\$144,525	\$192,700	\$1,927,000	\$2,264,225	
F Mexco Rd to St. Peters Golf Clubhouse St. Peters 1 mile includes bridge over Dardenne Creek, boardwalk, floodplain permits, survey, signage	\$354,000	\$472,000	\$4,720,000	\$5,546,000	Golf course lake causeway construction City owned property
G St. Peters Golf Course to Old Town St. Peters 1.5-2 mile connection; design TBD - brood estimate of cost	\$204,375	\$272,500	\$2,725,000	\$3,201,875	
H St. Peters Old Town to Lakeside 370 St. Peters 2-3 mile connection; design TBD - brood estimate of cost	\$302,813	\$403,750	\$4,037,500	\$4,744,063	
Busch Greenway					
I Busch Greenway to Barat Haven Unincorporated St. Charles County 4 mile connection crossing I-64; within Busch CA - brood estimate of cost	\$401,250	\$535,000	\$5,350,000	\$6,286,250	
TOTAL EST. PROJECTS:	\$1,914,638	\$2,778,950	\$28,629,500	\$33,323,088	
Additional Projects					
J Missouri River Crossing - I-70 City of St. Charles I-70 Katy Trail connections to St. Louis County				\$16,000,000	
K Missouri River Crossing - Hwy 370 St. Charles Hwy 370 Katy Trail connections to St. Louis County				\$3,100,000	

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

BOARD OF ALDERMEN
MEETING AGENDA
APRIL 1, 2015
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Fogarty
Alderman Menichino
Alderman West
Alderman Kampelman
Alderman Santos
Alderman Zucker
Alderman Koch

PROCLAMATION – Child Abuse Prevention Month

CONSENT AGENDA

1. Board of Aldermen Minutes 03-18-15
2. Workshop Summary 03-18-15
3. Bills for Approval 04-01-15
4. Treasurer's Report – As of February 28, 2015
5. Bryan Road CID 2014 Annual Report
6. BaratHaven CID 2014 Annual Report

ITEMS REMOVED FROM CONSENT AGENDA

OPEN FORUM

PUBLIC HEARINGS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.
2. A Conditional Use Permit Application for the approximate 15.4 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Commercial Area – 1" of the City-Approved Cora Marie's Marketplace, P.U.D. Area Plan from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.

NEW BUSINESS

1. **Bill #15-20**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND ST. CHARLES COUNTY, MISSOURI, FOR MOSQUITO CONTROL SERVICES

2. Resolution #235

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DECLARING THE INFORMALLY PROJECTED AND NONBINDING TAX LEVY FOR THE YEAR 2015

OLD BUSINESS

1. Bill #15-17

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED C-2, P.U.D., GENERAL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT IN RESPONSE TO AN APPLICATION FROM CORA BOPP FAMILY LIMITED PARTNERSHIP C/O GARY H. FEDER

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____
Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

Whereas, The Child Center, Inc. is a not-for-profit organization whose mission statement is responding to child abuse through a supportive team approach to reduce the trauma to children and their non-offending family members by **Healing—Helping—Hope,** and

Whereas, preventing child abuse and neglect is a community responsibility affecting both the current and future quality of life of a community;

Whereas, child maltreatment occurs when people find themselves in stressful situations, without community resources, and don't know how to cope;

Whereas, the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community;

Whereas, child abuse and neglect can be reduced by making sure each family has the support they need to raise their children in a healthy environment;

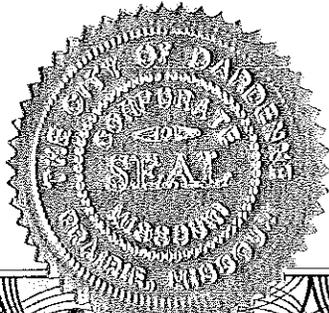
Whereas, child abuse and neglect not only directly harm children, but also increase the likelihood of criminal behavior, substance abuse, health problems such as heart disease and obesity, and risky behavior such as the use of alcohol, tobacco and illegal drugs;

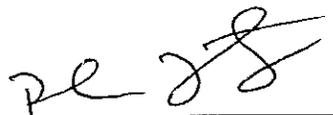
Whereas, all citizens should become involved in supporting families in raising their children in a safe, nurturing environment;

Whereas, effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community;

Therefore, I, Pamela Fogarty, Mayor of Dardenne Prairie, do hereby proclaim April as Child Abuse Prevention Month and call upon all citizens, community agencies, faith groups, medical facilities, and businesses in Dardenne Prairie to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

Dated this 1st day of April, 2015




Pamela J. Fogarty, Mayor

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:09 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Mayor Fogarty, Aldermen Zucker, Kampelman, Menichino, Santos, West and Koch. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

Mayor Fogarty presented a proclamation to Michael D. McAteer.

A motion was made by Alderman Menichino, Seconded by Alderman Kampelman to remove item #3 – Bills for Approval from the consent agenda. Motion passed unanimously.

A motion was made by Alderman Zucker, Seconded by Alderman Koch to approve the consent agenda. Motion passed unanimously.

CONSENT AGENDA

1. Board of Aldermen Minutes 03-04-15
2. Workshop Summary 03-04-15

ITEMS REMOVED FROM CONSENT AGENDA

3. Bills for Approval 03-18-15

A motion was made by Alderman Zucker, Seconded by Alderman Kampelman to add Family Support Payment Center in the amount of \$225.69 to the Bills for Approval list. Motion passed unanimously.

A motion was made by Alderman Zucker, Seconded by Alderman West to approve the Bills for Approval list as amended. Motion passed unanimously.

OPEN FORUM – The following individuals were in attendance to speak on Bill #15-15:

- Mary Schultz – 640 Cepi Drive, Suite A, Chesterfield MO 63005
- James Mutz – 421 Parkshire Place Drive
- Jeff Amelong – 1191 St. Theresa Lane
- Scott Waddington – 631 Knollshire Way
- Mike Schmerold – 509 Garrick Place
- Kenny Parker – 103 Derbyshire Lane
- Elliott Stipes – 123 Derbyshire Lane
- Gary Feder – 190 Carondelet Plaza, Clayton, MO 63105

NEW BUSINESS

A motion was made by Alderman Kampelman, Seconded by Alderman Zucker to read Bill #15-15 for the first time by short title only. Motion passed unanimously.

Bill #15-15

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE VACATION OF AN UNIMPROVED PORTION OF RIGHT-OF-WAY OF DEVON DRIVE IN THE CITY

A motion was made by Alderman Menichino, Seconded by Alderman West to read Bill #15-15 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Zucker, Seconded by Alderman West to put Bill #15-15 to final vote. Motion passed unanimously.

Roll call was as follows:

Alderman Koch – Aye	Alderman Menichino - Aye
Alderman West – Aye	Alderman Santos - Aye
Alderman Kampelman – Aye	Alderman Zucker – Aye

Mayor Fogarty declared Bill #15-15 passed and designated it to be Ordinance #1757.

PUBLIC HEARINGS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

A motion was made by Alderman Menichino, Seconded by Alderman Zucker to postpone the public hearing to 04-01-15 meeting. Motion passed unanimously.

A motion was made by Alderman West, Seconded by Alderman Koch to open the public hearing. Motion passed unanimously.

2. A Conditional Use Permit Application for the approximate 15.4 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Commercial Area – 1" of the City-Approved Cora Marie's Marketplace, P.U.D. Area Plan from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.

Gary Feder of Husch Blackwell was in attendance to present the request.

The following individuals spoke on the request:

James Mutz – 421 Parkshire Place Drive

Kevin Klingerman – 1102 Whispering Pines Drive

A motion was made by Alderman Zucker, Seconded by Alderman Kampelman to continue the public hearing to 04-01-15. Motion passed unanimously.

A motion was made by Alderman West, Seconded by Alderman Koch to open the public hearing. Motion passed unanimously.

3. Adoption of revised zoning map.

A motion was made by Alderman Koch, Seconded by Alderman Santos to close the public hearing. Motion passed unanimously.

NEW BUSINESS (Continued)

A motion was made by Alderman Menichino, Seconded by Alderman Zucker to read Bill #15-16 for the first time by short title only. Motion passed unanimously.

Bill #15-16

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE FINAL PLAN FOR CORA MARIE'S MARKETPLACE P.U.D. (PHASE ONE) IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

A motion was made by Alderman Menichino, Seconded by Alderman West to read Bill #15-16 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Menichino, Seconded by Alderman West to put Bill #15-16 to final vote. Motion passed unanimously.

Roll call was as follows:

Alderman Koch – Aye	Alderman Menichino - Aye
Alderman West – Aye	Alderman Santos - Aye
Alderman Kampelman – Aye	Alderman Zucker – Aye

Mayor Fogarty declared Bill #15-16 passed and designated it to be Ordinance #1758.

A motion was made by Alderman Zucker, Seconded by Alderman Koch to postpone Bill #15-17 until 04-01-15. Motion passed unanimously.

Bill #15-17

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED C-2, P.U.D., GENERAL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT IN RESPONSE TO AN APPLICATION FROM CORA BOPP FAMILY LIMITED PARTNERSHIP C/O GARY H. FEDER

A motion was made by Alderman West, Seconded by Alderman Kampelman to read Bill #15-18 for the first time by short title only. Motion passed unanimously.

Bill #15-18

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 405.100 OF THE MUNICIPAL CODE BY DELETING SUBSECTION B THERETO IN ITS ENTIRETY; ENACTING IN LIEU THEREOF A NEW SUBSECTION B TO SECTION 405.100; AND ADOPTING A REVISED ZONING MAP FOR THE CITY

A motion was made by Alderman Menichino, Seconded by Alderman Koch to read Bill #15-18 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Menichino, Seconded by Alderman Koch to put Bill #15-18 to final vote. Motion passed unanimously.

Roll call was as follows:

Alderman Koch – Aye	Alderman Menichino - Aye
Alderman West – Aye	Alderman Santos - Aye
Alderman Kampelman – Aye	Alderman Zucker – Aye

Mayor Fogarty declared Bill #15-18 passed and designated it to be Ordinance #1759.

A motion was made by Alderman West, Seconded by Alderman Menichino to read Bill #15-19 for the first time by short title only. Motion passed unanimously.

Bill #15-19

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE ECONOMIC DEVELOPMENT CENTER OF ST. CHARLES COUNTY FOR ECONOMIC DEVELOPMENT SERVICES

A motion was made by Alderman Zucker, Seconded by Alderman Koch to read Bill #15-19 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Menichino, Seconded by Alderman West to put Bill #15-19 to final vote. Motion passed unanimously.

Roll call was as follows:

Alderman Koch – Aye	Alderman Menichino - Aye
Alderman West – Aye	Alderman Santos - Aye
Alderman Kampelman – Aye	Alderman Zucker – Aye

Mayor Fogarty declared Bill #15-19 passed and designated it to be Ordinance #1760.

ADJOURNMENT

A motion was made by Alderman Zucker, Seconded by Alderman Kampelman to adjourn the meeting at 8:57 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

The City of Dardenne Prairie workshop session was called to order at 5:39 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

The following were in attendance: Mayor Fogarty, Aldermen Zucker, Kampelman, Menichino, Santos, West and Koch. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Short Term Goals (0 – 3 year projects)
2. Long Term Goals (3 – 10 year projects)
3. Review of Board of Aldermen Meeting Agenda (03-18-15)

STAFF COMMUNICATIONS

City Clerk Kim Clark mentioned the mosquito contract and the projected tax rate will be on the 04-01-15 agenda.

A motion was made by Alderman Kampelman, Seconded by Alderman Zucker to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications. Motion passed unanimously. Roll call was as follows:

Alderman Koch – Aye	Alderman Kampelman – Aye
Alderman Zucker – Aye	Alderman Menichino – Aye
Alderman Santos - Aye	Alderman West – Aye

CLOSED SESSION

A motion was made by Alderman Zucker, Seconded by Alderman Koch to return to regular meeting agenda. Motion passed unanimously.

ADJOURNMENT

A motion was made by Alderman West, Seconded by Alderman Santos to adjourn the meeting at 6:50 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

BILLS FOR APPROVAL
4/1/2015

1 Alderman Bob Menichino	April, 2015	375.00
2 Alderman Dan Koch	April, 2015	375.00
3 Alderman Dave Kampelman	April, 2015	375.00
4 Alderman David Zucker	April, 2015	375.00
5 Alderman Doug Santos	April, 2015	375.00
6 Alderman Sharon West	April, 2015	375.00
7 AT & T	Building Dept. Software Monthly Data	46.54
8 Cuivre River Electric	Light at Weldon Spring to 03/20/15	38.24
9 Cuivre River Electric	Georgetown Park to 03/18/15	43.26
10 Cuivre River Electric	St. Williams street lights to 03/18/15	23.89
11 Cuivre River Electric	Traffic Signal at Feise/Hanley to 03/18/15	66.00
12 DNT Equipment Division	Tenant copies	168.97
13 Extreme Electrical	City Hall Exterior Light Repair	561.00
14 Family Support Payment Center	03-27-15 Payroll	225.69
15 Insurance: Anthem Blue Cross/Blue Shield	Health: April, 2015	6,066.70
16 Insurance: Principal Life	Life: April, 2015	185.01
17 LAGERS	March, 2015	2,829.81
18 MO State Highway Patrol	New Employee Background Check	12.00
19 MOCCFOA	Annual Dues: City Clerk	35.00
20 nCisive	Computer Maintenance	135.00
21 Office Essentials	Office & Park Supplies	1,783.73
22 Pam Fogarty	April, 2015	1,000.00
23 Parks: Charlie's Farm & Home	Easter Egg Hunt Supplies	75.60
24 Parks: Donald Wesley	6-20-15 Performance	500.00
25 Payroll	Payroll: 03-27-15	19,650.33
26 PNC Bank	Credit Card Charges	3,095.20
27 PWSD #2	Service to 03-09-15: Bluebird Meadow	13.56
28 Rottler Pest & Lawn Solutions	Quarterly Pest Control	99.00
29 Stratus Building Solutions	Cleaning: April, 2015	385.00
30 The Law Office of Dennis Chassaniol	Municipal Judge: April, 2015	400.00
31 Tyler Wilson	Overpayment Refund	15.00
32 UMB Bank, NA	March, 2015 TDD Sales Tax Payment	32,454.67
		72,159.20

Approved by Board of Aldermen 04/01/15

Mayor Pam Fogarty

TREASURER'S REPORT

As of February 28, 2015

Special Revenue Fund	290,611.50
General Fund	3,069,323.13
Parks & Storm Water Fund	52,249.34
Capital Improvement Sales Tax Fund	114,794.91
Certificate Payment Account	33.00
Municipal Bond Account	6,321.00
Escrow/Bond Account	135,758.48
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	3,669,391.36
COP Series 2008 (Reserve)	248,205.25
COP Series 2009	1.16
Bryan Road NID Bond Fund	127,272.07
Bryan Road NID Bond Reserve Fund	121,182.00

Respectfully submitted,



Kim Clark
City Clerk/Treasurer

**Bryan Road
Community Improvement District**

Dardenne Prairie, Missouri

Annual Report for FISCAL YEAR 2014

Prepared By:
DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602
www.developmentdynamics.org

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1. District Overview

The Bryan Road Community Improvement District (the "District") is located in the City of Dardenne Prairie, St. Charles County, Missouri, at the southeast corner of the intersection of Bryan Road and Feise Road.

The District was formed in 2005 to assist in constructing improvements to facilitate the use of property within the District. Specifically, the purposes of the projects within the District includes the reduction or elimination of blight conditions within the District, the improvement of underutilized property to foster a capacity to pay reasonable taxes, and the removal of economic and social liability. The District will assist in the overall elimination of blight and to maintain and equip a storm sewer collection and retention system related to site improvements.

The District improvements have been constructed and site development is complete.

2. District Description

By agreement between the City of Dardenne Prairie, the District, and the developer, the District agreed to furnish to the City statistical and other operational data on a periodic basis.

67.141.4 RSMo. Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the Municipal Clerk and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the Board during the fiscal year. The Municipal Clerk shall retain this report as part of the official records of the municipality and shall also cause this report to be spread upon the records of the governing body.

Bryan Road Community Improvement District

Period Reporting:	January 1 through December 31, 2014
Municipality:	City of Dardenne Prairie, Missouri Mayor Pamela Fogarty 636-561-1718 phone 636-625-0077 fax
Chief Officer of Board:	Chairman, Robert Glarner
District Administrators:	Development Dynamics, LLC Patrick A. Nasi 636-561-8602 phone 636-561-8605 fax pnasi@d2team.org
Governing Board of Directors:	
Chairman	Robert Glarner
Vice Chair	Pam Fogarty
Secretary	Michael Conroy
Treasurer	David Glarner
Director	Gerald Scheidegger
2014 Annual Meeting Date:	December 9, 2014
Establishment of CID:	November 16, 2005 by Ordinance No. 952

3. Purpose

Primary responsibility(s) of the C.I.D., and the specific services provided during the previous fiscal year.

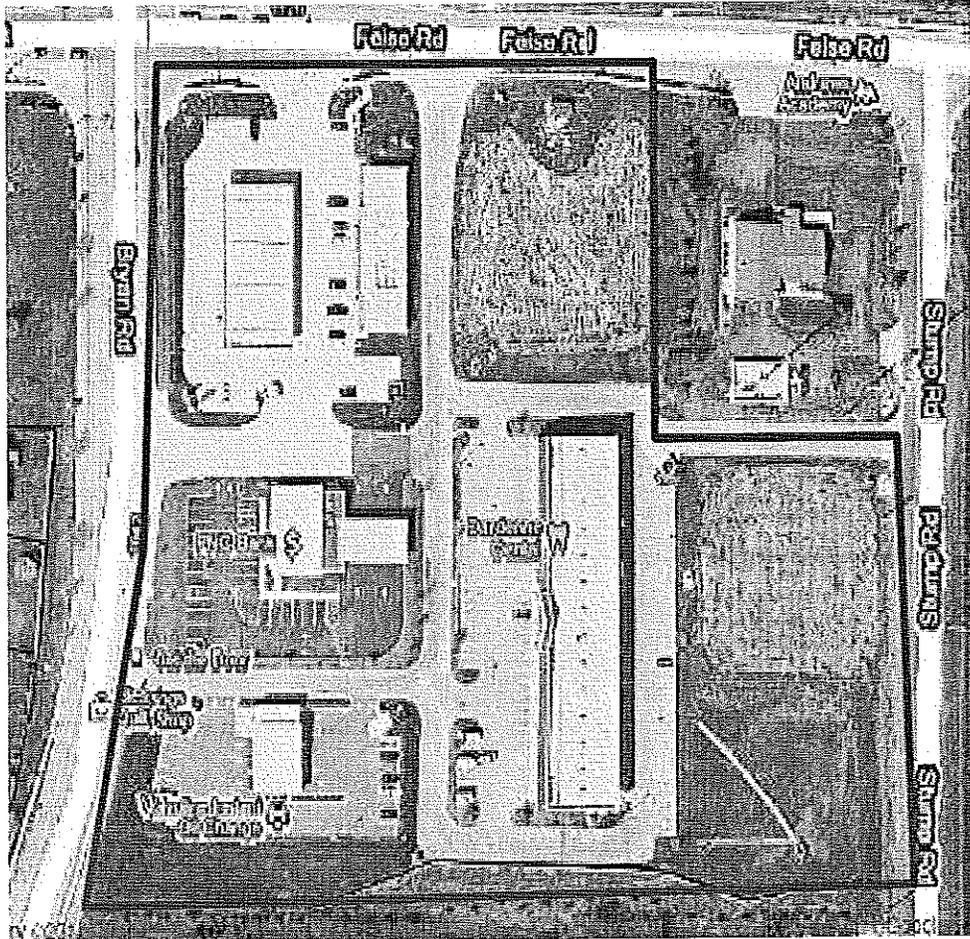
In order to achieve the goal to provide enhanced services and improvements, the CID has broad authority to make and enter into contracts with both public and private entities; enter into agreements with the municipality to eliminate any public nuisance within the CID; acquire and sell real and personal property; borrow money, issue bonds and other obligations, and loan money, employ or contract for services, including managerial engineering, legal, technical, clerical, accounting, security, cleaning, waste removal, and maintenance; and provide assistance and funding to construct, reconstruct, install, repair, maintain, and equip numerous improvements.

4. District Legal Description

A tract of land being part of the Southwest Quarter of Section 6, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of A Whispering Pines, Plat One, a subdivision according to the plat thereof recorded in Plat Book 32, Page 262 of St. Charles County records with the East right-of-way line of Bryan Road; thence along said right-of-way line the following course and distances; along a curve to the right whose chord bears North 11 degrees 39 minutes 31 seconds East 377.17 feet and whose radius point bears North 67 degrees 59 minutes 40 seconds West 1050.00 feet from the last mentioned point, an arc distance of 379.24 feet; thence North 01 degrees 18 minutes 42 seconds East 222.49 feet to a curve to the right whose chord bears North 46 degrees 05 minutes 22 seconds East 49.30 feet and whose radius point bears South 88 degrees 41 minutes 18 seconds East 35.00 feet from the last mentioned point, an arc distance of 54.71 feet; thence South 89 degrees 07 minutes 59 seconds East 219.76 feet; thence North 01 degrees 08 minutes 43 seconds East 20.14 feet to the South right-of-way line of Fiese Road; thence along said right-of-way line the following courses and distances: South 89 degrees 07 minutes 59 seconds East 31.00 feet; thence along a curve to the right whose chord bears South 88 degrees 44 minutes 19 seconds East 89.95 feet and whose radius point bears South 00 degrees 52 minutes 01 seconds West 6531.81 feet from the last mentioned point, an arc distance of 89.95 feet; thence South 82 degrees 05 minutes 15 seconds East 79.23 feet to the West line of property conveyed to St. Charles County Ambulance District by deed recorded in book 2311, page 1759 of said records; thence along said West line, South 01 degrees 08 minutes 36 seconds West 228.12 feet; thence along the South of said St. Charles County Ambulance District property, South 88 degrees 51 minutes 24 seconds East 200.28 feet to the west right-of-way line of Stump Road; thence along said West right-of-way line, South 01 degrees 08 minutes 36 seconds West 410.50 feet to the North line of the aforesaid A Whispering Pines, Plat One; thence along said North line, North 88 degrees 58 minutes 14 seconds 723.98 feet to the POINT OF BEGINNING containing 8.720 acres as per record calculations by Bax Engineering Company, Inc. during December 2003

5. District Boundary Map



6. District Financials

Current Year Budget (2014)

	<u>Jan - Sept 14</u>	<u>Amended 2014 Budget</u>	<u>Original 2014 Budget</u>	
Income				
CID Local Option Use Tax	527.44	550.00	150.00	
CID Sales Tax	14,325.36	15,500.00	15,000.00	
CID Special Assessment	64,369.09	64,370.00	64,370.00	
Interest Earnings	148.80	150.00		
Total Income	79,370.69	80,570.00	79,520.00	
Expense				
Administrative Expenses				
Administration	2,500.00	2,500.00	2,500.00	
Insurance Expense	1,439.00	1,500.00	1,500.00	
Legal Expenses	0.00	1,500.00	1,500.00	
Maintenance Fee	0.00	4,500.00	4,500.00	
Total Administrative Expenses	3,939.00	10,000.00	10,000.00	
Bank Service Charges	0.00	0.00	50.00	
DOR Reports	280.00	300.00	300.00	
NID Administration Fee	2,000.00	4,000.00	4,000.00	
Storm Sewer Maintenance	65,000.00	65,000.00	65,000.00	
Total Expense	71,219.00	79,300.00	79,350.00	
Net Income	8,151.69	1,270.00	170.00	
Beginning Balance		\$ 22,796.50		
Ending Balance		\$ 24,066.50		
Fund Balance	1/1/2014	Additions	Subtractions	12/31/2014
Sales and Property Tax Trust	\$ 22,796.50	\$ 80,570.00	\$ (79,300.00)	\$ 24,066.50

Previous Year Budget (2013)

**Bryan Road Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year January 1, 2013 to December 31, 2013**

A. Beginning Balance

American Bank, Money Market Account 55103	\$ 13,304.30	
		\$ 13,304.30

B. Summary of Receipts

CID Special Assessment	\$ 64,369.09	
CID Local Use Tax	\$ 129.39	
CID Sales Tax	\$ 16,068.24	
Interest Earnings	\$ 144.48	
Total Receipts		\$ 80,711.20

C. Summary of Disbursements

NID Administration Fee, Trustee Fee	\$ (2,000.00)	
District Administrative Expenses	\$ (2,500.00)	
Insurance Expense	\$ (1,439.00)	
Missouri Department of Revenue Reports	\$ (280.00)	
Storm Sewer Maintenance	\$ (65,000.00)	
Total Disbursements		\$ (71,219.00)

D. Ending Balance

\$ 22,796.60

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$ 22,796.60	
		\$ 22,796.60

F. Statement of Indebtedness
Bonded Indebtedness

Outstanding on 01/01/2013	Issued During 2013	Retired During 2013	Outstanding on 12/31/2013
\$ -	\$ -	\$ -	\$ -

G. Statement of Assessed Valuation and Tax Rates

The Bryan Road CID imposes a Special Assessment Fee based on \$.28 per square foot for Class 1 and \$.05 per square foot for Class 2.

Square Footage	Class	Parcel ID No.	Lot No.	2013 Annual Assessment
61,557	1	T081800064	1	\$17,235.96
42,258	1	T081800065	2	\$11,832.24
53,889	1	T081800066	3	\$15,088.92
50,777	1	T081800067	4	\$14,217.58
95,187	2	T081800068	5	\$4,759.35
37,705	2	T081800069	6	\$1,885.25
341,373				\$65,019.28

7. District Retailers

RESOLUTION NO. 2014-01

A. RESOLUTION OF THE BRYAN ROAD COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014; APPROVING THE BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF DARDENNE PRAIRIE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Bryan Road Community Improvement District (the "District") is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget; provided, that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, neither Bonds nor Notes have been issued by the District. Revenues are utilized to pay for ongoing Sewer Maintenance; and

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the preliminary annual budget prior to the beginning of each fiscal year to the Board of Aldermen of the City of Dardenne Prairie, Missouri (the "City").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BRYAN ROAD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for the Fiscal Year 2014. The budget of the District for the fiscal year ending December 31, 2014, is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference. The Board of Directors authorizes the District Administrator to amend the budget revenues and expenditures to actual revenues and expenditures for the fiscal year ending December 31, 2015. The ending budget should demonstrate revenues plus fund balance exceed expenditures for the fiscal year.

Section 2. Approval of the Budget for Fiscal Year 2015. The budget of the District for the fiscal year ending December 31, 2015, is hereby approved as set forth on **Exhibit A**,

attached hereto and incorporated herein by reference. The Board of Directors authorizes the District Administrator to amend the budget revenues and expenditures to actual revenues and expenditures for the fiscal year ending December 31, 2015. The ending budget should demonstrate revenues plus fund balance exceed expenditures for the fiscal year.

Section 3. Administrator of the District to Forward Budget to City. The District's Administrator shall send a copy of the budget to the City's Board of Aldermen for its review and comment in accordance with the CID Act.

Section 4. District Officers to Execute Resolution. The Chairman of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and the Secretary of the District is hereby authorized and directed to attest to the Resolution.

Section 5. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 6. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 8. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

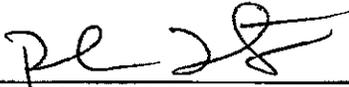
(Remainder of page intentionally left blank)

Passed this 9th day of December, 2014.

I, the undersigned, Chair of the Bryan Road Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 9, 2014.

**BRYAN ROAD COMMUNITY
IMPROVEMENT DISTRICT**

[SEAL]



Chair/Vice Chair, Board of Directors

WITNESS my hand and official seal this 9th day of December, 2014.

ATTEST:



Secretary, Board of Directors

EXHIBIT A

Bryan Road
Community Improvement District

BUDGET FOR THE FISCAL YEAR
ENDING DECEMBER 31, 2015

CHAIR
Robert Glarner

BOARD OF DIRECTORS

Pam Fogarty, Vice Chair

Michael Conroy, Secretary

David Glarner, Treasurer

Gerald Scheidegger, Director

District Administrators
Development Dynamics LLC

**BUDGET MESSAGE FOR FISCAL YEAR 2015
BY CHAIR ROBERT GLARNER**

On November 16, 2005, the City's Board of Alderman adopted Ordinance No. 952 which established the Bryan Road Community Improvement District as a political subdivision pursuant to and in accordance with the Missouri Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act").

On January 26, 2006, pursuant to the CID Act, the District adopted Resolution No. 2006-03 authorizing the District to levy a special assessment on certain real property located in the Bryan Road Community Improvement District.

On January 26, 2006, pursuant to the CID Act, the District adopted Resolution No. 2006-04 providing for the imposition of a sales and use tax of up to one percent, subject to voter approval; providing for the submittal of the proposal to the qualified voters of the District.

In 2013, the District received \$80,711.20 in CID revenues. Expenses totaled \$71,219.00 with the majority of which were costs required in compliance with provisions of the CID Trust Indenture.

In the year ending December 31, 2014, the District anticipates approximately \$80,570.00 in CID revenues. Total expenses are anticipated to be approximately \$79,350 the majority of which are costs required in compliance with provisions of the CID Trust Indenture.

During 2015, the District anticipates that it will receive approximately \$79,970.00 in CID revenues. Total expenses of approximately \$79,300 will consist of \$10,000 in CID costs and \$69,300 in NID costs related to compliance with provisions of the CID Trust Indenture.

**Bryan Road CID
Profit & Loss Budget Overview
January through December 2015**

	<u>Jan - Dec 15</u>			
Income				
CID Local Option Use Tax	500.00			
CID Sales Tax	15,000.00			
CID Special Assessment	64,370.00			
Interest Earnings	100.00			
Total Income	<u>79,970.00</u>			
Expense				
Administrative Expenses				
Administration	2,500.00			
Insurance Expense	1,500.00			
Legal Expenses	1,500.00			
Maintenance Fee	4,500.00			
Total Administrative Expenses	<u>10,000.00</u>			
DOR Reports	300.00			
NID Administration Fee	4,000.00			
Storm Sewer Maintenance	65,000.00			
Total Expense	<u>79,300.00</u>			
Net Income	<u>670.00</u>			
Beginning Balance	\$ 24,066.50			
Ending Balance	\$ 24,736.50			
Fund Balance	<u>1/1/2015</u>	<u>Additions</u>	<u>Subtractions</u>	<u>12/31/2015</u>
Sales and Property Tax Trust	\$ 24,066.50	\$ 79,970.00	\$ (79,300.00)	\$ 24,736.50

**Bryan Road CID
Profit & Loss Budget Overview
January through December 2014**

	<u>Jan - Sept 14</u>	<u>Amended 2014 Budget</u>	<u>Original 2014 Budget</u>	
Income				
CID Local Option Use Tax	527.44	550.00	150.00	
CID Sales Tax	14,325.36	15,500.00	15,000.00	
CID Special Assessment	64,369.09	64,370.00	64,370.00	
Interest Earnings	148.80	150.00		
Total Income	<u>79,370.69</u>	<u>80,570.00</u>	<u>79,520.00</u>	
Expense				
Administrative Expenses				
Administration	2,500.00	2,500.00	2,500.00	
Insurance Expense	1,439.00	1,500.00	1,500.00	
Legal Expenses	0.00	1,500.00	1,500.00	
Maintenance Fee	0.00	4,500.00	4,500.00	
Total Administrative Expenses	<u>3,939.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	
Bank Service Charges	0.00	0.00	50.00	
DOR Reports	280.00	300.00	300.00	
NID Administration Fee	2,000.00	4,000.00	4,000.00	
Storm Sewer Maintenance	65,000.00	65,000.00	65,000.00	
Total Expense	<u>71,219.00</u>	<u>79,300.00</u>	<u>79,350.00</u>	
Net Income	<u>8,151.69</u>	<u>1,270.00</u>	<u>170.00</u>	
Beginning Balance		\$ 22,796.50		
Ending Balance		\$ 24,066.50		
Fund Balance	<u>1/1/2014</u>	<u>Additions</u>	<u>Subtractions</u>	<u>12/31/2014</u>
Sales and Property Tax Trust	\$ 22,796.50	\$ 80,570.00	\$ (79,300.00)	\$ 24,066.50

**Bryan Road Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year January 1, 2013 to December 31, 2013**

A. Beginning Balance

American Bank, Money Market Account 55103	\$ 13,304.30	
		\$ 13,304.30

B. Summary of Receipts

CID Special Assessment	\$ 64,389.09	
CID Local Use Tax	\$ 129.38	
CID Sales Tax	\$ 18,068.24	
Interest Earnings	\$ 144.48	
Total Receipts		\$ 80,711.20

C. Summary of Disbursements

NID Administration Fee, Trustee Fee	\$ (2,000.00)	
District Administrative Expenses	\$ (2,500.00)	
Insurance Expense	\$ (1,439.00)	
Missouri Department of Revenue Reports	\$ (280.00)	
Storm Sewer Maintenance	\$ (65,000.00)	
Total Disbursements		\$ (71,219.00)

D. Ending Balance

\$ 22,796.60

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$ 22,796.60	
		\$ 22,796.60

F. Statement of Indebtedness
Bonded Indebtedness

Outstanding on 01/01/2013	Issued During 2013	Retired During 2013	Outstanding on 12/31/2013
\$ -	\$ -	\$ -	\$ -

G. Statement of Assessed Valuation and Tax Rates

The Bryan Road CID imposes a Special Assessment Fee based on \$.28 per square foot for Class 1 and \$.05 per square foot for Class 2.

Square Footage	Class	Parcel ID No.	Lot No.	2013 Annual Assessment
61,567	1	T061800064	1	\$17,235.96
42,258	1	T061800066	2	\$11,832.24
53,869	1	T061800068	3	\$15,088.92
50,777	1	T061800067	4	\$14,217.56
95,167	2	T061800069	5	\$4,759.35
37,705	2	T061800069	6	\$1,885.25
341,373				\$65,019.28

BaratHaven Community Improvement District

Dardenne Prairie, Missouri

Annual Report for FISCAL YEAR 2014

Prepared By:
DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602
www.developmentdynamics.org

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7. District Debt Service History	13

1. District Overview

The BaratHaven Community Improvement District (the "District") is an approximate 128 acre, mixed-use development, located in the City of Dardenne Prairie, St. Charles County, Missouri. The District annually levies a real property assessment of \$1.00 per \$100 of assessed valuation.

The District includes 248 residential lots, consisting of 159 single family residences and 89 single-family detached villas. The District also includes a 17 acre commercial/retail area along U.S. Highway 40-61 as well as a 16-acre fishing/recreation lake, and a 97-acre park.

In order to accommodate the development of the District, significant transportation and public infrastructure improvements were required to be constructed. Specifically, these improvements included:

1. Construction of a collector road to be known as BaratHaven Boulevard;
2. Construction of an interior road system to serve the commercial/retail portion of the Development, which will provide access from BaratHaven Boulevard to the service road for U.S. Highway 40/61;
3. Construction of an interior loop road that provides access to that portion of the commercial/retail development located to the south of BaratHaven Boulevard;
4. Construction of a public parking lot to provide access to adjacent real property that has been and will be conveyed to Great Rivers Greenway;
5. That portion of the grading and storm water improvements that are required to serve the road system described in paragraphs (1) through (4) above;
6. Accompanying grading, drainage, pavement, curb, gutter, sidewalk, storm water facilities, signing, striping, lighting, landscaping or other similar or related improvements in connection with items (1) through (5) above;
7. Storm water facilities and improvements to the global detention area and grading and landscaping related to the storm water facilities and improvements, which are unrelated to the road system described in paragraphs (1) through (4) above; and
8. Accompanying professional fees, including without limitation engineering (civil, traffic, road design and geotechnical), surveying, soil testing, legal, architectural and administrative (project management, contract administration and administration of the proposed District).

2. District Description

By agreement between the City of Dardenne Prairie, Missouri, the District and the developer, the District agreed to furnish to the City such information that may concern the District, including such statistical and other operational data on a periodic basis.

67.141.4 RSMo. Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the Municipal Clerk and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the Board during the fiscal year. The Municipal Clerk shall retain this report as part of the official records of the municipality and shall also cause this report to be spread upon the records of the governing body.

BaratHaven Community Improvement District

Period Reporting:	January 1 through December 31, 2014
Municipality:	City of Dardenne Prairie Missouri Mayor Pamela Fogarty 636-561-1718 phone 636-625-0077 fax mayor@dardenneprairie.org
Chief Officer of Board:	Chairman, Christopher McKee
District Administrators:	Development Dynamics, LLC Patrick A. Nasi 636-561-8602 phone 636-561-8605 fax pnasi@d2team.org
Governing Board of Directors:	
Chairman	Christopher McKee
Vice-Chair	Pamela Fogarty
Secretary	Bill Laskowsky
Treasurer	Ben Stegmann
Asst. Treasurer	Michael Conroy
Asst. Secretary	Laura Lashley
District Legal Counsel	Armstrong Teasdale
Annual Meeting Date:	December 15, 2014
Establishment of CID:	February 15, 2006 by Ordinance No. 992

3. Purpose

Primary responsibility(s) of the C.I.D., and the specific services provided during the previous fiscal year.

In order to achieve the goal to provide enhanced services and improvements, the powers of a CID as enumerated in the Act are very broad. CIDs have authority to make and enter into contracts with both public and private entities; enter into agreements with the municipality to eliminate any public nuisance within the CID; acquire and sell real and personal property; borrow money, issue bonds and other obligations, and loan money, employ or contract for services, including managerial engineering, legal, technical, clerical, accounting, security, cleaning, waste removal, and maintenance; and provide assistance and funding to construct, reconstruct, install, repair, maintain, and equip numerous improvements including, but not limited to the following; shopping malls, landscape, streetscape, convention centers, sidewalks, streets, water and sewer systems, parking lots and garages, waterways bus stops and other shelters, sculptures and fountains, and any other useful, necessary or desired improvement.

4. District Legal Description

A tract of land being part of U.S. Surveys 1641 and 1669, Township 46 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri, being further described as follows;

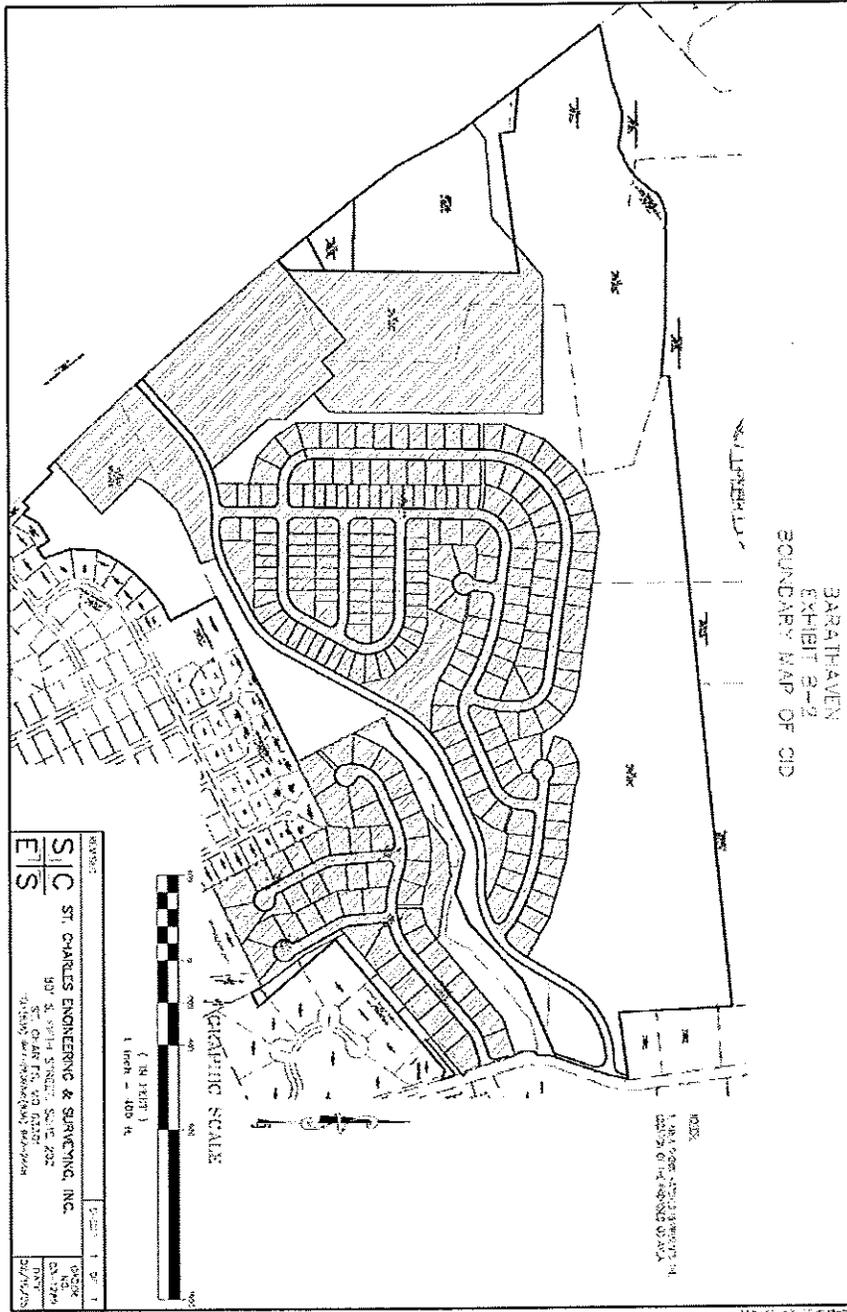
BEGINNING at the northeastern corner of Carriage Hills Plat One, a subdivision recorded in Plat Book 27 Page 143 of the St. Charles County records; thence, South 63° 35 minutes 41 seconds West, 338.01 feet to a point; thence, North 26° 24 minutes 19 seconds West, 103.54 feet to a point; thence, North 44° 59 minutes 34 seconds East, 129.88 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 22° 37 minutes 12 seconds, having a radius of 52.00 feet, and whose long chord bears North 56° 19 minutes 02 seconds West, 20.40 feet to a point of intersection with a non-tangential line; thence, South 44° 59 minutes 34 seconds West, 119.15 feet to a point; thence, North 26° 24 minutes 19 seconds West, 436.95 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 02° 59 minutes 32 seconds, having a radius of 595.00 feet, and whose long chord bears South 29° 42 minutes 42 seconds West, 31.07 feet to a point of intersection with a non-tangential line; thence, South 28° 12 minutes 56 seconds West, 600.12 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 33° 56 minutes 42 seconds, having a radius of 400.50 feet, and whose long chord bears South 45° 11 minutes 17 seconds West, 233.82 feet to a point of intersection with a non-tangential line; thence, South 62° 09 minutes 38 seconds West, 224.00 feet to the beginning of a non-tangential curve, Said curve turning to the right through 31° 48 minutes 01 seconds, having a radius of 400.50 feet, and whose long chord bears South 78° 03 minutes 39 seconds West, 219.44 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 17° 11 minutes 04 seconds, having a radius of 595.00 feet, and whose long chord bears South 85° 22 minutes 07 seconds West, 177.79 feet to a point of intersection with a non-tangential line; thence, South 13° 13 minutes 25 seconds East, 39.00 feet to the beginning of a non-tangential curve, Said curve turning to the right through 17° 11 minutes 04 seconds, having a radius of 556.00 feet, and whose long chord bears North 85° 22 minutes 07 seconds East, 166.13 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 22° 13 minutes 24 seconds, having a radius of 439.50 feet, and whose long chord bears North 82° 50 minutes 57 seconds East, 169.40 feet to a point of intersection with a non-tangential line; thence, South 18° 15 minutes 45 seconds East, 77.49 feet to a point; thence, South 65° 42 minutes 04 seconds West, 276.67 feet to a point; thence, South 44° 03 minutes 55 seconds West, 171.30 feet to a point; thence, South 27° 48 minutes 17 seconds West, 72.18 feet to a point; thence, South 44° 09 minutes 46 seconds East, 179.09 feet to a point; thence, South 39° 47 minutes 49 seconds East, 64.12 feet to a point; thence, South 47° 56

minutes 59 seconds West, 332.58 feet to the beginning of a non-tangential curve, Said curve turning to the right through $01^{\circ} 45$ minutes 45 seconds, having a radius of 17138.76 feet, and whose long chord bears North $42^{\circ} 36$ minutes 57 seconds West, 527.16 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of $29^{\circ} 09$ minutes 25 seconds, having a radius of 45.00 feet, and whose long chord bears North $33^{\circ} 22$ minutes 15 seconds East, 22.65 feet to a point of intersection with a non-tangential line; thence, North $47^{\circ} 56$ minutes 59 seconds East, 306.23 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of $20^{\circ} 13$ minutes 13 seconds, having a radius of 556.00 feet, and whose long chord bears North $58^{\circ} 03$ minutes 35 seconds East, 195.20 feet to a point of intersection with a non-tangential line; thence, North $21^{\circ} 49$ minutes 49 seconds West, 39.00 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of $20^{\circ} 13$ minutes 13 seconds, having a radius of 595.00 feet, and whose long chord bears South $58^{\circ} 03$ minutes 35 seconds West, 208.89 feet to a point of intersection with a non-tangential line; thence, South $47^{\circ} 56$ minutes 59 seconds West, 305.21 feet to the beginning of a non-tangential curve, Said curve turning to the right through $30^{\circ} 06$ minutes 55 seconds, having a radius of 45.00 feet, and whose long chord bears South $62^{\circ} 54$ minutes 51 seconds West, 23.38 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of $02^{\circ} 51$ minutes 01 seconds, having a radius of 17138.76 feet, and whose long chord bears North $40^{\circ} 08$ minutes 24 seconds West, 852.51 feet to a point of intersection with a non-tangential line; thence, North $49^{\circ} 25$ minutes 26 seconds East, 60.28 feet to a point; thence, North $01^{\circ} 01$ minutes 46 seconds East, 187.64 feet to a point; thence, North $01^{\circ} 01$ minutes 46 seconds East, 134.85 feet to a point; thence, North $01^{\circ} 01$ minutes 46 seconds East, 796.38 feet to a point; thence, South $82^{\circ} 25$ minutes 36 seconds West, 138.45 feet to a point; thence, North $49^{\circ} 05$ minutes 46 seconds East, 207.13 feet to a point; thence, South $89^{\circ} 13$ minutes 58 seconds East, 644.89 feet to a point; thence, South $00^{\circ} 46$ minutes 02 seconds West, 1022.49 feet to a point; thence, South $49^{\circ} 25$ minutes 26 seconds West, 113.84 feet to a point; thence, South $40^{\circ} 34$ minutes 34 seconds East, 187.30 feet to a point; thence, South $04^{\circ} 35$ minutes 38 seconds West, 75.91 feet to a point; thence, South $41^{\circ} 00$ minutes 05 seconds East, 363.75 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of $06^{\circ} 32$ minutes 44 seconds, having a radius of 595.00 feet, and whose long chord bears North $72^{\circ} 28$ minutes 23 seconds East, 67.94 feet to a point of intersection with a non-tangential line; thence, North $00^{\circ} 46$ minutes 02 seconds East, 159.36 feet to a point; thence, North $73^{\circ} 41$ minutes 55 seconds West, 131.84 feet to a point; thence, North $47^{\circ} 13$ minutes 13 seconds West, 126.23 feet to a point; thence, North $32^{\circ} 28$ minutes 00 seconds West, 126.23 feet to a point; thence, North $00^{\circ} 46$ minutes 02 seconds East, 879.29 feet to a point; thence, South $89^{\circ} 13$ minutes 58 seconds East, 120.00 feet to a point; thence, North $00^{\circ} 46$ minutes 02 seconds East, 20.00 feet to a point; thence, North $89^{\circ} 13$ minutes 58 seconds West, 120.00 feet to a point; thence, North $00^{\circ} 46$ minutes 02 seconds East, 102.77 feet to a point; thence, North $21^{\circ} 13$ minutes 13 seconds East, 207.94 feet to a point; thence, North $43^{\circ} 57$ minutes 54 seconds East, 208.11 feet to a point;

thence, North 59° 46 minutes 37 seconds East, 104.29 feet to a point; thence, North 75° 05 minutes 19 seconds East, 208.13 feet to a point; thence, South 81° 49 minutes 16 seconds East, 743.72 feet to a point; thence, South 72° 54 minutes 30 seconds East, 85.68 feet to a point; thence, South 48° 54 minutes 53 seconds East, 95.38 feet to a point; thence, South 36° 16 minutes 04 seconds East, 91.89 feet to a point; thence, South 14° 04 minutes 55 seconds East, 16.35 feet to a point; thence, North 87° 32 minutes 17 seconds East, 124.45 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 21° 30 minutes 40 seconds, having a radius of 52.00 feet, and whose long chord bears North 08° 17 minutes 36 seconds East, 19.41 feet to a point of intersection with a non-tangential line; thence, North 70° 57 minutes 04 seconds West, 120.04 feet to a point; thence, North 20° 14 minutes 35 seconds East, 73.58 feet to a point; thence, North 64° 31 minutes 48 seconds East, 107.54 feet to a point; thence, North 89° 09 minutes 13 seconds East, 66.58 feet to a point; thence, South 71° 40 minutes 45 seconds East, 44.69 feet to a point; thence, South 78° 46 minutes 06 seconds East, 94.73 feet to a point; thence, South 83° 24 minutes 15 seconds East, 263.33 feet to a point; thence, South 73° 35 minutes 18 seconds East, 279.65 feet to a point; thence, South 59° 32 minutes 36 seconds East, 219.09 feet to a point; thence, South 30° 27 minutes 24 seconds West, 3.53 feet to the beginning of a non-tangential curve, Said curve turning to the right through 66° 12 minutes 41 seconds, having a radius of 400.50 feet, and whose long chord bears South 63° 33 minutes 44 seconds West, 437.49 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 30° 34 minutes 59 seconds, having a radius of 439.50 feet, and whose long chord bears South 81° 22 minutes 35 seconds West, 231.82 feet to a point of intersection with a non-tangential line; thence, South 66° 05 minutes 06 seconds West, 316.01 feet to the beginning of a curve, Said curve turning to the left through an angle of 32° 37 minutes 26 seconds, having a radius of 595.00 feet, and whose long chord bears South 49° 46 minutes 23 seconds West, 334.23 feet to a point of intersection with a non-tangential line; thence, South 26° 24 minutes 19 seconds East, 256.13 feet to a point; thence, North 25° 07 minutes 51 seconds East, 130.54 feet to a point; thence, North 38° 16 minutes 53 seconds East, 109.35 feet to a point; thence, North 66° 08 minutes 09 seconds East, 294.20 feet to a point; thence, North 23° 51 minutes 51 seconds West, 8.12 feet to a point; thence, North 54° 11 minutes 50 seconds East, 160.74 feet to a point; thence, North 82° 47 minutes 59 seconds East, 147.77 feet to a point; thence, South 69° 52 minutes 11 seconds East, 90.27 feet to a point; thence, South 81° 34 minutes 02 seconds East, 203.75 feet to a point; thence, South 40° 07 minutes 33 seconds East, 15.59 feet to a point; thence, North 49° 52 minutes 27 seconds East, 498.65 feet to a point; thence, North 71° 49 minutes 33 seconds East, 177.77 feet to a point; thence, South 23° 36 minutes 43 seconds East, 37.05 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 05° 57 minutes 19 seconds, having a radius of 521.91 feet, and whose long chord bears South 13° 50 minutes 54 seconds East, 54.22 feet to a point of intersection with a non-tangential line; thence, South 16° 49 minutes 34 seconds East, 162.70 feet to a point; thence, North 49° 52 minutes 27 seconds East, 16.35 feet to a point; thence, South 16° 47 minutes 29 seconds East,

21.76 feet to a point; thence, South 49° 52 minutes 27 seconds West, 10.89 feet to a point; thence, South 16° 47 minutes 29 seconds East, 32.67 feet to a point; thence, South 49° 52 minutes 27 seconds West, 211.47 feet to a point; thence, North 40° 07 minutes 33 seconds West, 30.00 feet to a point; thence, South 49° 52 minutes 27 seconds West, 642.21 feet to a point; thence, South 27° 27 minutes 27 seconds East, 206.28 feet to a point; thence, South 36° 02 minutes 30 seconds East, 263.24 feet to a point; thence, South 63° 39 minutes 05 seconds West, 532.09 feet to a point; thence North 26° 44 minutes 40 seconds West 627.28 feet to the **POINT OF BEGINNING**; containing 114.61 acres, more or less according to calculations by St. Charles Engineering and Surveying, Inc. during the month of July, 2005.

5. District Boundary Map



6. District Financials

Current Year Budget (2014)

	<u>Jan - Dec 14</u>
Ordinary Income/Expense	
Income	
Real Prop Tax Trust Fund Inc.	
CID Property Tax Revenue	123,000.00
Total Real Prop Tax Trust Fund Inc.	<u>123,000.00</u>
Total Income	123,000.00
Expense	
Real Prop Tax Trust Fund Exp	
Banking Fees	
Service Charge	180.00
Total Banking Fees	<u>180.00</u>
Total Real Prop Tax Trust Fund Exp	180.00
Trustee UMB Expense Accounts	
BH CID Dbt Svc 130733.2 Expense	
Debt Service Pmt 980034.2 BH6C	111,500.00
Total BH CID Dbt Svc 130733.2 Expense	<u>111,500.00</u>
BH CID Operating 130733.3 Exp.	
Administration Expense	5,000.00
Audit	2,400.00
Insurance Expense - Oper Fd	1,500.00
Legal Expense	1,100.00
Total BH CID Operating 130733.3 Exp.	<u>10,000.00</u>
BH CID Rev Acct 130733.4 Exp	
Trustee Fees	1,300.00
Total BH CID Rev Acct 130733.4 Exp	<u>1,300.00</u>
Total Trustee UMB Expense Accounts	<u>122,800.00</u>
Total Expense	<u>122,980.00</u>
Net Ordinary Income	20.00

Previous Year Budget (2013)

BaratHaven Community Improvement District
 Statement of Revenues Collected and Expenditures Paid -
 All Funds - Budget and Actual - Cash Basis
 For the Year Ended December 31, 2013

	<u>Budgeted Amount Original</u>	<u>Budgeted Amount Final</u>	<u>Actual</u>	<u>Variance - Favorable (Unfavorable)</u>
Revenues:				
CID property tax revenues	\$ 148,500	\$ 122,000	\$ 124,171	\$ 2,171
Interest income	-	2	2	-
Total Revenues	<u>\$ 148,500</u>	<u>\$ 122,002</u>	<u>\$ 124,173</u>	<u>\$ 2,171</u>
Expenditures:				
Trustee fees	\$ 1,300	\$ 2,352	\$ 2,351	\$ 1
Bank fees	150	150	180	(30)
Administrative expenses	5,000	5,000	5,000	-
Insurance expense	1,275	1,444	1,444	-
Legal and professional fees	1,325	1,325	1,230	95
Audit fees	2,400	2,400	2,400	-
Interest expense	137,000	129,400	129,593	7
Total Expenditures	<u>\$ 148,450</u>	<u>\$ 142,071</u>	<u>\$ 141,998</u>	<u>\$ 73</u>
Other Financing Sources (Uses)				
Transfers in	\$ 137,000	\$ 129,400	\$ 129,593	\$ (7)
Transfers out	(137,000)	(129,400)	(129,393)	7
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ 50</u>	<u>\$ (20,069)</u>	<u>\$ (17,825)</u>	<u>\$ 2,244</u>
Fund Balances - at beginning of the year		<u>22,730</u>	<u>22,730</u>	
Fund Balances - at end of the year		<u>\$ 2,661</u>	<u>\$ 4,905</u>	

The accompanying notes to financial statements are an integral part of this statement.

7. District Debt Service History

Fund Balance	1/1/2014	Additions	Subtractions	12/31/2014
Property Tax Fund	\$ 2,441.05	\$ 148,652.00	\$ (150,921.00)	\$ 172.05
Trustee Operating Fund	558.52	10,000.00	(10,000.00)	558.52
Trustee Revenue Fund	1,904.98	150,743.00	(144,220.68)	8,427.30
Trustee Debt Service Fund	-	131,835.68	(131,835.68)	-
Total	\$ 4,904.55	\$ 441,230.68	\$ (436,977.36)	\$ 9,157.87

Debt Outstanding	1/1/2014	Issued	Retired	12/31/2014
Revenue Note R-2	\$ 1,313,000.00	\$ -	\$ -	\$ 1,313,000.00
Revenue Note R-3	727,000.00	-	-	\$ 727,000.00
Total	\$ 2,040,000.00	\$ -	\$ -	\$ 2,040,000.00

RESOLUTION NO. 14-001

A RESOLUTION OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT APPROVING A REAL PROPERTY TAX LEVY AT THE RATE OF \$1.00 PER \$100.00 ASSESSED VALUATION FOR THE TAX YEAR ENDING DECEMBER 31, 2014; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the BaratHaven Community Improvement District (the "*District*") is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"); and

WHEREAS, on February 17, 2006, the Board of Directors of the District adopted Resolution 06-004 authorizing a tax upon real property located within the boundaries of the District; and

WHEREAS, at a mail-in election held on May 2, 2006, the qualified voters of the District approved the imposition of a real property tax upon all real property within the District at a rate of not more than \$1.00 per \$100.00 assessed valuation for a period of up to 40 years from the date on which the tax is first imposed; and

WHEREAS, pursuant to Section 67.1531.2 of the CID Act, the District may levy a real property tax rate lower than the tax rate ceiling approved by the qualified voters and may increase that lowered tax rate to a level not exceeding the tax rate ceiling without further approval of the qualified voters; and

WHEREAS, the Board of Directors of the District desires to confirm and approve the tax rate to be levied upon the real property within the boundaries of the District at \$1.00 per \$100.00 assessed valuation for the tax year ending December 31, 2014, as set forth on the tax roll set forth as Exhibit A, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Tax Rate for the Tax Year Ending December 31, 2014. The Board of Directors hereby approves the tax rate to be levied upon the real property within the boundaries of the District at \$1.00 per \$100.00 assessed valuation for the tax year ending December 31, 2014, as set forth on the tax roll set forth as Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Submittal of Resolution to County Collector. The District's Administrator shall provide a certified copy of this Resolution to the Collector of Revenue of St. Charles County, Missouri.

Section 3. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of

this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

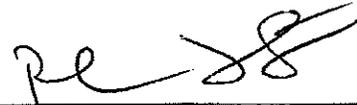
Section 6. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Board of Directors.

Passed this 15 day of December, 2014.

I, the undersigned, Chair of the BaratHaven Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 15, 2014.



**BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT**



Chair, Board of Directors

WITNESS my hand and official seal this 15 day of December, 2014.

ATTEST:



Secretary, Board of Directors

EXHIBIT A

TAX ROLL

(Attached hereto.)

Account	Parent_ID	Owner	StreetAddress	MailingAddress	PropType	LotNumber	ResidentialAssessedValue	CommercialAssessedValue	AgriculturalAssessedValue
1071700003	3-1570-0601-00-0040-00000000	FLEMING CALVIN D LIV TRUST	2048 ST MADDELINE DR	6624 CLAYTON RD #291, ST LOUIS MO, 63127	Single Family Residence	AL	\$	70,094	\$
1071700004	3-1570-0601-00-0040-00000000	FRANCIS RONALD P TRAU-PHILIPS KATHLENE A	2048 ST MADDELINE DR	2042 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63366	Single Family Residence	A2	\$	64,029	\$
1071700005	3-1570-0601-00-0040-00000000	AN GRIMM BRETT P DARDENNE STEPHANIE L	2048 ST MADDELINE DR	2046 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A3	\$	85,510	\$
1071700006	3-1570-0601-00-0040-00000000	FORTMAN KATHA L FORTMAN MICHAEL J	85 ST MADDELINE CT	85 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A4	\$	64,531	\$
1071700007	3-1570-0601-00-0040-00000000	FORTMAN KATHA L FORTMAN MICHAEL J	85 ST MADDELINE CT	85 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A5	\$	64,531	\$
1071700008	3-1570-0601-00-0040-00000000	FORTMAN MICHAEL J FORTMAN KATHA L	85 ST MADDELINE CT	85 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A6	\$	5,700	\$
1071700009	3-1570-0601-00-0040-00000000	ANTONELLI JEFFERY M ANTONELLI KATHRYN	86 ST MADDELINE CT	86 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A7	\$	67,822	\$
1071700010	3-1570-0601-00-0040-00000000	JONES GALEY P SCHULTZ JENNIFER L	86 ST MADDELINE CT	86 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Vacant Residential	A8	\$	1,489	\$
1071700011	3-1570-0601-00-0040-00000000	VONDRHEID THOMAS D P VONDRHEID MEGAN S	80 ST MADDELINE CT	84 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A9	\$	62,368	\$
1071700012	3-1570-0601-00-0040-00000000	SHROM CARL S SHROM HEATHER	2098 ST MADDELINE DR	80 ST MADDELINE CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A10	\$	67,583	\$
1071700013	3-1570-0601-00-0040-00000000	HUDSON MICHAEL A HUDSON JAMIE R	2098 ST MADDELINE DR	2098 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A11	\$	54,988	\$
1071700014	3-1570-0601-00-0040-00000000	NOJAN RICHARD J NOJAN CANOLI LIVING TRUST	2098 ST MADDELINE DR	2062 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A12	\$	62,935	\$
1071700015	3-1570-0601-00-0040-00000000	COOP RICHARD J	2098 ST MADDELINE DR	2064 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A13	\$	56,624	\$
1071700016	3-1570-0601-00-0040-00000000	ESOBAR MIGUEL J ESOBAR ANA	2098 ST MADDELINE DR	2066 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A14	\$	56,433	\$
1071700017	3-1570-0601-00-0040-00000000	H69C BANK USA	2098 ST MADDELINE DR	3476 STATEVIEW BLVD, PORT WILSON, MO, 63093	Single Family Residence	A15	\$	70,043	\$
1071700018	3-1570-0601-00-0040-00000000	READING JOSEPH L LEADING DIANA K	2075 ST MADDELINE DR	2075 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A16	\$	52,311	\$
1071700019	3-1570-0601-00-0040-00000000	MAYKROFT REVOC TRUST THE	2075 ST MADDELINE DR	2075 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A17	\$	64,825	\$
1071700020	3-1570-0601-00-0040-00000000	MUSLER RICHARD S MUSLER GERRI S	2075 ST MADDELINE DR	2075 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A18	\$	48,945	\$
1071700021	3-1570-0601-00-0040-00000000	POTTER LIV TRUST	2098 ST MADDELINE DR	2075 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A19	\$	57,489	\$
1071700022	3-1570-0601-00-0040-00000000	TUNHART KEVIN D TUNHART KAREN J	2098 ST MADDELINE DR	2098 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A20	\$	57,494	\$
1071700023	3-1570-0601-00-0040-00000000	CHAMPERO SUSAN G CHAMPERO MATTHEW	100 RIPARIAN DR	2062 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A21	\$	73,775	\$
1071700024	3-1570-0601-00-0040-00000000	INDARDEL STUBBINS	100 RIPARIAN DR	100 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A22	\$	57,364	\$
1071700025	3-1570-0601-00-0040-00000000	WALL LIVING TRUST	100 RIPARIAN DR	100 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A23	\$	75,541	\$
1071700026	3-1570-0601-00-0040-00000000	CHEN SONGER JONAH P CHEN SONGER MARY A	101 RIPARIAN DR	101 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A24	\$	53,596	\$
1071700027	3-1570-0601-00-0040-00000000	GREEN RONALD P GREEN JUDITH A REVOC LIV TRUST	101 RIPARIAN DR	101 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A25	\$	58,697	\$
1071700028	3-1570-0601-00-0040-00000000	CASTELLO ROSA M CASTELLO JULIE T	105 RIPARIAN DR	105 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A26	\$	58,301	\$
1071700029	3-1570-0601-00-0040-00000000	MURPHY THOMAS T MURPHY JULIANE R	105 RIPARIAN DR	105 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A27	\$	60,831	\$
1071700030	3-1570-0601-00-0040-00000000	JACOBSON ROBERT E JACOBSON DIANA	113 RIPARIAN DR	109 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A28	\$	75,375	\$
1071700031	3-1570-0601-00-0040-00000000	HENDERSON WARREN L HENDERSON TINA M	113 RIPARIAN DR	113 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A29	\$	71,463	\$
1071700032	3-1570-0601-00-0040-00000000	TAYLOR RICHARD P TAYLOR CAROL L	115 RIPARIAN DR	115 RIPARIAN DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A30	\$	75,053	\$
1071700033	3-1570-0601-00-0040-00000000	NIEDER NORMAN F NIEDER CLAUDIA CARING TRUST	117 RIPARIAN CT	117 RIPARIAN CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A31	\$	62,373	\$
1071700034	3-1570-0601-00-0040-00000000	SULLIVAN JAMES F REVOCABLE TRUST	117 RIPARIAN CT	117 RIPARIAN CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A32	\$	60,118	\$
1071700035	3-1570-0601-00-0040-00000000	GLOVER DANIE GLOVER MAUREEN	118 RIPARIAN CT	121 RIPARIAN CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A33	\$	73,155	\$
1071700036	3-1570-0601-00-0040-00000000	ZELINSKY GUY S ZELINSKY TINA K	118 RIPARIAN CT	118 RIPARIAN CT, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A34	\$	69,187	\$
1071700037	3-1570-0601-00-0040-00000000	WARRIOR ANTHONY P WARRIOR BARBARA	2075 ST MADDELINE DR	2075 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A35	\$	57,688	\$
1071700038	3-1570-0601-00-0040-00000000	KIDNEY MARK P KIDNEY JOHANNE L	2069 ST MADDELINE DR	2069 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A36	\$	64,603	\$
1071700039	3-1570-0601-00-0040-00000000	MURRAY MATTHEW P MURRAY ROSEMARY	2069 ST MADDELINE DR	2069 ST MADDELINE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A37	\$	60,839	\$
1071700040	3-1570-0601-00-0040-00000000	MOZZONE ANTHONY P MOZZONE BETH	366 TRAILHEAD WAY	366 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A38	\$	70,742	\$
1071700041	3-1570-0601-00-0040-00000000	TANNA VANDANANTANNA MEGHAN	366 TRAILHEAD WAY	366 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A39	\$	61,144	\$
1071700042	3-1570-0601-00-0040-00000000	HEDNER CHARLES L HEDNER JANE A	362 TRAILHEAD WAY	362 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A40	\$	69,032	\$
1071700043	3-1570-0601-00-0040-00000000	BOONE ROY E BOONE VIRGINIA L	350 TRAILHEAD WAY	362 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A41	\$	62,379	\$
1071700044	3-1570-0601-00-0040-00000000	GRAHAM JEFFREY P GRAHAM RHONDA	352 TRAILHEAD WAY	350 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A42	\$	57,339	\$
1071700045	3-1570-0601-00-0040-00000000	LAMM GREG C LAMM HEATHER	350 TRAILHEAD WAY	352 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A43	\$	58,305	\$
1071700046	3-1570-0601-00-0040-00000000	NGUYEN NPAT	348 TRAILHEAD WAY	352 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Vacant Residential	A44	\$	69,001	\$
1071700047	3-1570-0601-00-0040-00000000	KENNEDY DONALD P KENNEDY CAMIE R	344 TRAILHEAD WAY	348 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A45	\$	67,466	\$
1071700048	3-1570-0601-00-0040-00000000	FANNING GWYN	346 TRAILHEAD WAY	344 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A46	\$	71,512	\$
1071700049	3-1570-0601-00-0040-00000000	COCH DANIEL P COCH BARBARA	338 TRAILHEAD WAY	346 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A47	\$	49,108	\$
1071700050	3-1570-0601-00-0040-00000000	DAVIDSON DAVID P DAVIDSON ROBYN	338 TRAILHEAD WAY	346 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Vacant Residential	A48	\$	6,839	\$
1071700051	3-1570-0601-00-0040-00000000	OSHEA ALAN P OSHEA MICHELLE	334 TRAILHEAD WAY	338 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A49	\$	71,368	\$
1071700052	3-1570-0601-00-0040-00000000	LYNCH SHAWN T LYNCH KAREN L	332 TRAILHEAD WAY	334 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A50	\$	71,380	\$
1071700053	3-1570-0601-00-0040-00000000	PICCONI GEORGE P PICCONI CHRISTINE C	330 TRAILHEAD WAY	332 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A51	\$	69,825	\$
1071700054	3-1570-0601-00-0040-00000000	HURSTER JOSEPH J HURSTER MICHELLE B	326 TRAILHEAD WAY	330 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A52	\$	61,469	\$
1071700055	3-1570-0601-00-0040-00000000	COGGI VICTOR P FRANKLIN LISA A	324 TRAILHEAD WAY	326 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A53	\$	60,428	\$
1071700056	3-1570-0601-00-0040-00000000	AGRAWAL VIKRANT AGRAWAL SHWETA	320 TRAILHEAD WAY	324 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A54	\$	70,147	\$
1071700057	3-1570-0601-00-0040-00000000	VAN MONDFERMS KEVIN P VVAN MONDFERMS LAURIE A	318 TRAILHEAD WAY	320 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A55	\$	64,232	\$
1071700058	3-1570-0601-00-0040-00000000	PILLAR PAUL P PILLAR RANDI S	316 TRAILHEAD WAY	318 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Vacant Residential	A56	\$	11,480	\$
1071700059	3-1570-0601-00-0040-00000000	BRUFF BRIAN P BRUFF SUSAN K	312 TRAILHEAD WAY	316 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A57	\$	77,616	\$
1071700060	3-1570-0601-00-0040-00000000	WHEELER THOMAS P WHEELER KATHRYN M	308 TRAILHEAD WAY	312 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A58	\$	90,111	\$
1071700061	3-1570-0601-00-0040-00000000	KEAR JENNIFER L KEAR DAVID B JR	306 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A59	\$	90,235	\$
1071700062	3-1570-0601-00-0040-00000000	BRETH JOHN P BRETH SULTAN M	304 TRAILHEAD WAY	306 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A60	\$	101,042	\$
1071700063	3-1570-0601-00-0040-00000000	MORRIS WALTER P MORRIS SUE	302 TRAILHEAD WAY	304 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A61	\$	70,664	\$
1071700064	3-1570-0601-00-0040-00000000	WALKERSON CLIFTON P WALKERSON PATRICIA	300 TRAILHEAD WAY	302 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A62	\$	59,266	\$
1071700065	3-1570-0601-00-0040-00000000	ROFEE THOMAS P ROFEE TALESA	300 TRAILHEAD WAY	300 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A63	\$	62,318	\$
1071700066	3-1570-0601-00-0040-00000000	VERLING RICHARD A VERLING THERESA A	311 TRAILHEAD WAY	300 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A64	\$	63,819	\$
1071700067	3-1570-0601-00-0040-00000000	BINI MARK P BINI TONI R	313 TRAILHEAD WAY	311 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A65	\$	59,481	\$
1071700068	3-1570-0601-00-0040-00000000	VERMIRE JACOB P VERMIRE JULIE	317 TRAILHEAD WAY	313 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A66	\$	11,860	\$
1071700069	3-1570-0601-00-0040-00000000				Vacant Residential	A67	\$		\$

1071700087	3-1570-0601-00-040-00000000	SAMPSON JOSHUA R*OLUCKY JORDON L	329 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A80	\$	\$	\$	54,010	\$
1071700088	3-1570-0601-00-040-00000000	HADFIELD CRAIG C*HARPER LAUREN M	321 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Vacant Residential	A81	\$	\$	\$	54,010	\$
1071700089	3-1570-0601-00-040-00000000	WELLS JAMES W*WELLS JENNIFER M	322 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A82	\$	\$	\$	54,010	\$
1071700090	3-1570-0601-00-040-00000000	DILLON ROBERT T*OLSON ROBYN	325 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A83	\$	\$	\$	54,010	\$
1071700091	3-1570-0601-00-040-00000000	MIANO ROBERT C*MAKINO TERILL	331 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A84	\$	\$	\$	54,010	\$
1071700092	3-1570-0601-00-040-00000000	ROBINSON WADSWORTH*ROBINSON CONNIE	333 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368-7209	Vacant Residential	A85	\$	\$	\$	54,010	\$
1071700093	3-1570-0601-00-040-00000000	ROBINSON WADSWORTH*ROBINSON CONNIE	335 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A86	\$	\$	\$	54,010	\$
1071700094	3-1570-0601-00-040-00000000	TAUBER LANLIAN ELAUBETH*DAVIDSON JULIE LYNN	337 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A87	\$	\$	\$	54,010	\$
1071700095	3-1570-0601-00-040-00000000	BURROUGHS CRAIG M*BURROUGHS SARAA	341 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A88	\$	\$	\$	54,010	\$
1071700096	3-1570-0601-00-040-00000000	MALLEPALLY ANAND*SREEPATHI PRANATHI	345 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A89	\$	\$	\$	54,010	\$
1071700097	3-1570-0601-00-040-00000000	KRISHNAN SURESH KUMAR M*KUNHIRAMAN SAMITHA	347 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A90	\$	\$	\$	54,010	\$
1071700098	3-1570-0601-00-040-00000000	BROWN WALTER DANIEL P*BRADAWATER WENDY P	351 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A91	\$	\$	\$	54,010	\$
1071700099	3-1570-0601-00-040-00000000	WILLIAMS FRANKLIN A*WILLIAMS HEATHER A	352 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A92	\$	\$	\$	54,010	\$
1071700100	3-1570-0601-00-040-00000000	CHEN YI*CHEN YI	353 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A93	\$	\$	\$	54,010	\$
1071700101	3-1570-0601-00-040-00000000	CHEN YI*CHEN YI	357 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A94	\$	\$	\$	54,010	\$
1071700102	3-1570-0601-00-040-00000000	KLOPFER BOB*WILSON JENNIFER	359 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A95	\$	\$	\$	54,010	\$
1071700103	3-1570-0601-00-040-00000000	RECH MARTIN*RECH BERTT	361 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A96	\$	\$	\$	54,010	\$
1071700104	3-1570-0601-00-040-00000000	DALAKIS MARK*DALAKIS SONIA	365 TRAILHEAD WAY, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A97	\$	\$	\$	54,010	\$
1071700105	3-1570-0601-00-040-00000000	SIEMAN JOSEPH M*SIEMAN REBECCA L	2065 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A98	\$	\$	\$	54,010	\$
1071700106	3-1570-0601-00-040-00000000	GWALTNEY DANNEY E*GWALTNEY PAMELA B	2065 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A99	\$	\$	\$	54,010	\$
1071700107	3-1570-0601-00-040-00000000	BURCHETT ANDREW A*DALY BURCHETT SARAH E	1376 SHELBY POINT DR, OFALLON MO, 63369	Single Family Residence	A100	\$	\$	\$	54,010	\$
1071700108	3-1570-0601-00-040-00000000	LINSHAM MARYANN	2059 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A101	\$	\$	\$	54,010	\$
1071700109	3-1570-0601-00-040-00000000	DWANS DEWITT M*EVANS JENIL R	2059 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A102	\$	\$	\$	54,010	\$
1071700110	3-1570-0601-00-040-00000000	CHANDLER TRIG*CHANDLER	2059 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A103	\$	\$	\$	54,010	\$
1071700111	3-1570-0601-00-040-00000000	VALUCHON JAMES*VALUCHON JANET	2059 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A104	\$	\$	\$	54,010	\$
1071700112	3-1570-0601-00-040-00000000	STYER MATTHEW B*STYER STEPHANIE R	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A105	\$	\$	\$	54,010	\$
1071700113	3-1570-0601-00-040-00000000	BARATHAVEN INVESTMENTS LLC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A106	\$	\$	\$	54,010	\$
1071700114	3-1570-0601-00-040-00000000	POWELL HARRY W*POWELL LINDA S TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A107	\$	\$	\$	54,010	\$
1071700115	3-1570-0601-00-040-00000000	FLETCHER KATHY L*FLETCHER KATHY J	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A108	\$	\$	\$	54,010	\$
1071700116	3-1570-0601-00-040-00000000	VELLEUR PETER A*VELLEUR USA M	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A109	\$	\$	\$	54,010	\$
1071700117	3-1570-0601-00-040-00000000	GARDNER DENISE L*GARDNER JUDY C	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A110	\$	\$	\$	54,010	\$
1071700118	3-1570-0601-00-040-00000000	MARTIN JOHN*WALSH BARBARA	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A111	\$	\$	\$	54,010	\$
1071700119	3-1570-0601-00-040-00000000	AUSLONCH JAMES*ALUCHON JANET	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A112	\$	\$	\$	54,010	\$
1071700120	3-1570-0601-00-040-00000000	NOVAK INTERNATIONAL	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A113	\$	\$	\$	54,010	\$
1071700121	3-1570-0601-00-040-00000000	CURTIN ROBERT L*CURTIN NANCY L*CURTIN CRAIG R	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A114	\$	\$	\$	54,010	\$
1071700122	3-1570-0601-00-040-00000000	BERNSO MICHAEL*BERNSO LINDA	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A115	\$	\$	\$	54,010	\$
1071700123	3-1570-0601-00-040-00000000	STANKOVICH CRAIG M*STANKOVICH GEORJAH A	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A116	\$	\$	\$	54,010	\$
1071700124	3-1570-0601-00-040-00000000	BARO MICHAEL*BARO LORETTA J	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A117	\$	\$	\$	54,010	\$
1071700125	3-1570-0601-00-040-00000000	SAPUTO BEATRICE M*SAPUTO THOMAS M	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A118	\$	\$	\$	54,010	\$
1071700126	3-1570-0601-00-040-00000000	MAIER ALBERT W*MAIER DOROTHY K	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A119	\$	\$	\$	54,010	\$
1071700127	3-1570-0601-00-040-00000000	ALLOTTAY KATHLEEN*PICKER MARY	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A120	\$	\$	\$	54,010	\$
1071700128	3-1570-0601-00-040-00000000	ACQUARO ANNE M*ACQUARO LUCETTE C	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A121	\$	\$	\$	54,010	\$
1071700129	3-1570-0601-00-040-00000000	HACKE KENNETH P*HACKE HOLLY A	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A122	\$	\$	\$	54,010	\$
1071700130	3-1570-0601-00-040-00000000	PREHOFF BRNA	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A123	\$	\$	\$	54,010	\$
1071700131	3-1570-0601-00-040-00000000	BRINMANN DENNIS R	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A124	\$	\$	\$	54,010	\$
1071700132	3-1570-0601-00-040-00000000	METER DIANA C*AGREEMENT OF TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A125	\$	\$	\$	54,010	\$
1071700133	3-1570-0601-00-040-00000000	LYNN CHARLES E JR*LYNN CHERYL L	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A126	\$	\$	\$	54,010	\$
1071700134	3-1570-0601-00-040-00000000	WILLINGHAM BRENDA R*RYCOCCALE LIVING TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A127	\$	\$	\$	54,010	\$
1071700135	3-1570-0601-00-040-00000000	ETZKORN EDWARD G*ETZKORN MARCIA M TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A128	\$	\$	\$	54,010	\$
1071700136	3-1570-0601-00-040-00000000	WELCH WILLIAM G*WELCH DENISE L	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A129	\$	\$	\$	54,010	\$
1071700137	3-1570-0601-00-040-00000000	RIEDFORD ARIELLE N*RYCOCCALE TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A130	\$	\$	\$	54,010	\$
1071700138	3-1570-0601-00-040-00000000	GROVE DALE W*GROVE PATRICK A	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A131	\$	\$	\$	54,010	\$
1071700139	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A132	\$	\$	\$	54,010	\$
1071700140	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A133	\$	\$	\$	54,010	\$
1071700141	3-1570-0601-00-040-00000000	HOLDS BENJAMIN W*HOLDS LAUREL	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A134	\$	\$	\$	54,010	\$
1071700142	3-1570-0601-00-040-00000000	GALLT DAVID A*GALLT TINA R*RYCOCCALE TRUSTS	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A135	\$	\$	\$	54,010	\$
1071700143	3-1570-0601-00-040-00000000	HAMMETT MICHAEL M*HAMMETT LINDA M	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A136	\$	\$	\$	54,010	\$
1071700144	3-1570-0601-00-040-00000000	TRISTER JOYCE L*RYCOCCALE TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A137	\$	\$	\$	54,010	\$
1071700145	3-1570-0601-00-040-00000000	STERNER FRANK A LIVING TRUST*STERNER LAURIE	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A138	\$	\$	\$	54,010	\$
1071700146	3-1570-0601-00-040-00000000	LANDHOLT J C*LANDHOLT J A TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A139	\$	\$	\$	54,010	\$
1071700147	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A140	\$	\$	\$	54,010	\$
1071700148	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A141	\$	\$	\$	54,010	\$
1071700149	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A142	\$	\$	\$	54,010	\$
1071700150	3-1570-0601-00-040-00000000	PITTMAN GERALD R LIVING TRUST	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A143	\$	\$	\$	54,010	\$
1071700151	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A144	\$	\$	\$	54,010	\$
1071700152	3-1570-0601-00-040-00000000	BRIDGEWATER COMMUNITIES INC	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A145	\$	\$	\$	54,010	\$
1071700153	3-1570-0601-00-040-00000000	LITCH LARRY W*LITCH ROSEMARY A	2042 ST MADLENE DR, DARDENNE PRAIRIE MO, 63368	Single Family Residence	A146	\$	\$	\$	54,010	\$

RESOLUTION NO. 14-002

A RESOLUTION OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT APPROVING THE SELECTION OF WADE STABLES P.C. AS AUDITOR OF THE DISTRICT FOR THE FISCAL YEARS ENDING DECEMBER 31, 2014, 2015 AND 2016; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, on February 15, 2006, the Board of Alderman of the City of Dardenne Prairie, Missouri (the "*City*") adopted Ordinance No. 922, which established the BaratHaven Community Improvement District (the "*District*") as a political subdivision of the State of Missouri in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"); and

WHEREAS, the District sent a request for proposals to nine certified public accounting firms for the audit of the District for the fiscal years ending December 31, 2014, 2015 and 2016; and

WHEREAS, the District's Administrator has recommended Wade Stables P.C. as having submitted the low-cost proposal; and

WHEREAS, the Board of Directors hereby determines that it is in its best interest of the District to select Wade Stables P.C. as auditor of the District for the fiscal years ending December 31, 2014, 2015 and 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Wade Stables P.C. as Auditor. The Board of Directors of the District hereby approves the selection of Wade Stables P.C. as auditor of the District for the fiscal years ending December 31, 2014, 2015 and 2016, pursuant to the terms of the proposal of said auditor set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

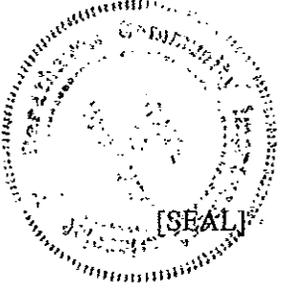
Section 3. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Board of Directors.

Passed this 15 day of December, 2014.

I, the undersigned, Chair of the BaratHaven Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 15, 2014.



**BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT**

Chair, Board of Directors

WITNESS my hand and official seal this 15 day of December, 2014.

ATTEST:

Secretary, Board of Directors

EXHIBIT A

AUDITOR'S PROPOSAL

(Attached hereto.)

Audit Proposal for the
BaratHaven Community Improvement District

Contact Person:

Scott Straub, CPA
Wade Stables P.C.
327 Sonderen
O'Fallon, MO 63366

(636) 272-4159

sstraub@wadestables.com

Transmittal Letter

Development Dynamics
Attn: Laura Lashley
BaratHaven Community Improvement District

Board of Directors:

On behalf of Wade Stables P.C., I am most pleased to present our proposal to serve as independent accountants for the BaratHaven Community Improvement District for the years ending December 31, 2014, December 31, 2015, and December 31, 2016.

We understand that the scope of the services that are to be provided are as follows:

1. An audit of the basic financial statements in accordance with auditing standards generally accepted in the United States of America. We understand that the District is required to have an audit in accordance with the standards for financial audits set forth in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the provisions of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*.
2. As a result of this audit, we contemplate the issuance of the following reports:
 - a) An opinion as to whether financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information (which collectively comprise the District's basic financial statements) present fairly, in all material respects, the respective financial position and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.
 - b) A report regarding assertions made in management's discussion and analysis including procedures we performed in relation to the required supplemental information, however we will not issue an opinion on management's discussion and analysis.
 - c) An opinion as to whether other required supplemental information and other supplemental information are fairly stated in all material respects in relation to the basic financial statements taken as a whole. We will not express an opinion on statistical tables presented in conjunction with the financial statements.
 - d) A Letter to Management, summarizing nonreportable conditions found during the course of the audit.
 - e) A written report, when applicable of any fraud or other illegal acts discovered during the course of the audit.

Audit Proposal for the BaratHaven Community Improvement District

Transmittal Letter (Concluded)

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3. We will assure ourselves that the Community Improvement District Board of Directors is informed of each of the following:
 - a) The auditor's responsibility under generally accepted auditing standards
 - b) Significant accounting policies
 - c) Management judgments and accounting estimates
 - d) Significant audit adjustments
 - e) Other information in documents containing audited financial statements
 - f) Disagreements with management
 - g) Management consultation with other accountants
 - h) Major issues discussed with management prior to retention
 - i) Difficulties encountered in performing the audit.

 4. All working papers and reports will be retained, at our expense, for a minimum of five years, or longer if notified by the BaratHaven Community Improvement District. We will make working papers available, at the District's request to the U.S. General Accounting Office, parties designated by federal, state or District officials as part of an audit quality review process, auditors of entities of which the District is a sub-grantee and successor auditors of the District financial statements.

In June 2003, the Comptroller General of the United States issued the 2003 revision of *Government Auditing Standards*. The new version of these standards made significant changes and severely limited the nature and amount of consulting work that a government entity's independent auditor could perform for the auditee. Specifically, the independent auditor is prohibited from performing non-audit (consulting) services for the auditee.

Wade Stables P.C. is committed to performing the work involved, on a timely basis. The timing of entrance conferences, progress reports, exit conferences and delivery of reports will be based on a schedule negotiated and agreed to by the BaratHaven Community Improvement District.

Government entities represent one of only three industries that have been designated by the shareholders of Wade Stables P.C. to receive a top-level commitment of resources and support. The opportunity to serve the District is of great importance to us. Our firm is committed to serving our clients and I will personally see to it that the District has prompt and ready access to our best people. We will spare no effort to understand and exceed your expectations.

Thank you again for this opportunity to present our proposal. This proposal represents a firm and irrevocable offer of services. Our fee for these services would be no more than \$2,400 for 2014, \$2,400 for 2015 and \$2,400 for 2016. We look forward with great enthusiasm to serving you.

The information provided in this proposal is true, correct and reliable for purposes of evaluation for potential contract award.

Sincerely,

Stephen S. Straub
Certified Public Accountant

Audit Proposal for the BaratHaven Community Improvement District

Detailed Technical Proposal

1. Independence

Wade Stables P.C. is independent of the BaratHaven Community Improvement District as defined by auditing standards generally accepted in the United States of America and the standards for financial audits established by *Government Auditing Standards*, issued by the Comptroller General of the United States.

2. License to Practice in Missouri and Illinois

Wade Stables P.C., as well as each of the firm's shareholders, is licensed to practice in the State of Missouri and the State of Illinois.

3. Firm Qualifications and Experience

Wade Stables P.C. currently operates as a CPA firm. The firm was organized as a partnership on April 1, 1948 and was incorporated as a Missouri professional corporation (P.C.) on January 4, 1989. On December 1, 1992, the firm acquired an office in Quincy, Illinois. In 1999, the Firm located an office in O'Fallon, Missouri, in May of 2002, acquired an office in Troy, Missouri. Wade Stables P.C.'s offices are located at 6th and Maine Center, Suite 9 in Quincy, Broadway and 6th Streets in Hannibal, 312 Sonderen Street in O'Fallon, 101 West College in Troy. The proposed work would be coordinated out of our O'Fallon office. Because of the proximity of our offices, we contemplate using personnel from both the O'Fallon and Troy offices on this engagement.

The firm consists of five (4) shareholders, one (1) manager, four (4) senior accountants (all CPAs), two (2) accountants and four (4) data processing and clerical clerks. Because of the amount of governmental work we perform, the majority of our staff members are "Yellow Book" compliant and meet the GAO's continuing education requirements. We contemplate using two to three (1-2) full-time professional staff on this engagement.

All audit and accounting work would be performed by employees of Wade Stables P.C.

4. Shareholder, Supervisory and Staff Qualifications and Experience

The shareholder responsible for the engagement would be Stephen S. Straub, who is licensed to practice as a certified public accountant in Missouri. Senior accountant Sandra Brune would also be assigned to the engagement. Each of these accountants are licensed CPAs.

Accountants assigned to the engagement would remain constant from year to year. Substitutions in the engagement team would only be made if necessitated by turnover in staff members. Engagement shareholders, managers and other supervisory staff would not be changed without prior written approval of the District.

Wade Stables P.C. performs audits of governmental entities both large and small, District, county and school districts, as well as special districts. Wade Stables P.C. currently audits one county, two cities larger than 10,000 population, fifteen smaller towns and villages, nine school districts and several special districts (transportation development, ambulance, fire and levee districts).

Wade Stables P.C. is a member of the AICPA's Private Companies practice Section and undergoes a tri-annual peer review under the supervision of the Missouri Society of CPAs. During the firm's most recent review for the period ended September 30, 2004, Wade Stables P.C. received an unqualified opinion on its quality control system.

Audit Proposal for the Barathaven Community Improvement District

Detailed Technical Proposal (Continued)

5. Similar Engagements with Other Government Entities

Wade Stables P.C. has performed the audit and accounting services for a number of governmental entities, including cities, school districts and special districts. Some relevant governmental audits include:

Big Bend Crossing TDD

c/o Armstrong Teasdale LLP
One Metropolitan Square, Suite 2600
St. Louis, Missouri 63102-2740
(314) 621-5070

Stardust Munger Diamond TDD

c/o City of Hannibal
320 Broadway
Hannibal, MO 63401
(573) 221-0111

City of Quincy, Illinois

740 Maine Street
Quincy, Illinois 62301
Year Ended April 30, 2005
(217) 228-4545

Hannibal, Missouri School District No. 60

4650 McMasters Avenue
Hannibal, Missouri 63401
Year Ended June 30, 2005
(573) 221-1258

Additional references provided upon request .

6. Specific Audit Approach

Proposed segmentation of the engagement:

The engagement would be segmented by naturally occurring groups of funds and accounts (i.e. all capital projects funds or all cash accounts). Each segment would be audited by a member of the firm's staff and reconciled to the books and records of the District.

Sample Size and Statistical Sampling:

Our firm policy requires the use of both statistical and non-statistical sampling procedures. Generally, random samples are selected and tested to produce confidence rates of 90 to 95 percent. We determine sample size based on the population of the universe being tested and use random number generators to select the sample. In addition, significant items (based on our calculation of materiality) are tested to a confidence level of 100 percent.

Audit Proposal for the BaratHaven Community Improvement District

Detailed Technical Proposal (Continued)

6. Specific Audit Approach (Concluded)

Extent of use of EDP software in the engagement:

The engagement team is assigned a portable (laptop) computer, equipped with software that we use in our audit engagements. Principal among this software are trial balance and auditing software, word processing software and spreadsheet software.

Type and extent of analytical procedures to be used in the engagement:

Firm policy requires the use of analytical procedures during the planning, field work and review stages of the engagement. These procedures range from historical comparisons and trend analysis, reasonableness tests, observation and inquiry, and other substantive procedures.

Approach to be taken to gain an understanding of the TDD's internal control:

Wade Stables P.C. uses a three-pronged approach for gaining an understanding of the client's internal control. The first step is to gain a basic understanding through the use of questionnaires. In the case of the District of LaGrange, three such questionnaires, consisting of controls over the financial aspects, federal programs and computer operations would be utilized. Secondly, we would observe the control system in operation, generally during the interim field work and again at final. Finally, we would conduct substantive tests of the controls themselves, using statistical and non-statistical sampling procedures.

Approach to be taken in determining laws and regulations that will be subject to audit test work:

Laws and regulations to be tested for compliance are determined based on a review of the District's ordinances, state regulation and federal law. In addition, each contract or grant is reviewed for applicable requirements and outside sources, such as the catalog of federal domestic assistance and the OMB compliance supplement are also reviewed.

Approach to be taken in drawing audit samples for purposes of tests of compliance:

Generally, the type of regulation being tested will determine the test and therefore the sample to be tested. In each case, however, we will use a combination of statistical and non-statistical sampling techniques to determine the sample

7. Identification of Anticipated Potential Audit Problems

Wade Stables P.C. does not anticipate any major potential audit problems in this engagement. Our approach to resolving problems when they do occur is to fully discuss the problem with the District's management and come to a consensus on the nature of the problem and the best way to resolve the problem. We believe, that through the process the District has undertaken in this request for proposals that all major issues have been adequately explained and, hopefully, potential problems have been avoided.

Audit Proposal for the BaratHaven Community Improvement District

Detailed Technical Proposal (Concluded)

8. Report Format

The format of our report will be under the reporting model prescribed by the Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*. As previously noted *Government Auditing Standards*, limits the type of work the entity’s independent accountant can perform outside of the audit. Governmental entities are encouraged to review the 2003 revision of “the Yellow Book”, which is available on the General Accounting Office’s web site at www.gao.gov. Statement 34 and its accompanying implementation guides are available from the Governmental Accounting Standards Board web site at www.gasb.org.

Audit Proposal for the BarathHaven Community Improvement District

Stephen S. Straub, CPA Resume

Education:

B.S.B.A. (Accounting) University of Missouri, Columbia, MO, 1994

Professional Experience:

Shareholder - Wade Stables P.C.

Responsibilities:

- Shareholder in charge of audits and unaudited work
- Establishment and continuation of client contacts
- Training of staff accountants
- Preparation and review of federal and state tax returns
- Administration of corporate responsibilities

Scope of Professional Experience:

Shareholder in charge of:

- Audits of banks and thrifts
- Audits of municipalities
- Audits of nonprofit organizations
- Audits and reviews of manufacturing companies
- Audits of construction companies
- Audits and reviews of retail and wholesale companies
- Individual, partnership, corporate and not-for-profit tax returns

Professional Organization Affiliations:

- American Institute of Certified Public Accountants
- Member of Tax Practice Section
- Missouri Society of Certified Public Accountants
- Illinois Certified Public Accountants Society

RESOLUTION NO. 14-003

A RESOLUTION OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014; APPROVING THE PRELIMINARY BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF DARDENNE PRAIRIE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Barathaven Community Improvement District (the "*District*") is a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget; provided, that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the preliminary annual budget prior to the beginning of each fiscal year to the Board of Aldermen of the City of Dardenne Prairie, Missouri (the "*City*").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for Fiscal Year 2014. The budget of the District for the fiscal year ending December 31, 2014, is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approval of Preliminary Budget for Fiscal Year 2015. The preliminary budget of the District for the fiscal year ending December 31, 2015, is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District Administrator to Forward Preliminary Budget to City. The District's Administrator shall send a copy of the preliminary budget to the City's Board of Aldermen for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City on or before the date that is the later of 60 days prior to the first day of the fiscal year or 30 days after submission to the City, the preliminary budget shall become the final budget.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute

and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

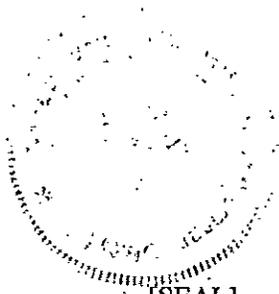
Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 15 day of December, 2014.

I, the undersigned, Chair of the BaratHaven Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 19, 2014.



[SEAL]

**BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT**

Chair, Board of Directors

WITNESS my hand and official seal this 15 day of December, 2014.

ATTEST:

Secretary, Board of Directors

EXHIBIT A

**BARATHAVEN
COMMUNITY IMPROVEMENT DISTRICT**

BUDGET FOR FISCAL YEAR 2015

AND

AMENDED BUDGET FOR FISCAL YEAR 2014

CHAIR

Christopher McKee

BOARD OF DIRECTORS

Pamela Fogarty, Vice Chair

William Laskowsky, Secretary

Benjamin Stegmann, Treasurer

Michael Conroy, Assistant Treasurer

Robert Klahr, Executive Director

Development Dynamics LLC, District Administrator

**BUDGET MESSAGE
BY CHAIR CHRISTOPHER MCKEE**

The City of Dardenne Prairie, Missouri (the "*City*"), and Creek Valley, LLC ("*Creek Valley*"), and Barathaven Development, LLC ("*Barathaven*" and, together with Creek Valley, the "*Developer*"), and Barat Academy (the "*Academy*") entered into a First Amended and Restated Annexation Agreement dated as of December 1, 2007 ("*Annexation Agreement*"), to provide for certain transportation-related improvements and other public improvements within the City. Pursuant to the Annexation Agreement, the Developer agreed to create the BaratHaven Transportation Development District (the "*TDD*") for the purpose of financing such transportation-related improvements pursuant to the Missouri Transportation Development District Act, Sections 238.200 to 238.275 of the Revised Statutes of Missouri, as amended (the "*TDD Act*") and agreed to create the BaratHaven Community Improvement District (the "*CID*") for the purpose of financing such public improvements pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*").

On January 17, 2006, a Petition for the Creation of a Community Improvement District (the "*Petition*") was filed with the Clerk of the City pursuant to the CID Act. On February 15, 2006, the City held a public hearing regarding creation of the CID, at which public hearing notice of the contents of the Petition was given. On February 15, 2006, the City's Board of Alderman adopted Ordinance No. 922 establishing the CID as a political subdivision of the State of Missouri pursuant to the CID Act.

On February 17, 2006, pursuant to the CID Act, the CID adopted Resolution No. 06-004 authorizing the District to impose a property tax at the rate of not less than \$0.8555 and not more than \$1.00 per \$100.00 assessed valuation on all real property within the CID boundaries ("*CID Property Tax*"). On May 2, 2006 the qualified voters of the CID approved the CID Property Tax at a mail-in election held in accordance with Section 67.1551 of the CID Act.

Pursuant to the Annexation Agreement, the Developer has undertaken the construction of the Transportation Project (as defined in the Annexation Agreement) and other public improvements described in the Petition (collectively, the Transportation Project and such other public improvements are defined as the "*Public Improvements*") and has submitted Certificates of Reimbursable Project Costs accompanied by itemized invoices, receipts and other information to allow the CID to confirm that the amounts advanced by the Developer constitute Reimbursable Project Costs, as defined in the Annexation Agreement.

As reimbursement of the Developer for such Reimbursable Project Costs related to the Transportation Project, the TDD has authorized the issuance of its Not to Exceed \$4,215,000 BaratHaven Transportation Development District (Dardenne Prairie, St. Charles County, Missouri) Special Revenue Notes, Series 2006 (the "*TDD Notes*"), which TDD Notes are secured by a Trust Indenture dated as of August 1, 2006 (the "*TDD Indenture*"), between the TDD and UMB Bank, N.A., as Trustee.

As reimbursement of the Developer for those Reimbursable Project Costs that are not related to the Transportation Project, the CID has authorized the issuance of its Not to Exceed \$4,215,000 (less the principal amount of the TDD Notes) BaratHaven Community Improvement District (Dardenne Prairie, St. Charles County, Missouri) Special Revenue Notes, Series 2006 (the "*CID Notes*"), which CID Notes are secured by a Trust Indenture dated as of December 1, 2006 (the "*CID Indenture*"), between the CID and UMB Bank, N.A., as Trustee.

Pursuant to the Annexation Agreement, the Academy has undertaken the construction of the Additional Transportation Project (as defined in the Annexation Agreement) and other public

improvements on real property owned by the Academy and/or Great Rivers Greenway and described in the Petition (collectively, the Additional Transportation Project and such other public improvements are defined as the "*Academy Public Improvements*") and has submitted a Certificate of Reimbursable Project Costs accompanied by itemized invoices, receipts and other information to allow the CID to confirm that the amounts advanced by the Academy constitute Reimbursable Project Costs, as defined in the Annexation Agreement.

As reimbursement of the Academy for such Reimbursable Project Costs related to the Additional Transportation Project, it is anticipated that the TDD may, at the Academy's request, authorize the issuance of its Not to Exceed \$1,592,942 BaratHaven Transportation Development District (Dardenne Prairie, St. Charles County, Missouri) Subordinate Special Revenue Notes (the "*Subordinate TDD Notes*"), which Subordinate TDD Notes will be secured by a Trust Indenture (the "*Subordinate TDD Indenture*"), between the TDD and UMB Bank, N.A., as Trustee. To date, the Academy has not requested issuance of the Subordinate TDD Notes.

As reimbursement of the Academy for those Reimbursable Project Costs that are not related to the Additional Transportation Project, the CID has authorized and may, at the Academy's request, issue of its Not to Exceed \$1,592,942 (less the principal amount of the Subordinate TDD Notes) BaratHaven Community Improvement District (Dardenne Prairie, St. Charles County, Missouri) Subordinate Special Revenue Notes (the "*Subordinate CID Notes*"), which Subordinate CID Notes will be secured by a Trust Indenture (the "*Subordinate CID Indenture*"), between the CID and UMB Bank, N.A., as Trustee. To date, the Academy has not requested issuance of the Subordinate CID Notes.

On May 8, 2006, the CID adopted Resolution No. 06-007, which authorized the CID to enter into an Agreement for Administrative Services with Development Dynamics, LLC, (the "*Administrator*") to provide various services to the CID in connection with the administration, collection, enforcement and operation of the CID Property Tax. Pursuant to the Annexation Agreement, the Administrator shall transfer all CID Revenues (as defined in the Annexation Agreement) on deposit in the CID Trust Fund (as defined in the Annexation Agreement) to provide for the payment of CID Administrative Costs (as defined in the Annexation Agreement), on-going maintenance costs and repayment of the CID Notes and, upon satisfaction in full of the CID Notes, to payment of TDD Administrative Costs (as defined in the Annexation Agreement) and repayment of the TDD Notes and, upon satisfaction in full of the TDD Notes, to payment of CID Administrative Costs and repayment of the Subordinate CID Notes and, upon satisfaction in full of the Subordinate CID Notes, to payment of TDD Administrative Costs and repayment of the Subordinate TDD Notes.

Pursuant to the Annexation Agreement, CID Administrative Costs of the District include overhead expenses of the CID for administration, supervision and inspection incurred in connection with the Public Improvements and paid initially by the Developer subject to reimbursement in accordance with the Annexation Agreement and, upon the first deposit of CID Revenues into the Operating Fund, paid by the District out of the Operating Fund, including without limitation the following: (a) reimbursement (in an amount not to exceed one and one-half percent (1½%) of the CID Revenues collected in the applicable year) of expenses incurred by the City pursuant to Section 67.1461.3 of the CID Act to establish the CID and review the CID's annual budgets and reports; (b) reimbursement of the petitioners for the costs of filing and pursuing the petition to establish the CID and all publication and incidental costs incurred therewith; (c) reimbursement of the Board of Directors for actual expenditures in the performance of authorized duties on the behalf of the CID; and (d) costs related to any authorized indebtedness of the CID, including the issuance and repayment of obligations.

To date, the CID has issued CID Notes in an aggregate principal amount of \$1,641,000. In 2008, the CID also authorized the issuance of Subordinate CID Notes in an aggregate principal amount of \$727,000, but such Subordinate CID Notes have not yet been issued.

During 2013, the CID had CID Property Tax revenues of \$124,171 and interest income of \$2. The CID had total expenditures were \$141,998, consisting of interest payments of \$129,393 on the CID Notes, CID Administrative Costs of \$10,074, Trustee fees of \$2,351 and bank fees of \$180. The CID did not pay any principal on the CID Notes, leaving an outstanding balance of \$1,641,000 at the end of the year.

During 2014, the CID anticipates CID Property Tax revenues of approximately \$148,652 and interest income of approximately \$2. The CID anticipates total expenditures of approximately \$144,401, consisting of interest payments of approximately \$131,836 on the CID Notes, CID Administrative Costs of approximately \$10,000, Trustee fees of approximately \$2,385 and bank fees of approximately \$180. The CID hereby pledges its net CID Revenues after payment of CID Administrative Costs, bank fees and Trustee fees to repayment of the CID Notes in accordance with the CID Indenture. The CID does not anticipate paying any principal of the CID Notes, leaving an outstanding balance of \$1,641,000 at the end of the year.

During 2015, the CID anticipates CID Property Tax revenues of approximately \$123,000 and interest income of approximately \$0. The CID anticipates total expenditures of approximately \$122,565, consisting of interest payments of approximately \$110,000 on the CID Notes, CID Administrative Costs of approximately \$10,000, Trustee fees of approximately \$2,385 and bank fees of approximately \$180. The CID hereby pledges its net CID Revenues after payment of CID Administrative Costs, bank fees and Trustee fees to repayment of the CID Notes in accordance with the CID Indenture. The CID does not anticipate paying any principal of the CID Notes, leaving an outstanding balance of \$1,641,000 at the end of the year.

**BaratHaven CID 2015
Profit & Loss Budget Overview
January through December**

	<u>Jan - Dec 15</u>
Ordinary Income/Expense	
Income	
Real Prop Tax Trust Fund Inc.	
CID Property Tax Revenue	123,000.00
Total Real Prop Tax Trust Fund Inc.	123,000.00
Total Income	123,000.00
Expense	
Real Prop Tax Trust Fund Exp	
Banking Fees	
Service Charge	180.00
Total Banking Fees	180.00
Total Real Prop Tax Trust Fund Exp	180.00
Trustee UMB Expense Accounts	
BH CID Dbt Svc 130733.2 Expense	
Interest Payment	110,000.00
Total BH CID Dbt Svc 130733.2 Expense	110,000.00
BH CID Operating 130733.3 Exp.	
Administration Expense	5,000.00
Audit	2,400.00
Insurance Expense - Oper Fd	1,500.00
Legal Expense	1,100.00
Total BH CID Operating 130733.3 Exp.	10,000.00
BH CID Rev Acct 130733.4 Exp	
Trustee Fees	2,385.00
Total BH CID Rev Acct 130733.4 Exp	2,385.00
Total Trustee UMB Expense Accounts	122,385.00
Total Expense	122,565.00
Net Ordinary Income	435.00

Other Income/Expense

Other Income

Other Financing Sources/Uses

Transfer In

To Debt Service From Revenue	110,000.00
To Operating From Revenue	10,000.00
To Revenue From Prop Tax Trust	122,820.00

Total Transfer In 242,820.00

Total Other Financing Sources/Uses 242,820.00

Total Other Income 242,820.00

Other Expense

Transfer Out

From Prop Tax Trust to Revenue	122,820.00
From Revenue To Debt Service	110,000.00
From Revenue To Operating	10,000.00

Total Transfer Out 242,820.00

Total Other Expense 242,820.00

Net Other Income 0.00

Net Income 435.00

Beginning Balance	\$	9,157.87
Ending Balance	\$	9,592.87

Fund Balance	1/1/2015	Additions	Subtractions	12/31/2015
Property Tax Fund	\$ 172.05	\$ 123,000.00	\$ (123,000.00)	\$ 172.05
Trustee Operating Fund	558.52	10,000.00	(10,000.00)	558.52
Trustee Revenue Fund	8,427.30	122,820.00	(122,385.00)	8,862.30
Trustee Debt Service Fund	-	110,000.00	(110,000.00)	-
Total	\$ 9,157.87	\$ 365,820.00	\$ (385,385.00)	\$ 9,592.87

Debt Outstanding	1/1/2015	Issued	Retired	12/31/2015
Revenue Note R-2	\$ 1,313,000.00	\$ -	\$ -	\$ 1,313,000.00
Revenue Note R-3	727,000.00	-	-	\$ 727,000.00
Total	\$ 2,040,000.00	\$ -	\$ -	\$ 2,040,000.00

**BaratHaven CID
Profit & Loss Budget vs Actual
January through December 2014**

	<u>Jan - Sept 14</u>	<u>Amended 2014 Budget</u>	<u>Original 2014 Budget</u>
Ordinary Income/Expense			
Income			
Real Prop Tax Trust Fund Inc.			
CID Property Tax Revenue	148,651.89	148,652.00	123,000.00
Total Real Prop Tax Trust Fund Inc.	<u>148,651.89</u>	<u>148,652.00</u>	<u>123,000.00</u>
Trustee UMB Income Accounts			
BH CID Revenue 130733.4 Income			
Interest Income	1.68	2.00	
Total BH CID Revenue 130733.4 Income	<u>1.68</u>	<u>2.00</u>	
Total Trustee UMB Income Accounts	<u>1.68</u>	<u>2.00</u>	
Total Income	148,653.57	148,654.00	123,000.00
Expense			
Real Prop Tax Trust Fund Exp			
Banking Fees			
Service Charge	166.14	180.00	180.00
Total Banking Fees	<u>166.14</u>	<u>180.00</u>	<u>180.00</u>
Total Real Prop Tax Trust Fund Exp	166.14	180.00	180.00
Trustee UMB Expense Accounts			
BH CID Dbt Svc 130733.2 Expense			
Interest Payment	131,835.68	131,835.68	111,500.00
Total BH CID Dbt Svc 130733.2 Expense	<u>131,835.68</u>	<u>131,835.68</u>	<u>111,500.00</u>
BH CID Operating 130733.3 Exp.			
Administration Expense	3,750.00	5,000.00	5,000.00
Audit	2,400.00	2,400.00	2,400.00
Insurance Expense - Oper Fd	1,491.00	1,500.00	1,500.00
Legal Expense	1,096.42	1,100.00	1,100.00
Total BH CID Operating 130733.3 Exp.	<u>8,737.42</u>	<u>10,000.00</u>	<u>10,000.00</u>
BH CID Rev Acct 130733.4 Exp			
Trustee Fees	2,385.00	2,385.00	1,300.00
Total BH CID Rev Acct 130733.4 Exp	<u>2,385.00</u>	<u>2,385.00</u>	<u>1,300.00</u>
Total Trustee UMB Expense Accounts	<u>142,958.10</u>	<u>144,220.68</u>	<u>122,800.00</u>
Total Expense	<u>143,124.24</u>	<u>144,400.68</u>	<u>122,980.00</u>
Net Ordinary Income	5,529.33	4,253.32	20.00

Other Income/Expense			
Other Income			
Other Financing Sources/Uses			
Transfer In			
To Debt Service From Revenue	130,843.00	131,835.68	111,500.00
To Operating From Revenue	10,000.00	10,000.00	10,000.00
To Revenue From Prop Tax Trust	143,491.00	150,741.00	122,820.00
Total Transfer In	<u>284,334.00</u>	<u>292,576.68</u>	<u>244,320.00</u>
Total Other Financing Sources/Uses	<u>284,334.00</u>	<u>292,576.68</u>	<u>244,320.00</u>
Total Other Income	<u>284,334.00</u>	<u>292,576.68</u>	<u>244,320.00</u>
Other Expense			
Transfer Out			
From Prop Tax Trust to Revenue	150,741.00	150,741.00	122,820.00
From Revenue To Debt Service	131,835.68	131,835.68	111,500.00
From Revenue To Operating	10,000.00	10,000.00	10,000.00
Total Transfer Out	<u>292,576.68</u>	<u>292,576.68</u>	<u>244,320.00</u>
Total Other Expense	<u>292,576.68</u>	<u>292,576.68</u>	<u>244,320.00</u>
Net Other Income	<u>-8,242.68</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>-2,713.35</u>	<u>4,263.32</u>	<u>20.00</u>

Beginning Balance	\$	4,904.55
Ending Balance	\$	9,157.87

Fund Balance	1/1/2014	Additions	Subtractions	12/31/2014
Property Tax Fund	\$ 2,441.05	\$ 148,652.00	\$ (150,921.00)	\$ 172.05
Trustee Operating Fund	558.52	10,000.00	(10,000.00)	558.52
Trustee Revenue Fund	1,904.98	150,743.00	(144,220.68)	8,427.30
Trustee Debt Service Fund	-	131,835.68	(131,835.68)	-
Total	\$ 4,904.55	\$ 441,230.68	\$ (436,977.36)	\$ 9,157.87

Debt Outstanding	1/1/2014	Issued	Retired	12/31/2014
Revenue Note R-2	\$ 1,313,000.00	\$ -	\$ -	\$ 1,313,000.00
Revenue Note R-3	727,000.00	-	-	\$ 727,000.00
Total	\$ 2,040,000.00	\$ -	\$ -	\$ 2,040,000.00

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

All Funds - Budget and Actual - Cash Basis

For the Year Ended December 31, 2013

	<u>Budgeted Amount Original</u>	<u>Budgeted Amount Final</u>	<u>Actual</u>	<u>Variance - Favorable (Unfavorable)</u>
Revenues:				
CID property tax revenues	\$ 148,500	\$ 122,000	\$ 124,171	\$ 2,171
Interest income	-	2	2	-
Total Revenues	<u>\$ 148,500</u>	<u>\$ 122,002</u>	<u>\$ 124,173</u>	<u>\$ 2,171</u>
Expenditures:				
Trustee fees	\$ 1,300	\$ 2,352	\$ 2,351	\$ 1
Bank fees	150	150	180	(30)
Administrative expenses	5,000	5,000	5,000	-
Insurance expense	1,275	1,444	1,444	-
Legal and professional fees	1,325	1,325	1,230	95
Audit fees	2,400	2,400	2,400	-
Interest expense	137,000	129,400	129,393	7
Total Expenditures	<u>\$ 148,450</u>	<u>\$ 142,071</u>	<u>\$ 141,998</u>	<u>\$ 73</u>
Other Financing Sources (Uses)				
Transfers in	\$ 137,000	\$ 129,400	\$ 129,393	\$ (7)
Transfers out	(137,000)	(129,400)	(129,393)	7
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ 50</u>	<u>\$ (20,069)</u>	<u>\$ (17,825)</u>	<u>\$ 2,244</u>
Fund Balances - at beginning of the year		<u>22,730</u>	<u>22,730</u>	
Fund Balances - at end of the year		<u>\$ 2,661</u>	<u>\$ 4,905</u>	

The accompanying notes to financial statements are an integral part of this statement.

RESOLUTION NO. 14-001

A RESOLUTION OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT APPROVING A REAL PROPERTY TAX LEVY AT THE RATE OF \$1.00 PER \$100.00 ASSESSED VALUATION FOR THE TAX YEAR ENDING DECEMBER 31, 2014; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the BaratHaven Community Improvement District (the "*District*") is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"); and

WHEREAS, on February 17, 2006, the Board of Directors of the District adopted Resolution 06-004 authorizing a tax upon real property located within the boundaries of the District; and

WHEREAS, at a mail-in election held on May 2, 2006, the qualified voters of the District approved the imposition of a real property tax upon all real property within the District at a rate of not more than \$1.00 per \$100.00 assessed valuation for a period of up to 40 years from the date on which the tax is first imposed; and

WHEREAS, pursuant to Section 67.1531.2 of the CID Act, the District may levy a real property tax rate lower than the tax rate ceiling approved by the qualified voters and may increase that lowered tax rate to a level not exceeding the tax rate ceiling without further approval of the qualified voters; and

WHEREAS, the Board of Directors of the District desires to confirm and approve the tax rate to be levied upon the real property within the boundaries of the District at \$1.00 per \$100.00 assessed valuation for the tax year ending December 31, 2014, as set forth on the tax roll set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Tax Rate for the Tax Year Ending December 31, 2014. The Board of Directors hereby approves the tax rate to be levied upon the real property within the boundaries of the District at \$1.00 per \$100.00 assessed valuation for the tax year ending December 31, 2014, as set forth on the tax roll set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Submittal of Resolution to County Collector. The District's Administrator shall provide a certified copy of this Resolution to the Collector of Revenue of St. Charles County, Missouri.

Section 3. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of

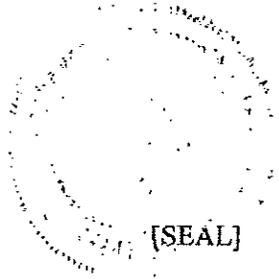
this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Board of Directors.

Passed this 15 day of December, 2014.

I, the undersigned, Chair of the BaratHaven Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 15, 2014.



[SEAL]

**BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT**



Chair, Board of Directors

WITNESS my hand and official seal this 15 day of December, 2014.

ATTEST:



Secretary, Board of Directors

EXHIBIT A

TAX ROLL

(Attached hereto.)

Account	Parcel_ID	Owner	StreetAddress	MailingAddress	PropType	LotNumber	ResidentialAssessm'tValue	CommercialAssessm'tValue	AgriculturalAssessm'tValue
1071700001	2-1130-0601-00-00-041-00000000	FLEMING CALVIN D LIV TRUST	2046 ST MADLEINE DR	6334 CLAYTON RD #91, ST LOUIS MO, 63117	Single Family Residence	A1	\$ 70,084	\$	\$
1071700002	2-1130-0601-00-00-041-00000000	TAUFAPACUS RICHARD P/TAUFAPACUS KATHERINE A	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A2	\$ 62,099	\$	\$
1071700003	2-1130-0601-00-00-041-00000000	HANDBURK BRIGGS C/HANDBURK STEPHANIE L	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A3	\$ 85,510	\$	\$
1071700004	2-1130-0601-00-00-041-00000000	FORTSMAN KEITH A/FORTSMAN DANAJ	81 ST MADLEINE CT	81 ST MADLEINE CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A4	\$ 85,870	\$	\$
1071700005	2-1130-0601-00-00-041-00000000	LUNA MICHELLE J/LUNA CARA ANH	81 ST MADLEINE CT	81 ST MADLEINE CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A5	\$ 69,331	\$	\$
1071700006	2-1130-0601-00-00-041-00000000	ANTONELLI JEFFREY A/ANTONELLI KATHRYN	85 ST MADLEINE CT	85 ST MADLEINE CT, DARDENNE PRARIE MO, 63368	Vacant Residential	A6	\$ 5,700	\$	\$
1071700007	2-1130-0601-00-00-041-00000000	JONES CALY F/SCHULTZ JENNIFER L	85 ST MADLEINE CT	85 ST MADLEINE CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A7	\$ 66,477	\$	\$
1071700008	2-1130-0601-00-00-041-00000000	VONDERHEID THOMAS D/VONDERHEID MEGAN S	84 ST MADLEINE CT	84 ST MADLEINE CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A8	\$ 67,822	\$	\$
1071700009	2-1130-0601-00-00-041-00000000	SHROCK CARL/SHROCK HEATHER	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Vacant Residential	A9	\$ 1,899	\$	\$
1071700010	2-1130-0601-00-00-041-00000000	HUDSON MICHAEL L/HUDSON JAMIE R	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A10	\$ 62,383	\$	\$
1071700011	2-1130-0601-00-00-041-00000000	NOLAN RICHARD P/NOLAN CAROL LIVING TRUST	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A11	\$ 61,908	\$	\$
1071700012	2-1130-0601-00-00-041-00000000	COOP RICHARD J	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A12	\$ 54,498	\$	\$
1071700013	2-1130-0601-00-00-041-00000000	ESCOBAR MIGUEL/ESCOBAR ANA	2046 ST MADLEINE DR	2046 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A13	\$ 62,935	\$	\$
1071700014	2-1130-0601-00-00-041-00000000	HSPC BANK USA	2046 ST MADLEINE DR	3476 STATISBY BLVD, PORT HILL SC, 29715-7203	Single Family Residence	A14	\$ 56,924	\$	\$
1071700015	2-1130-0601-00-00-041-00000000	REARNS JOSEPH P/REARNS DIANA K	2070 ST MADLEINE DR	2070 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A15	\$ 56,483	\$	\$
1071700016	2-1130-0601-00-00-041-00000000	WAN YUECHUN	2070 ST MADLEINE DR	2070 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A16	\$ 70,033	\$	\$
1071700017	2-1130-0601-00-00-041-00000000	MAYKOPET REVOC TRUST THE	2070 ST MADLEINE DR	2070 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A17	\$ 49,423	\$	\$
1071700018	2-1130-0601-00-00-041-00000000	MUGLER RICHARD S/MUGLER GERI S	2070 ST MADLEINE DR	2070 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A18	\$ 49,945	\$	\$
1071700019	2-1130-0601-00-00-041-00000000	POTTER LIVING TRUST	2080 ST MADLEINE DR	2080 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A19	\$ 57,699	\$	\$
1071700020	2-1130-0601-00-00-041-00000000	TENNANT KEVIN D/TENNANT KAREN J	2080 ST MADLEINE DR	2080 ST MADLEINE DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A20	\$ 57,484	\$	\$
1071700021	2-1130-0601-00-00-041-00000000	CRAWFORD SUSAN CRAWFORD MATTHEW	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A21	\$ 71,775	\$	\$
1071700022	2-1130-0601-00-00-041-00000000	HALL LIVING TRUST	108 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A22	\$ 57,554	\$	\$
1071700023	2-1130-0601-00-00-041-00000000	ONEIMER STEPHEN P/ONEIMER PAMELA J	102 RIPARIAN DR	102 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A23	\$ 71,014	\$	\$
1071700024	2-1130-0601-00-00-041-00000000	CONSENDER JOHN J/CONSENDER MARY B	102 RIPARIAN DR	102 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A24	\$ 53,996	\$	\$
1071700025	2-1130-0601-00-00-041-00000000	REDFERN RONALD D/REDFERN JUDITH A REVOC LIVING TRUST	101 RIPARIAN DR	101 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A25	\$ 56,097	\$	\$
1071700026	2-1130-0601-00-00-041-00000000	CASTELLO JOSEPH A/CASTELLO JULIANE R	101 RIPARIAN DR	101 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A26	\$ 62,031	\$	\$
1071700027	2-1130-0601-00-00-041-00000000	MURPHY THOMAS P/MURPHY JULIANE R	101 RIPARIAN DR	101 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A27	\$ 60,827	\$	\$
1071700028	2-1130-0601-00-00-041-00000000	HENDERSON ROBERT F/HENDERSON DIANA	101 RIPARIAN DR	101 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A28	\$ 73,375	\$	\$
1071700029	2-1130-0601-00-00-041-00000000	TAYLOR RICHARD P/TAYLOR CANOL L	113 RIPARIAN DR	113 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A29	\$ 68,357	\$	\$
1071700030	2-1130-0601-00-00-041-00000000	NIEDER NORMAN P/NIEDER CLAUDIA CARING TRUST	115 RIPARIAN DR	115 RIPARIAN DR, DARDENNE PRARIE MO, 63368	Single Family Residence	A30	\$ 74,463	\$	\$
1071700031	2-1130-0601-00-00-041-00000000	SULLIVAN JAMES F/REVOCABLE TRUST	110 RIPARIAN CT	110 RIPARIAN CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A31	\$ 62,373	\$	\$
1071700032	2-1130-0601-00-00-041-00000000	GLOVER DAVIS G/LOVER MAUREEN	110 RIPARIAN CT	110 RIPARIAN CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A32	\$ 69,187	\$	\$
1071700033	2-1130-0601-00-00-041-00000000	ZEINUNY GEORGE S/ZEINUNY THIA K	118 RIPARIAN CT	118 RIPARIAN CT, DARDENNE PRARIE MO, 63368	Single Family Residence	A33	\$ 57,688	\$	\$
1071700034	2-1130-0601-00-00-041-00000000	RUBELLE ROBERT P/RUBELLE RIMBERLY	2075 ST MADLEINE DR	2075 ST MADLEINE DR, DARDENNE PRARIE MO, 63368-7972	Single Family Residence	A34	\$ 56,665	\$	\$
1071700035	2-1130-0601-00-00-041-00000000	KAPLUN ABERTY P/KAPLUN ZIANNIE E	2075 ST MADLEINE DR	2075 ST MADLEINE DR, DARDENNE PRARIE MO, 63368-7972	Single Family Residence	A35	\$ 66,019	\$	\$
1071700036	2-1130-0601-00-00-041-00000000	MURRAY MARK P/MURRAY ANNE BETH	2075 ST MADLEINE DR	2075 ST MADLEINE DR, DARDENNE PRARIE MO, 63368-7972	Single Family Residence	A36	\$ 66,019	\$	\$
1071700037	2-1130-0601-00-00-041-00000000	MEZZONE ANTHONY/MOZZONE BETH	305 TRAILHEAD WAY	305 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A37	\$ 73,742	\$	\$
1071700038	2-1130-0601-00-00-041-00000000	TANNA WANDAN P/TANNA MEGHNA A	305 TRAILHEAD WAY	305 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A38	\$ 61,144	\$	\$
1071700039	2-1130-0601-00-00-041-00000000	HUDSON CHARLES L/HUDSON JANE A	305 TRAILHEAD WAY	305 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A39	\$ 69,032	\$	\$
1071700040	2-1130-0601-00-00-041-00000000	HEDNER GARY M/HEDNER VIRGINIA L	305 TRAILHEAD WAY	305 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A40	\$ 69,032	\$	\$
1071700041	2-1130-0601-00-00-041-00000000	BONE ROY F/BONE VIRGINIA L	305 TRAILHEAD WAY	305 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A41	\$ 77,704	\$	\$
1071700042	2-1130-0601-00-00-041-00000000	GRAHAM JEFFREY/GRAHAM RHONDA	350 TRAILHEAD WAY	350 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A42	\$ 57,959	\$	\$
1071700043	2-1130-0601-00-00-041-00000000	GOTWAY JOHN Y/GOTWAY CHRISTINE	350 TRAILHEAD WAY	350 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A43	\$ 50,305	\$	\$
1071700044	2-1130-0601-00-00-041-00000000	LAMIN GREG C JR/LAMIN HEATHER	348 TRAILHEAD WAY	348 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A44	\$ 62,005	\$	\$
1071700045	2-1130-0601-00-00-041-00000000	NGUYEN KHAI	348 TRAILHEAD WAY	348 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Vacant Residential	A45	\$ 6,809	\$	\$
1071700046	2-1130-0601-00-00-041-00000000	MILBRANDT MARK W/MILBRANDT LAURA	342 TRAILHEAD WAY	342 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A46	\$ 77,446	\$	\$
1071700047	2-1130-0601-00-00-041-00000000	KENNEDY DONALD G/KENNEDY CARRIE R	342 TRAILHEAD WAY	342 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A47	\$ 70,913	\$	\$
1071700048	2-1130-0601-00-00-041-00000000	BERNARD ANDREW J	342 TRAILHEAD WAY	342 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A48	\$ 40,198	\$	\$
1071700049	2-1130-0601-00-00-041-00000000	FANNING GUYN	342 TRAILHEAD WAY	342 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Vacant Residential	A49	\$ 6,839	\$	\$
1071700050	2-1130-0601-00-00-041-00000000	KOCH DANIEL K/KOCH BARBARA	338 TRAILHEAD WAY	338 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A50	\$ 71,348	\$	\$
1071700051	2-1130-0601-00-00-041-00000000	DAVIDSON DAVID D/DAVIDSON ROYNN	338 TRAILHEAD WAY	338 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A51	\$ 62,998	\$	\$
1071700052	2-1130-0601-00-00-041-00000000	BOCHAM ALAN P/BOCHAM MICHELLE	338 TRAILHEAD WAY	338 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A52	\$ 71,380	\$	\$
1071700053	2-1130-0601-00-00-041-00000000	LYNCH SHAWN T/LYNCH KAREN L	338 TRAILHEAD WAY	338 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A53	\$ 70,052	\$	\$
1071700054	2-1130-0601-00-00-041-00000000	PICCONI GEORGE P/PICCONI CHRISTINE C	330 TRAILHEAD WAY	330 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A54	\$ 68,225	\$	\$
1071700055	2-1130-0601-00-00-041-00000000	HURSTER JOSHUA P/HURSTER MICHELLE D	325 TRAILHEAD WAY	325 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A55	\$ 62,409	\$	\$
1071700056	2-1130-0601-00-00-041-00000000	COGGI VICTOR P/FRANKLIN USA A	324 TRAILHEAD WAY	324 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A56	\$ 62,409	\$	\$
1071700057	2-1130-0601-00-00-041-00000000	GREG STEWART REAL TRUST	324 TRAILHEAD WAY	324 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A57	\$ 62,409	\$	\$
1071700058	2-1130-0601-00-00-041-00000000	AGRAWAL DIVY P/AGRAWAL SHWETA	320 TRAILHEAD WAY	320 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A58	\$ 62,409	\$	\$
1071700059	2-1130-0601-00-00-041-00000000	VAN MONDFRANS KEVIN P/VAN MONDFRANS LAURIE A	318 TRAILHEAD WAY	318 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Vacant Residential	A59	\$ 11,400	\$	\$
1071700060	2-1130-0601-00-00-041-00000000	PILLAR PAUL S/PILLAR KANDI S	318 TRAILHEAD WAY	318 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Vacant Residential	A60	\$ 57,916	\$	\$
1071700061	2-1130-0601-00-00-041-00000000	DE GROFF BRIAN K/DE GROFF SUSAN K	314 TRAILHEAD WAY	314 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A61	\$ 52,075	\$	\$
1071700062	2-1130-0601-00-00-041-00000000	JEWELL MICHAEL A/JEWELL DAWN M	314 TRAILHEAD WAY	314 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A62	\$ 80,111	\$	\$
1071700063	2-1130-0601-00-00-041-00000000	STILES TRICHOY P/STILES KERRI A	308 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A63	\$ 103,042	\$	\$
1071700064	2-1130-0601-00-00-041-00000000	BRETH JOHN P/MCGUIRE GLENN M	308 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A64	\$ 70,409	\$	\$
1071700065	2-1130-0601-00-00-041-00000000	MORIS WALTER M/MORIS GLENN	308 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A65	\$ 52,075	\$	\$
1071700066	2-1130-0601-00-00-041-00000000	WOLFEES THOMAS P/WOLFEES PATRICIA	308 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A66	\$ 79,964	\$	\$
1071700067	2-1130-0601-00-00-041-00000000	ROBERTS THOMAS P/ROBERTS TERESA	308 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A67	\$ 59,305	\$	\$
1071700068	2-1130-0601-00-00-041-00000000	VIERLING RICHARD A/VIERLING THERESA A	308 TRAILHEAD WAY	308 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Single Family Residence	A68	\$ 62,510	\$	\$
1071700069	2-1130-0601-00-00-041-00000000	BINI MARK P/BINI TONI R	344 TRAILHEAD WAY	344 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368-7999	Single Family Residence	A69	\$ 59,401	\$	\$
1071700070	2-1130-0601-00-00-041-00000000	VERMILITE JACOB S/VERMILITE JULIE	317 TRAILHEAD WAY	317 TRAILHEAD WAY, DARDENNE PRARIE MO, 63368	Vacant Residential	A70	\$ 11,400	\$	\$

1071700087	3-1570-0661-00-0046-00000000	SAMPSON JOSHUA R/BLACK JORDON L	330 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B1	54,910	\$
1071700088	3-1570-0661-00-0046-00000000	HASTFIELD CHAD CHADFIELD LAUREN M	331 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Vacant Residential	A81	11,400	\$
1071700089	3-1570-0661-00-0046-00000000	FRIGER ROBERT REVOC UY TRUST	332 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A82	85,883	\$
1071700090	3-1570-0661-00-0046-00000000	POLINE ROBERT REVOC UY TRUST	333 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A83	57,304	\$
1071700091	3-1570-0661-00-0046-00000000	MADON ROBERT REVOC UY TRUST	334 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A84	55,040	\$
1071700092	3-1570-0661-00-0046-00000000	ROBINSON WALTER THOMAS CONNIE	335 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A85	62,015	\$
1071700093	3-1570-0661-00-0046-00000000	ROBINSON WALTER THOMAS CONNIE	336 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Vacant Residential	A86	6,839	\$
1071700094	2-1130-0661-00-0046-00000000	TAUBEL JANEAN ELIZABETH DAWSON JULIE LYNN	337 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A87	51,745	\$
1071700095	2-1130-0661-00-0046-00000000	DURRONGIS CHAD DURRONGIS SARAA	338 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A88	71,827	\$
1071700096	2-1130-0661-00-0046-00000000	MALLEPALLY ANAND SUREPATHI PRANATHI	341 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A89	67,706	\$
1071700097	2-1130-0661-00-0046-00000000	LENE MELISSA K	342 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A90	80,200	\$
1071700098	2-1130-0661-00-0046-00000000	BRISHMAN SURESH KUMAR M/KUNHIRAMAN SAVITHA	347 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A91	35,603	\$
1071700099	2-1130-0661-00-0046-00000000	WILLIAMS FRANKLIN A/P WILLIAMS HEATHER A	348 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A92	54,087	\$
1071701001	2-1130-0661-00-0046-00000000	STROUD EVY TRUST	349 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A93	72,560	\$
1071701002	2-1130-0661-00-0046-00000000	STEVENS CHAD CENTORI ANNET DENNER	351 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A94	59,334	\$
1071701003	2-1130-0661-00-0046-00000000	KREHMAN WENDY P/BROADWATER WENDY P	353 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A95	59,935	\$
1071701004	2-1130-0661-00-0046-00000000	WILLIAMS FRANKLIN A/P WILLIAMS HEATHER A	355 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A96	67,706	\$
1071701005	2-1130-0661-00-0046-00000000	STROUD EVY TRUST	357 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A97	77,665	\$
1071701006	2-1130-0661-00-0046-00000000	STEVENS CHAD CENTORI ANNET DENNER	359 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A98	86,389	\$
1071701007	2-1130-0661-00-0046-00000000	KREHMAN WENDY P/BROADWATER WENDY P	360 TRAILHEAD WAY	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A99	81,093	\$
1071701008	2-1130-0661-00-0046-00000000	WILLIAMS FRANKLIN A/P WILLIAMS HEATHER A	363 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A00	92,470	\$
1071701009	2-1130-0661-00-0046-00000000	STROUD EVY TRUST	365 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A01	98,822	\$
1071701010	2-1130-0661-00-0046-00000000	STEVENS CHAD CENTORI ANNET DENNER	367 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A02	79,289	\$
1071701011	2-1130-0661-00-0046-00000000	KREHMAN WENDY P/BROADWATER WENDY P	369 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A03	71,871	\$
1071701012	2-1130-0661-00-0046-00000000	WILLIAMS FRANKLIN A/P WILLIAMS HEATHER A	370 SHILLY PRINCE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A04	78,074	\$
1071701013	2-1130-0661-00-0046-00000000	STROUD EVY TRUST	373 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A05	56,021	\$
1071701014	2-1130-0661-00-0046-00000000	STEVENS CHAD CENTORI ANNET DENNER	375 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A06	75,852	\$
1071701015	2-1130-0661-00-0046-00000000	KREHMAN WENDY P/BROADWATER WENDY P	377 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A07	71,800	\$
1071701016	2-1130-0661-00-0046-00000000	WILLIAMS FRANKLIN A/P WILLIAMS HEATHER A	379 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A08	74,595	\$
1071701017	2-1130-0661-00-0046-00000000	STROUD EVY TRUST	383 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	A09	66,264	\$
1071701018	2-1130-0661-00-0046-00000000	STEVENS CHAD CENTORI ANNET DENNER	385 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Vacant Residential	A100	5,700	\$
1071701019	2-1130-0661-00-0046-00000000	KREHMAN WENDY P/BROADWATER WENDY P	387 ST MADLENE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B1	47,864	\$
1071701020	2-1130-0661-00-0046-00000000	WILLIAMS FRANKLIN A/P WILLIAMS HEATHER A	390 GERRARD ST COUS MO, 63368	Single Family Residence	B2	44,175	\$	
1071701021	3-1570-0661-00-0082-00000000	BARBATHAVEN INVESTMENTS LLC	10 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B3	46,596	\$
1071701022	3-1570-0661-00-0082-00000000	POWERBY HARRY W/POWERBY LINDA S TRUST	11 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B4	47,497	\$
1071701023	3-1570-0661-00-0082-00000000	FLETCHER CARL L/FLETCHER KATHY J	12 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B5	46,027	\$
1071701024	3-1570-0661-00-0082-00000000	CURTIN ROBERT L/CURTIN NANCY C/LURTIN CRAIG R	13 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B6	52,284	\$
1071701025	3-1570-0661-00-0082-00000000	VELLUM PETER A/VELLUM LISA M	14 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B7	52,284	\$
1071701026	3-1570-0661-00-0082-00000000	GORDON LYNN E/GORDON IVY J	15 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B8	49,324	\$
1071701027	3-1570-0661-00-0082-00000000	GARDNER DEBBIE L/GARDNER DONNA	16 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B9	51,701	\$
1071701028	3-1570-0661-00-0082-00000000	YAGER JOHN/MARTIN BARBARA	17 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B10	46,207	\$
1071701029	3-1570-0661-00-0082-00000000	MARTIN JOHN/MARTIN BARBARA	18 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B11	49,117	\$
1071701030	3-1570-0661-00-0082-00000000	NOLAN INTERMEDIATE TRUST/JUCHON JANET	19 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B12	56,891	\$
1071701031	3-1570-0661-00-0082-00000000	CURTIN ROBERT L/CURTIN NANCY C/LURTIN CRAIG R	20 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B13	49,324	\$
1071701032	3-1570-0661-00-0082-00000000	BERGSO MICHAEL L/BERGSO LINDA	21 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B14	56,891	\$
1071701033	3-1570-0661-00-0082-00000000	STANKOVICH CHANG M/STANKOVICH DEBORAH A	22 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B15	49,324	\$
1071701034	3-1570-0661-00-0082-00000000	JARCO JAICA	23 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B16	49,380	\$
1071701035	3-1570-0661-00-0082-00000000	SAFY MICHAEL P/SAFY LORRETT J	24 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B17	55,770	\$
1071701036	3-1570-0661-00-0082-00000000	SAFY MICHAEL P/SAFY LORRETT J	25 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B18	55,770	\$
1071701037	3-1570-0661-00-0082-00000000	CAMPBELL GREGORY W/CAMPBELL SUSAN V TRUST	26 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B19	55,071	\$
1071701038	3-1570-0661-00-0082-00000000	MAJER ALBERT W/MAJER DEBORAH K	27 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B20	48,021	\$
1071701039	3-1570-0661-00-0082-00000000	ALLOWAY KATHLEEN D/CHORR MARY	28 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B21	45,005	\$
1071701040	3-1570-0661-00-0082-00000000	HUNT/DANNIE M REVOCABLE TRUST	29 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B22	45,987	\$
1071701041	3-1570-0661-00-0082-00000000	ANGELINE ROSS/PANZALONE LYNNETTE C	30 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B23	52,247	\$
1071701042	3-1570-0661-00-0082-00000000	FRANK BENNETT P/FRANK MOLLY A	31 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B24	42,377	\$
1071701043	3-1570-0661-00-0082-00000000	MARK GEORGE/MARK KATHRYN	32 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B25	44,867	\$
1071701044	3-1570-0661-00-0082-00000000	BRUNNMAN DENNIS H	33 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B26	45,169	\$
1071701045	3-1570-0661-00-0082-00000000	MAYER DIANA C/BERNARD OF TRUST	34 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B27	46,205	\$
1071701046	3-1570-0661-00-0082-00000000	LYNN CHARLES E/LYNN CHERYL L	35 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B28	51,289	\$
1071701047	3-1570-0661-00-0082-00000000	PARK LYVING TRUST THE	36 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B29	51,008	\$
1071701048	3-1570-0661-00-0082-00000000	WILLIAMS FRANK A REVOCABLE LIVING TRUST	37 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B30	55,375	\$
1071701049	3-1570-0661-00-0082-00000000	WILLIAMS FRANK A REVOCABLE LIVING TRUST	38 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B31	55,375	\$
1071701050	3-1570-0661-00-0082-00000000	ETZKORN EDWARD G/ETZKORN MARCIA M TRUST	39 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B32	55,375	\$
1071701051	3-1570-0661-00-0082-00000000	WELCH WILLIAM G/WELCH DENISE L	40 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B33	55,375	\$
1071701052	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	41 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B34	7,600	\$
1071701053	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	42 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B35	7,600	\$
1071701054	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	43 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B36	7,600	\$
1071701055	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	44 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B37	7,600	\$
1071701056	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	45 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B38	7,600	\$
1071701057	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	46 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B39	7,600	\$
1071701058	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	47 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B40	7,600	\$
1071701059	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	48 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B41	7,600	\$
1071701060	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	49 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B42	7,600	\$
1071701061	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	50 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B43	7,600	\$
1071701062	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	51 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B44	7,600	\$
1071701063	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	52 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B45	7,600	\$
1071701064	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	53 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B46	7,600	\$
1071701065	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	54 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B47	7,600	\$
1071701066	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	55 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B48	7,600	\$
1071701067	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	56 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B49	7,600	\$
1071701068	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	57 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B50	7,600	\$
1071701069	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	58 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B51	7,600	\$
1071701070	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	59 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B52	7,600	\$
1071701071	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	60 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B53	7,600	\$
1071701072	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	61 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B54	7,600	\$
1071701073	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	62 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B55	7,600	\$
1071701074	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	63 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B56	7,600	\$
1071701075	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	64 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B57	7,600	\$
1071701076	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	65 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B58	7,600	\$
1071701077	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	66 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B59	7,600	\$
1071701078	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	67 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B60	7,600	\$
1071701079	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	68 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B61	7,600	\$
1071701080	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNITIES INC	69 BURLINGDY PLACE DR	DARDENNE PRAIRIE MO, 63368	Single Family Residence	B62	7,600	\$
1071701081	3-1570-0661-00-0082-00000000	BRIDGEWATER COMMUNIT						

BILL NO. 15-20

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,
MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE
AN AGREEMENT BY AND BETWEEN THE CITY OF
DARDENNE PRAIRIE, MISSOURI, AND ST. CHARLES
COUNTY, MISSOURI, FOR MOSQUITO CONTROL
SERVICES**

WHEREAS, pursuant to Missouri Revised Statute Section 70.220 “Any municipality or political subdivision of this state, as herein defined, may contract and cooperate with any other municipality or political subdivision...for a common service”; and

WHEREAS, the Board of Aldermen finds and determines that the control of mosquitoes within the City is best carried out by St. Charles County; and

WHEREAS, the Board of Aldermen finds and determines that it is the best interests of the citizens of Dardenne Prairie to have mosquito control services provided by St. Charles County;

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

SECTION 1. That the form, terms, and provisions of the Agreement to Provide Mosquito Control Services, marked as **Exhibit A**, attached hereto and incorporated by reference herein, by and between the City of Dardenne Prairie, Missouri, and St. Charles County, Missouri, be and hereby is approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the forms attached hereto.

SECTION 2. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 3. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 4. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Read two times, passed, and approved this ____ day of _____, 2015.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this ____ day of _____, 2015.

Mayor

Attest:

City Clerk

EXHIBIT A

AGREEMENT TO PROVIDE MOSQUITO CONTROL SERVICES

This agreement is made on the date last written below by and between ST. CHARLES COUNTY, MISSOURI (hereafter "COUNTY") and ___Dardenne Prairie_____ (hereafter "MUNICIPALITY"), as provided below.

ARTICLE ONE – GENERAL TERMS

In consideration for MUNICIPALITY'S payments as set forth in Article Two, COUNTY agrees to provide mosquito control services within the territorial limits of MUNICIPALITY, subject to the provisions of this Agreement.

ARTICLE TWO – PAYMENT AND SERVICES PROVIDED

COUNTY agrees to provide mosquito control services and MUNICIPALITY agrees to pay for those services as follows:

- A. Adult Mosquito Control: In subdivisions of MUNICIPALITY and at such other locations agreed to between MUNICIPALITY and COUNTY, COUNTY will provide adult mosquito control through application of EPA-registered adult mosquito control agent identified below applied at label recommended rates with ultra-low-volume technology.
 - a. Designated adult mosquito control agent: The adult mosquito control agent to be used during the term of this agreement is Pursuit 4-4.
 - b. Applications in response to citizen complaints: COUNTY will provide applications of the designated adult mosquito control agent following routed maps in response to citizen complaints, following approval by MUNICIPALITY'S designated representative.
 - c. Special Applications: Upon reasonable advance request by MUNICIPALITY, COUNTY will make special applications of the designated adult mosquito control agent in advance of specific scheduled events within MUNICIPALITY.
 - d. Cost of applications: Subject to Paragraph C of this Article, the cost for applications of the designated mosquito control agent will be \$ 26.25 per mille to cover COUNTY'S costs for that agent and for other supplies, equipment, labor and fuel.
- B. Larval Mosquito Control: Within the corporate boundaries of MUNICIPALITY, COUNTY will provide larval mosquito control by inspecting standing water and applying larvicides as required to abate mosquito development.
 - a. Agents and Applications: Based on conditions of weather and water to be treated, COUNTY will select an appropriate EPA-registered larvicide and apply it at label-recommended rates as needed to control larvae.
 - b. Cost of applications: Subject to Paragraph C of this Article, the cost for application of larvicide shall be \$ 23.00 per hour for labor, operation of vehicles, and fuel, and
 - i. \$ 1.67 per pound for granular larvicide (*Bacillus thuringiensis, israelensis*; and/or
 - ii. \$ 36.25 per gallon ; for liquid larvicide (monomolecular film agent); and/or

iii. \$ 1.05 per briquette, for methoprene briquettes.

- C. Complaints: Any public requests or demands for services and/or complaints regarding mosquito nuisance activity shall be referred by MUNICIPALITY to COUNTY's Department of Community Health and the Environment at (636) 949-1800.
- D. Billing and documentation: COUNTY will submit bills monthly between May and November as services are performed. MUNICIPALITY will pay bills promptly upon receipt in accordance with sound government accounting practices. All services provided by COUNTY will be documented by retention of copies of the Operator's work orders and/or pesticide or larvicide application records. Copies of documentation will be provided to MUNICIPALITY with the bills.

ARTICLE THREE – LIMITATIONS AND ACKNOWLEDGEMENTS

- A. Non-Assignable: The contract hereby given is not assignable and is to be exercised solely by the COUNTY and the MUNICIPALITY as provided herein.
- B. Total Monetary Limit of Service: Notwithstanding anything else in this Agreement and notwithstanding any requests submitted by MUNICIPALITY, this contract is solely for the 2015 season and is limited to \$ 3500.00 total service except as provided here. COUNTY will monitor billings for services provided and should MUNICIPALITY's payments for services approach the above amount, COUNTY will notify municipality. COUNTY shall provide additional services under this Agreement only upon written authorization of MUNICIPALITY executed by its Mayor (Mayor, Director of Administration).
- C. Environmentally Sensitive Materials: MUNICIPALITY acknowledges and understands that the very nature of this agreement requires the wide-spread application of pesticide and larvicide compounds within the corporate boundaries of MUNICIPALITY including introduction of those compounds into the air and water and soil of MUNICIPALITY. This application is at the specific request of MUNICIPALITY which has informed itself of the nature of these compounds and wishes to have them applied within MUNICIPALITY's corporate boundaries. MUNICIPALITY waives any and all claim or complaint against COUNTY for any environmental liability, personal injury, or property damage caused or alleged to be caused by the applications of any and all pesticides and larvicides, whether listed by name in this agreement or substituted by COUNTY in its discretion.
- D. Intergovernmental Relationship: Under this agreement, COUNTY is not an agent or employee of MUNICIPALITY, nor does COUNTY act at the direction of MUNICIPALITY, but rather COUNTY is a sovereign government entity engaging in mosquito control as necessary for the protection of the public health and welfare of the entire COUNTY. Mosquito control within the COUNTY is facilitated by the application of pesticides and larvicides within MUNICIPALITY. Application of those pesticides and larvicides by COUNTY will require employees and agents of COUNTY to use discretion as to the proper pesticide amounts, application methods, and practical means to engage in mosquito control. MUNICIPALITY recognizes the discretionary nature of mosquito control services and the importance of COUNTY's public health obligation. Further, any desire or obligation of MUNICIPALITY to engage in or provide for mosquito control within its corporate boundaries is solely for the protection of public health and welfare of MUNICIPALITY and its residents, which is a governmental function of MUNICIPALITY that is not delegated to COUNTY by this agreement.

ARTICLE FOUR – TERMINATION

This agreement terminates on December 31, 2015. This agreement may be terminated at an earlier date by either party hereto at any time by giving forty-five (45) days prior written notice to the other party at the address shown on the signature page.

THE CITY OF Dardenne Prairie

ST. CHARLES COUNTY, MISSOURI

100 North Third Street

St. Charles, Missouri 63301

Mayor
~~Board Trustee~~

, County Executive

ATTEST:

ATTEST:

, City Clerk

, County Registrar

Please send completed form to:

St. Charles Community Health & the Environment

Attn: Jeff Becker

1650 Boone's Lick Road

St. Charles, MO 63301

Wednesday March 4, 2015

To Whom It May Concern,

Enclosed you will find the **2015 Mosquito Control contract**. Please fill out two original contracts, have them signed, and return as soon as possible.

As promised last year, St. Charles County has made some upgrades to its mosquito control program and will now be using a safer, permethrin-based adulticide which will rapidly biodegrade in the sunlight and air. I would like to share the changes we have made.

Adulticide Mosquito Control

We previously used Mosquitomist One but changed to Pursuit 4-4. Pursuit 4-4 is permethrin based substance mixed with a synergist to provide effective and safe control of adult mosquitoes. The older, organophosphate based pesticides, were still safe and effective, however, it may have had a slight cause for concern to the operator with repeated exposure.

Additionally, changing pesticides prevents mosquitoes from developing a resistance.

Larvacide Mosquito Control

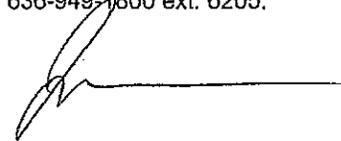
We apply larvacide in standing water to eliminate mosquitoes still in the larva stage of development. We utilize three categories of larvacide including:

- Granular
- Liquid
- Briquettes

While we may have changed the manufacturer, the active ingredients have not changed for this application. Larvacide remains to be the most effective means for controlling mosquito populations. We are proud of our robust efforts county-wide to control mosquito populations before they become a nuisance.

We appreciate your efforts and cooperation to better serve our community and look forward to continued collaboration.

If you have any questions, please don't hesitate to contact me directly at jbecker@sccmo.org or 636-949-1800 ext. 6205.



Jeff Becker
Vector Control Coordinator

RESOLUTION NO. 235

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DECLARING THE INFORMALLY PROJECTED AND NONBINDING TAX LEVY FOR THE YEAR 2015

WHEREAS, pursuant to 2008 Missouri State Senate Bill 711, enacted as §§ 137.180 and 137.243, RSMo., as of January 1, 2009, the governing body of each political subdivision within a county with a charter form of government, must informally project a nonbinding tax levy, based upon property valuations provided by the county, and return such projected tax levy to the county no later than April 8th; and

WHEREAS, on or before March 15, 2015, and pursuant to § 137.243, RSMo., the City received from St. Charles County an abstract of the assessment book showing the aggregate amounts of different kinds of real, personal, and other tangible property and the valuations of each for the City; and

WHEREAS, using such information the Board of Aldermen of the City of Dardenne Prairie, Missouri, has informally projected a nonbinding tax levy for the year 2015;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

Section 1. In compliance with the requirements of § 137.243, RSMo., the informal projections of a nonbinding tax levy for the year 2015 in the City of Dardenne Prairie, Missouri, by the Board of Aldermen of the City of Dardenne Prairie, Missouri, are reflected in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. That the City Clerk is hereby directed to submit this Resolution to St. Charles County no later than April 8, 2015.

Approved this ____ day of _____, 2015.

Mayor

Attest: _____
City Clerk



Ruth Miller
County Registrar

March 3, 2015

City of Dardenne Prairie
Attention: K. Clark/Finance
2032 Hanley Rd.
Dardenne Prairie, MO 63368

Pursuant to Senate Bill 711 (SB711), Section 137.243, the County Registrar is to provide the aggregate values as stated below for the projected tax rates for 2015.

2014-2015 VALUE REPORT
CERTIFIED - MARCH 2015
DARDENNE PRAIRIE -53

REAL ESTATE - preliminary per Assessor's Office 224,267,627
PERSONAL PROPERTY - end of year 2014 36,656,120

RAILROAD & UTILITIES

STATE ASSESSED REAL - end of year 2014 63,299
STATE ASSESSED PERSONAL - end of year 2014 126,851
LOCAL ASSESSED REAL - end of year 2014 0
LOCAL ASSESSED PERSONAL - end of year 2014 0

TOTAL VALUE 261,113,897

Gain new construction-preliminary - Assessor 2,407,541
Gain annexation - preliminary - Assessor

Given under my hand and official seal the 2015 Real Estate preliminary totals this 3rd day of March, 2015.

Ruth Miller

Ruth Miller, County Registrar

By April 8th, 2015 we must have in our office the following:	General Revenue	Debt (GO Bond)	Other
1. Projected tax rate	.1159		
2. Ceiling Rate	.1121		
3. Maximum Voter Approved Levy	.250		
4. Phone number to be published on Projected Tax Liability Statement	636-755-5311		
5. Name of person completing form	Kim Clark		
6. Signature of person completing form	<i>Kim Clark</i>		
7. Contact phone number of person completing form	636-755-5311		
8. Date completed			

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED C-2, P.U.D., GENERAL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT IN RESPONSE TO AN APPLICATION FROM CORA BOPP FAMILY LIMITED PARTNERSHIP C/O GARY H. FEDER

WHEREAS, a Conditional Use Permit Application was submitted to the Board of Aldermen, a copy of which is attached hereto as **Exhibit A** and incorporated by reference herein (the "Application"), by Cora Bopp Family Limited Partnership c/o Gary H. Feder (the "Applicant"), to allow certain uses described in **Exhibit B**, attached hereto and incorporated by reference herein, of a certain tract of property within the City of Dardenne Prairie more particularly described in **Exhibit C**, a copy of which is attached hereto and incorporated by reference herein, (the "Property"), and owned by Warren G. Busch and Grace L. Busch, husband and wife, William R. Aldrich and Irene M. Aldrich, husband and wife, Donald W. Prestien and Joan C. Prestien, husband and wife, Harold H. Prestien and Yvonne M. Prestien, husband and wife, Charles W. Prestien and Pamela Sue Prestien, husband and wife, and Cora Bopp Family Limited Partnership, L.P., a Missouri limited partnership (the "Owners"); and

WHEREAS, the property is zoned C-2, P.U.D., General Commercial District, Planned Unit Development; and

WHEREAS, the uses described in **Exhibit B** are permitted conditional uses under the Municipal Code of the City of Dardenne Prairie, Missouri, §§ 405.180 and 405.190; and

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri, did refer the Application to the City's Planning and Zoning Commission; and

WHEREAS, said Planning and Zoning Commission of the City did consider the Application and made a recommendation to the Board of Aldermen; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission did hold hearings on the proposed conditional uses; and

WHEREAS, at these hearings interested persons and citizens were given an opportunity to be heard on the proposed conditional uses; and

WHEREAS, the Planning and Zoning Commission and the Board of Aldermen did consider the following:

1. The character of the surrounding area;

2. The traffic conditions of the surrounding area;
3. The public utility facilities;
4. The Comprehensive Plan, a copy of which is available in the office of the City Clerk and incorporated by reference herein;
5. The Application;
6. The City Code, a copy of which is available in the office of the City Clerk and incorporated by reference herein;
7. The Memo from the City Engineer to the Planning and Zoning Commission dated February 27, 2015, updated on March 10, 2015, a copy of which is attached hereto as **Exhibit D** and incorporated by reference herein;
8. The Site Plan submitted with the Application, prepared by Volz Incorporated, dated February 2, 2015, referencing project number 11313-0, which plan is on file in the office of the City Clerk and incorporated by reference herein;
9. The recommendation of the Planning and Zoning Commission;
10. Testimony presented at the hearing before the Planning and Zoning Commission on March 11, 2015, recorded audio of which is on file in the office of the City Clerk and incorporated by reference herein; and
11. Testimony presented at the hearing before the Board of Aldermen on March 18, 2015, recorded audio of which is on file in the office of the City Clerk and incorporated by reference herein.

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

SECTION 1. Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby find and determine that the use of the Property for the conditional uses described on **Exhibit B**:

- a. Will not adversely affect the character or the traffic conditions of the surrounding area;
- b. Will not adversely affect public utility facilities;
- c. Complies with the Comprehensive Plan of the City and with other matters pertaining to the general welfare of its residents; and
- d. Meets all of the criteria set forth in § 405.475.B of the City Code.

SECTION 2. The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the requested uses of the Property described on **Exhibit B**, subject to the Applicant's and Owners' compliance with all conditions set forth herein.

SECTION 3. Conditions of Issuance:

1. Applicant and Owners, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to C-2, General Commercial Districts, and P.U.D., Planned Unit Development Districts, agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.

2. Applicant and Owners (or their successors in interest) agree that all improvements shall be constructed to meet all applicable federal, state and local codes and shall comply with all of the City's applicable ordinances and construction standards.

3. Applicant and Owners (or their successors in interest) agree that the Property shall be used in compliance with all requirements of the Municipal Code.

4. The Conditional Use Permit granted by this Ordinance is subject to the Applicant's and Owners' (or their successors in interest) compliance with the conditions reflected on the Site Plan submitted with the Application, prepared by Volz Incorporated, dated February 2, 2015, referencing project number 11313-0, which plan is on file in the office of the City Clerk and incorporated by reference herein.

5. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the conditional use permit approved pursuant to this ordinance.

SECTION 4. Effective Date: This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

SECTION 5. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 6. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

[The rest of this page is intentionally left blank. Signature page to follow.]

Read two (2) times, passed, and approved this _____ day of _____, 2015.

As Presiding Officer and as Mayor

Attest:

City Clerk

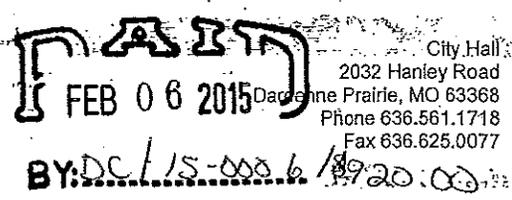
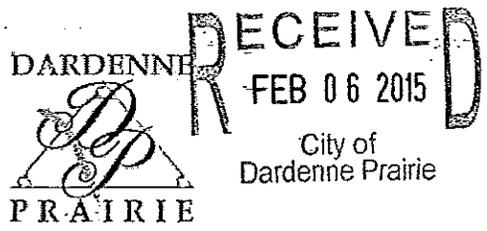
Approved this _____ day of _____, 2015.

Mayor

Attest:

City Clerk

"Exhibit A"



CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: Cora Bopp Family Limited Partnership
Company Name
40 Gary H. Feder, Attorney for Applicant
Printed Name, Title
190 Carondelet Plaza, Suite 600
Street Address
Cheyton, Mo. 63105
City/State/Zip Code
314-480-1705 314-480-1505
Telephone Facsimile
gary.feder@huschblackwell.com
Email Address

STREET ADDRESS OF CONDITIONAL USE: 1575 Bryan Road, Dardenne Prairie, Mo.

OWNER (attach additional):
Don Prestine / Cora Bopp Family
Printed Name
Limited Partnership
Printed Name
815 N. Mason Rd.
Street Address
St. Louis, Mo. 63141
City/State/Zip Code
Telephone Facsimile
Email Address

Contract Purchaser/Developer:

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone Facsimile

Email Address

See Ex. A attached
See Ex. A-1 attached

LEGAL DESCRIPTION OF PROPERTY (other than address) 15.4 acre +/- parcel designated as Commercial Phase Z in P.U.D. Final Plan document dated 12/24/2014/ 1/9/2015

EXISTING ZONING: C-2/PUD PROPOSED ZONING: C-2/PUD

PROPOSED USE: Commercial Uses as described by type in Exhibit B attached

NO. UNITS: N/A CUP APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED: P.U.D. Final Plan previously submitted, with application + review fee submitted on 2/2/15

CONDITIONAL USE PERMIT APPLICATION

The decision to recommend approval or denial of the proposed conditional use shall be based on the following criteria:

- A. The use complies with all applicable provisions of the zoning ordinance.
- B. The use at the specified location will contribute to and promote the welfare and convenience of the public.
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

CHECKLIST TO COMPLETE THIS APPLICATION

Previously
Provided

- Two (2) folded copies of a plot survey/sketch/site plan are provided. This plan shall be drawn to scale and prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application.
Additional copies for distribution to Planning and Zoning Commission (P&Z) and Board of Aldermen members will be requested upon review by the City Engineer.

Attached
Ex. A

- Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardennepairie.org).

Attached
Ex. C

- Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardennepairie.org).

- A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: _____ Postmark Deadline: _____

- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

Ray H. Fear
Applicant's Signature

2/3/15
Date

Donald W. Pristine
Owner's Signature
(additional below)

2/3/15
Date

Don Pristine - Coxa Bopp
Family Limited Partnership

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.



ENGINEERING
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONSTRUCTION MANAGEMENT

Exhibit A

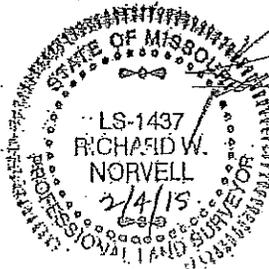
February 4, 2015

RWN

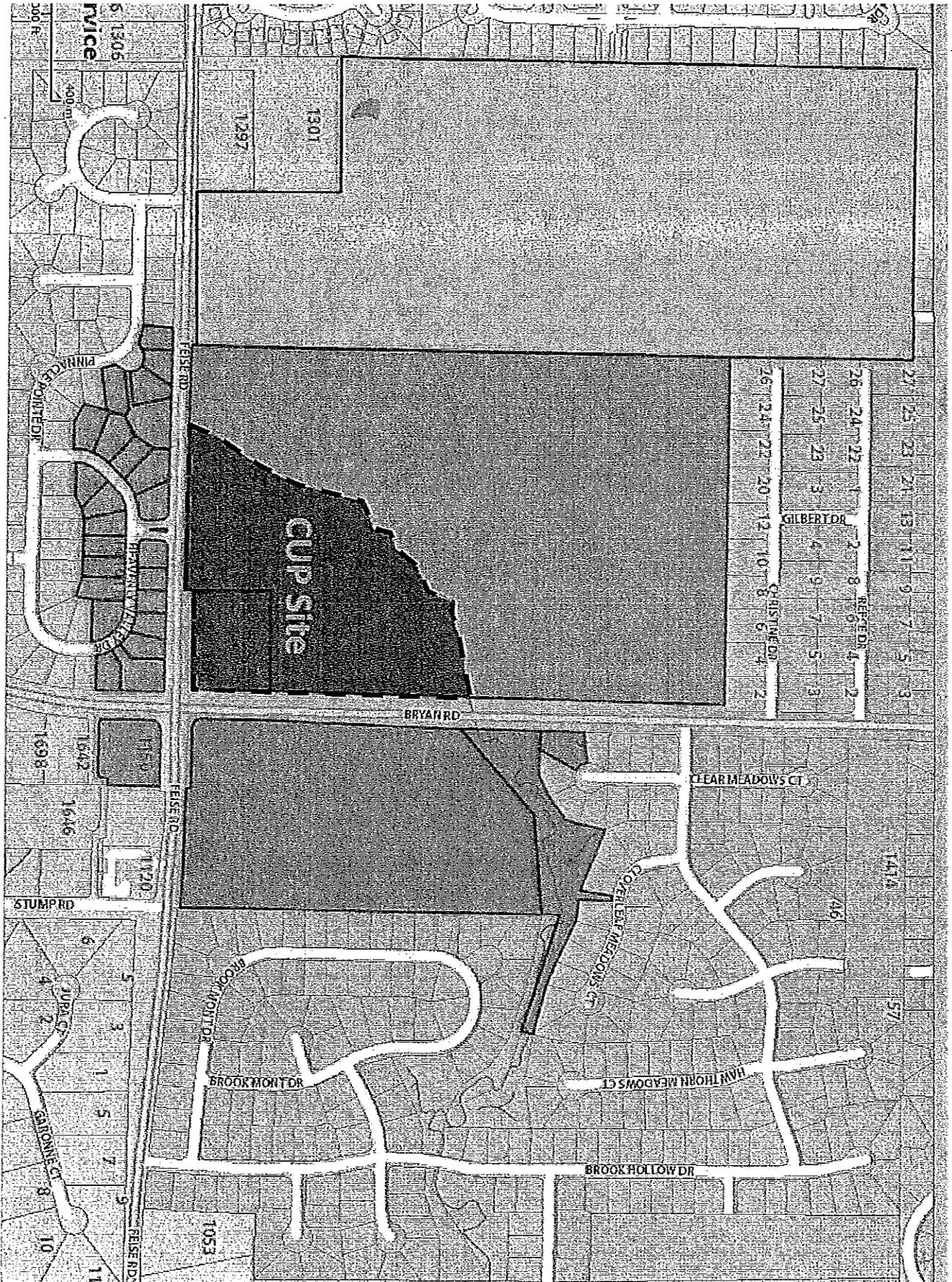
Re: Bryan and Feise Road Property
 Conditional Use Permit
 Volz Project No. 11313-02

A tract of land being part of the Northeast Quarter of Section 1, Township 46 North - Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Commencing at the Southwest corner of "Bryan Meadows Subdivision", a subdivision according to the plat thereof recorded in Plat Book 9 page 19 of the St. Charles County records; thence Eastwardly along the South line of said subdivision South 89 degrees 00 minutes 48 seconds East 1247.96 feet, more or less, to a point in the proposed West line of Bryan Road, varying width; thence Southwardly along said proposed West line of Bryan Road South 01 degree 53 minutes 00 seconds West 943.58 feet to the Actual Point Of Beginning; thence Southwardly along said West line of Bryan Road the following courses and distances: South 01 degree 53 minutes 00 seconds West 740.83 feet, South 01 degree 25 minutes 23 seconds West 246.69 feet and along a curve to the right whose radius point bears North 88 degrees 34 minutes 37 seconds West 35.00 feet from the last mentioned point, a distance of 54.77 feet to a point in the proposed North line of Feise Road, varying width; thence continuing along said North line of Feise Road the following courses and distances: North 88 degrees 55 minutes 31 seconds West 339.47 feet, South 01 degree 25 minutes 31 seconds West 10.00 feet and North 88 degrees 55 minutes 31 seconds West 583.56 feet to a point; thence North 28 degrees 20 minutes 51 seconds East 160.79 feet to a point; thence North 35 degrees 04 minutes 58 seconds East 226.25 feet to a point; thence North 08 degrees 00 minutes 18 seconds East 72.90 feet to a point; thence North 17 degrees 01 minute 41 seconds East 174.23 feet to a point; thence North 19 degrees 56 minutes 15 seconds East 80.10 feet to a point; thence South 73 degrees 54 minutes 53 seconds East 31.64 feet to a point; thence North 23 degrees 22 minutes 09 seconds East 20.79 feet to a point; thence North 80 degrees 50 minutes 45 seconds East 61.60 feet to a point; thence North 43 degrees 02 minutes 04 seconds East 262.37 feet to a point; thence North 40 degrees 16 minutes 36 seconds East 47.74 feet to a point; thence North 30 degrees 26 minutes 23 seconds East 47.66 feet to a point; thence North 65 degrees 18 minutes 20 seconds East 70.16 feet to a point; thence North 85 degrees 22 minutes 25 seconds East 48.48 feet to a point; thence North 66 degrees 53 minutes 38 seconds East 84.36 feet to a point; thence North 86 degrees 16 minutes 31 seconds East 71.04 feet to a point; thence North 82 degrees 44 minutes 32 seconds East 101.10 feet to the point of beginning and containing 15.4 acres according to calculations by Volz Incorporated on February 4, 2015.



Richard W. Norvell
 Richard W. Norvell, P.L.S.
 Professional Land Surveyor
 Mo. Reg. P.L.S. #1437



**EXHIBIT "B" TO
CONDITIONAL USE PERMIT APPLICATION
FOR 15.4 ACRE PARCEL
(PART OF LARGER 86.5 ACRE AREA PLAN)
(CORA MARIE'S MARKETPLACE – BRYAN AND FEISE ROADS)**

Applicant requests approval of the following conditional uses under Section 405.190 (C-2 General Commercial District):

Conditional Uses (reference below is to entire section in zoning regulations)

- Section 3 – Bakery . . .
- Section 4 – Drive-in Establishment . . .
- Section 5 – Lumber Yard . . .
- * Section 10 – Automobile Service Station . . .
- Section 11 – Commercial Recreational Uses . . .
- Section 12 – Display and Sales Room . . .
- Section 19 – Rental Agency . . .
- Section 20 – Veterinarian . . .
- Section 23 – Accessory Uses . . .
- Section 24 – Any permissive or conditional use in the "C-1" District

Applicant also requests approval of the following conditional uses under Section 405-180 (C 1 Local Commercial District):

Conditional Uses (reference below is to entire section in zoning regulations)

- * Section 2 – Automobile Service Station . . .
- Section 7 – Dressmaking . . .
- Section 9 – Nursery Sales . . .
- Section 10 – Personal Service Uses . . .
- ** Section 12 – Retail Store . . .
- Section 14 – Restaurants . . .
- Section 15 – Accessory Uses . . .
- Section 16 – Agriculture (as a permissive use in the "R" Districts)
- Section 18 – Health Service Providers

* Applicant understands such use to include automobile fueling facilities, irrespective of level of service

** Applicant understands "retail store" list of included products is by way of example rather than limitation

Exhibit "C"
(1 of 2)

HANNAH KUMPULA 27 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
CHARLES & HELEN BRYNER, LIVING TRUST 23 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
ROBERT R BENSON 21 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
VINCENT & PATRICIA BADALAMENTI 19 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
AARON CLINE 17 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
BLAKE PROPP 15 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
JAMES & JUNE MCMURTRY 11 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
SARAH BEESE 9 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
DIANE WILLIAMS 7 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
MATTHEW & CATHERINE MCDERMOTT 5 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
SCOTT & CHRISTINA HUNTER 3 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
JERRY & SKINNER SHERYL SKINNER 6 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
MARK & CHERYL HUNTER 10 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
GERALD & CARRIE MAUS 12 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
ERIC & TIFFANY WINKLER 14 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
KELLY & STEFANIE PRINCE 16 HEAVENLY VALLEY DR

DARDENNE PRAIRIE MO, 63368
GENEVA ODESSA MITCHELL 18 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
RAYMOND & RUTH SMITH 22 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
PINNACLE POINTE HOMEOWNERS ASSOCIATION 10 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
PINNACLE POINT TRUSTEES 10 HEAVENLY VALLEY DR DARDENNE PRAIRIE MO, 63368
DENNIS & DONNA ROGLES 1257 PINNACLE POINTE DR DARDENNE PRAIRIE MO, 63368-6750
JAMES & KREITNER LYNN 1261 PINNACLE POINTE DR DARDENNE PRAIRIE MO, 63368
ROBYN G SCHABER REVOC TRUST 1297 FEISE RD DARDENNE PRAIRIE MO, 63368
MICHELLE LISTON 1269 PINNACLE POINTE DR DARDENNE PRAIRIE MO, 63368
SCHNUCK MARKETS INC 11420 LACKLAND RD ST LOUIS MO, 63146-3559
STEVEN & NOREEN MUELLER 9 SAGE MEADOWS CT O'FALLON MO, 63366
MASTER HOMEOWNERS ASSOCIATION PO BOX 176 ST PETERS MO, 63376
SFG LL 2011-1 LLC 3414 PEACHTREE RD NE STE 250 ATLANTA GA, 30326

EXHIBIT B

Applicant requests approval of the following conditional uses under Section 405.190 (C-2 General Commercial District):

Conditional Uses (reference below is to entire section in zoning regulations)

- Section 3 – Bakery . . .
- Section 4 – Drive-in Establishment . . .
- Section 5 – Lumber Yard . . .
- * Section 10 – Automobile Service Station . . .
- Section 11 – Commercial Recreational Uses . . .
- Section 12 – Display and Sales Room . . .
- Section 19 – Rental Agency . . .
- Section 20 – Veterinarian . . .
- Section 23 – Accessory Uses . . .
- Section 24 – Any permissive or conditional use in the “C-1” District

Applicant also requests approval of the following conditional uses under Section 405-180 (C 1 Local Commercial District):

Conditional Uses (reference below is to entire section in zoning regulations)

- * Section 2 – Automobile Service Station . . .
- Section 7 – Dressmaking . . .
- Section 9 – Nursery Sales . . .
- Section 10 – Personal Service Uses . . .
- ** Section 12 – Retail Store . . .
- Section 14 – Restaurants . . .
- Section 15 – Accessory Uses . . .
- Section 16 – Agriculture (as a permissive use in the “R” Districts)
- Section 18 – Health Service Providers

* Applicant understands such use to include automobile fueling facilities, irrespective of level of service

** Applicant understands “retail store” list of included products is by way of example rather than limitation

"Exhibit C"



ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

Exhibit A

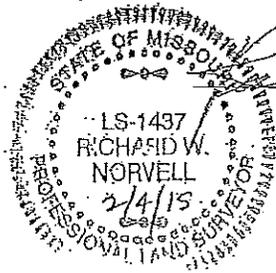
February 4, 2015

RWN

Re: Bryan and Feise Road Property
Conditional Use Permit
Volz Project No. 11313-02

A tract of land being part of the Northeast Quarter of Section 1, Township 46 North - Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Commencing at the Southwest corner of "Bryan Meadows Subdivision", a subdivision according to the plat thereof recorded in Plat Book 9 page 19 of the St. Charles County records; thence Eastwardly along the South line of said subdivision South 89 degrees 00 minutes 48 seconds East 1247.96 feet, more or less, to a point in the proposed West line of Bryan Road, varying width; thence Southwardly along said proposed West line of Bryan Road South 01 degree 53 minutes 00 seconds West 943.58 feet to the Actual Point Of Beginning; thence Southwardly along said West line of Bryan Road the following courses and distances: South 01 degree 53 minutes 00 seconds West 740.83 feet, South 01 degree 25 minutes 23 seconds West 246.69 feet and along a curve to the right whose radius point bears North 88 degrees 34 minutes 37 seconds West 35.00 feet from the last mentioned point, a distance of 54.77 feet to a point in the proposed North line of Feise Road, varying width; thence continuing along said North line of Feise Road the following courses and distances: North 88 degrees 55 minutes 31 seconds West 339.47 feet, South 01 degree 25 minutes 31 seconds West 10.00 feet and North 88 degrees 55 minutes 31 seconds West 583.56 feet to a point; thence North 28 degrees 20 minutes 51 seconds East 160.79 feet to a point; thence North 35 degrees 04 minutes 58 seconds East 226.25 feet to a point; thence North 08 degrees 00 minutes 18 seconds East 72.90 feet to a point; thence North 17 degrees 01 minute 41 seconds East 174.23 feet to a point; thence North 19 degrees 56 minutes 15 seconds East 80.10 feet to a point; thence South 73 degrees 54 minutes 53 seconds East 31.64 feet to a point; thence North 23 degrees 22 minutes 09 seconds East 20.79 feet to a point; thence North 80 degrees 50 minutes 45 seconds East 61.60 feet to a point; thence North 43 degrees 02 minutes 04 seconds East 262.37 feet to a point; thence North 40 degrees 16 minutes 36 seconds East 47.74 feet to a point; thence North 30 degrees 26 minutes 23 seconds East 47.66 feet to a point; thence North 65 degrees 18 minutes 20 seconds East 70.16 feet to a point; thence North 85 degrees 22 minutes 25 seconds East 48.48 feet to a point; thence North 66 degrees 53 minutes 38 seconds East 84.36 feet to a point; thence North 86 degrees 16 minutes 31 seconds East 71.04 feet to a point; thence North 82 degrees 44 minutes 32 seconds East 101.10 feet to the point of beginning and containing 15.4 acres according to calculations by Volz Incorporated on February 4, 2015.



Richard W. Norvell
Richard W. Norvell, P.L.S.
Professional Land Surveyor
Mo. Reg. P.L.S. #1437

"Exhibit D"

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: Luke R. Kehoe, P.E., CFM, LEED AP
Kehoe Engineering Company, Inc. (KEC)

DATE: February 27, 2015 ~~Updated March 10, 2015~~

SUBJECT: Planning and Zoning Commission Meeting Scheduled for March 11, 2015

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

A public hearing for this item was opened by the Planning and Zoning Commission at their meeting on February 11, 2015. Commercial districts are located within the City to permit the development of business activities and to protect adjacent areas against the encroachment of incompatible uses and to lessen the congestion on public streets.

Pursuant to discussion by the Planning and Zoning Commission, the following information was provided for discussion at the Planning and Zoning Commission meeting on February 11, 2015:

City of O'Fallon Municipal Code sections:

- "C-O" Office District
- "C-1" Restricted Business District
- "C-2" General Business District
- "C-3" Highway Commercial District

City of St. Peters Municipal Code sections:

- "C-1" Neighborhood Commercial District
- "C-2" Community Commercial District
- "C-3" General Commercial District

City of Wentzville Municipal Code sections:

- "C-O" Office District
- "C-2" General Commercial District
- "C-3" Highway Commercial District

From the discussion at the Planning and Zoning Commission meeting on February 11, 2015, the following land uses and business license items were reviewed by the City Attorney, City Engineer and City Clerk and were found to be either already covered by the current Municipal Code or an item that could be regulated by business license or police powers (not through the Planning and Zoning Commission).

- Firearms sales; Itinerant Vendors, Solicitors and canvassers (Article III Sec. 605.300-310, 605.365-370)
- Alcohol sales of any type (Section 600.020, 600.035, 210.660)
- Pawnbrokers (Chapt. 620)
- Tattoo and body piercing establishments (Chapter 612; 405.200 CUP in I-1)
- Adult businesses (Section 405.454 – Chapt 630)
- Tobacco (Section 210.620, 210.660 210.670)
- Drones (Article XII – Performance Standards)
- Massage Establishment (Chapter 610)

- Mechanical amusement centers (Chapt. 625)
- Private security officers (could be by regulated by business license)
- Cigarette/Cigar/Vapor sales (police powers – see enclosed State of Missouri Regulations)

Also from the discussion at the Planning and Zoning Commission meeting on February 11, 2015, the following land uses and business license items were reviewed by the City Attorney, City Engineer and City Clerk and were found to be items not currently within the City Code that would fall within the land use regulatory purview of the Planning and Zoning Commission pursuant to Section 89.020.1, RSMo.

1. Shooting Range (could be land use – CUP plus 405.480: Additional Development Requirement of Certain Uses)
2. Payday and title loan business (could be zoning – could be business license) – O'Fallon has enacted laws on this (see enclosed)
3. Smoking / Vapor Lounge (could be land use – CUP)
4. Various sized retail (could be land use - CUP)

For your reference: RSMo. 89.020.1 For the purpose of promoting health, safety, morals or the general welfare of the community, the legislative body of all cities, towns, and villages is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the preservation of features of historical significance, and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

2. **A Conditional Use Permit Application for the approximate 15.4 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Commercial Area – 1" of the City-Approved Cora Marie's Marketplace, P.U.D. Area Plan from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.** The enclosed Conditional Use Permit Application was received by the City from the property owners' attorney on February 4, 2015. The present zoning classification of this land is "C-2, P.U.D." (General Commercial, Planned Unit Development). This application has been made to allow the various uses listed in Exhibit B of the enclosed Conditional Use Permit Application.

Upon review of the Conditional Use Permit Application, the enclosed comment letter was sent to the property owners' engineer on February 13, 2015. On February 20, 2015, the City received the enclosed "Area Plan, Phase II, Conditional Uses" plan dated 02-20-2015 with no revisions. This P.U.D. Area Plan details the planned phasing of the 86.5-acre City-Approved Cora Marie's Marketplace, P.U.D. Area Plan. On February 27, 2015, the enclosed comment letter was sent to the property owners' attorney.

A response from the property owner's attorney was received on March 4, 2015, and on March 10, 2015. A copy of these responses are attached for your reference.

3. **Adoption of revised zoning map.**

At least annually, if there has been the adoption of an ordinance by the Board of Aldermen of the City of Dardenne Prairie that changes the zoning of any tract of land in the City limits, the City Engineer shall cause the official map to be changed to reflect the new zoning. This Zoning Map shall also show the ordinance number and date of adoption of any zoning changes since the previous update. The Zoning Map has been updated on a regular basis; however, the last time the official Zoning Map was adopted by the Board of Alderman was April 2012.

A copy of the revised map proposed to be adopted by the Board of Aldermen as the official Zoning Map is enclosed for your reference.

NEW ITEMS:

1. **A P.U.D. Request – Final Plan for approximately 10.80 acres of land generally located at the northwest corner of the intersection of Bryan Road and Feise Road to be known as “Cora Marie’s Marketplace, Phase I” from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.** The enclosed P.U.D. Request – Final Plan was received by the City from the property owners’ attorney on February 2, 2015. The present zoning classification of this land is “C-2, P.U.D.” (General Commercial, Planned Unit Development). Upon review of the P.U.D. Request – Final Plan, the enclosed comment letter was sent to the property owners’ engineer on February 13, 2015. On February 23, 2015, the City received the enclosed revised “P.U.D. - Final Plan, Phase 1” plan dated 01-08-2015 with latest revision of 02-19-2015. This P.U.D. Final Plan details the proposed improvements in this approximate 10.80 acres of the City-Approved Cora Marie’s Marketplace, Planned Unit Development.
2. **A Conditional Use Permit Application for the approximate 15.4 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as “Commercial Area – 1” of the City-Approved Cora Marie’s Marketplace, P.U.D. Area Plan from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.** From public hearing Item 2 above.
3. **Request to Vacate Public Right-of-Way from Villages at Bainbridge.** A request to vacate a portion of Devon Drive was received by the City on February 3, 2015. The request was reviewed by the City Engineer, and the enclosed 1st Review letter was sent to Villages at Bainbridge on February 13, 2015. A response to this review has not yet been received.

A response from the Villages at Bainbridge HOA’s attorney was received on March 5, 2015, and March 6, 2015. Copies of these responses are attached for your reference. The referenced “formal response” has not yet been received.

A response from The Sterling Company was received on March 6, 2015. A copy of this response is attached for your reference.

4. **Adoption of Revised Zoning Map.** From public hearing Item 3 above.

EXISTING ITEMS:

1. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.** From public hearing Item 1 above.

INFORMATION ONLY:

1. **None.**

Enclosures

cc: Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney

Response from Attorney for Cora Bopp Family Limited Partnership
March 4, 2015
(6 pages)

FW: Bopp deeds for 15 acre tract (Volz Project No. 11313)

1 message

Feder, Gary <Gary.Feder@huschblackwell.com>

Wed, Mar 4, 2015 at 11:27 AM

To: Luke Kehoe <engineer@dardenneprairie.org>

Cc: "Don Prestien (prestien@charter.net)" <prestien@charter.net>, "(jyoung@hazelwoodweber.com)"

<jyoung@hazelwoodweber.com>, "Meyer, Andrew" <Andrew.Meyer@huschblackwell.com>, "Human, David"

<David.Human@huschblackwell.com>, "dave Volz (dvolz@volzinc.com)" <dvolz@volzinc.com>

Luke: Thank you for your letter to me dated 2/27/15. Attached are copies of the deeds you requested.

As you know, throughout the history of this project to date we have had Don Prestine execute applications on behalf of the Cora Bopp Family Limited Partnership which is the approximate 94% owner of the Final Plan site, including the affected CUP parcel. Family members who are part of that entity collectively own the remaining 6% (+/-). Do you need the individual owners to also sign some verification and /or need a Limited Partnership Resolution? I can work on getting that if required. Thanks.

Gary H. Feder

Partner

Direct: 314.480.1705

Gary.Feder@huschblackwell.com

From: David Volz [mailto:dvolz@volzinc.com]

Sent: Friday, February 27, 2015 3:20 PM

To: Feder, Gary

Subject: FW: Bopp deeds for 15 acre tract (Volz Project No. 11313)

Gary,

Here are the deeds for the CUP area that Luke requested.

Dave

From: Rick G. Norvell [mailto:rnorvell@volzinc.com]

Sent: Friday, February 27, 2015 2:31 PM

To: dvolz@volzinc.com

Subject: Bopp deeds for 15 acre tract (Volz Project No. 11313)

Dave:

Attached are the two deeds for ownership of the 15 acre tract.

Thank you,

Richard G. Norvell
Professional Land Surveyor
Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132
Direct] 314-890-1253
ph] 314-426-6212
fax] 314-890-1250
web] www.volzinc.com

2 attachments



2679-1626.pdf
104K



2679-1628.pdf
104K

EXHIBIT A

Re: Bryan & Feise Roads, Tract C

A tract of land being part of Section 1, Township 46 North, Range 2 East, St. Charles County, Missouri, said tract being more particularly described as follows:

Commencing at an iron pipe found at the Southeast corner of Lake St. Louis Country Club Greens Plat 1, as recorded in Plat Book 24 Page 192 of the St. Charles County Recorder's Office, said point also being the Southwest corner of property now or formerly of Hollenberg as recorded in Book 955 Page 1468 of the said Recorder's Office; thence along the common line between Lake Saint Louis Country Club Greens Plat 1 and said Hollenberg property, North 00 degrees 03 minutes 27 seconds West, 928.10 feet to a point; thence leaving said common line, South 89 degrees 14 minutes 21 seconds East, 435.64 feet to a point; thence North 00 degrees 03 minutes 27 seconds West, 300.03 feet to a point, said point being on the South line of Andrew Woods Plat 1 as recorded in Plat Book 30 Page 32 of said Recorder's Office; thence along said Southern line and also along the Southern line of property now or formerly of Thompson, et al., as recorded in Book 1126 Page 313 of the said Recorder's Office, south 89 degrees 14 minutes 21 seconds East, 1839.75 feet to a point, said point being on the Western line of Osage Meadows Plat 3 as recorded in Plat Book 24 page 148 of said Recorder's Office; thence along the Western line of said Plat 3 and the Western line of Osage Meadows Plat 4 as recorded in Plat Book 25 Page 110 Osage Meadows Plat 5 as recorded in Plat Book 26, Page 81 and Osage Meadows Plat 6 as recorded in Plat Book 29 Page 39 of said Recorder's Office, South 00 degrees 16 minutes 29 seconds East, 1227.41 feet to a point, said point being the Southwestern corner of the aforementioned Osage Meadows Plat 6; thence along the Southern line of said Plat 6. North 89 degrees 42 minutes 50 seconds East, 302.52 feet to a point, said point being the Northwestern corner of Greenbriar Subdivision as recorded in Plat 9 Page 19 of said Recorder's Office; thence along said Western line and along the Western line of Bryan Meadows Subdivision as recorded in Plat Book 9 Page 19 of said Recorder's Office, South 00 degrees 01 minutes 45 seconds West, 676.46 feet to the point of beginning of the tract of land herein described; thence along the Southern line of said Bryan Meadows Subdivision, South 89 degrees 55 minutes 35 seconds East, 1259.86 feet to a point, said point being on the Western line of Bryan road, 40 feet wide, as recorded in Road Plat Book 1 Page 45 of said Recorder's Office; thence along said Western line, South 00 degrees 10 minutes 31 seconds West, 1677.15 feet to a point; thence leaving said Western line, North 89 degrees 53 minutes 09 seconds West, 408.38 feet to a point; thence South 00 degrees 10 minutes 31 seconds West, 320.00 feet to a point on the Northern line of Fiese Road, 40 feet wide; thence along said Northern line, North 89 degrees 53 minutes 09 seconds West, 865.19 feet to a point; thence leaving said right-of-way line, North 00 degrees 08 minutes 21 seconds East, 1996.24 feet to a point; thence South 89 degrees 55 minutes 35 seconds East, 14.97 feet to the point of beginning.

END OF DOCUMENT

Re: Bryan & Feise Roads, Tract D

PARCEL NO. 1:

A tract of land being part of Section 1, Township 46 North, Range 2 East, St. Charles County, Missouri, said tract being more particularly described as follows:

Commencing at an iron pipe found at the Southeast corner of Lake Saint Louis Country Club Greens Plat One, as recorded in Plat Book 24, Page 192 of the St. Charles County Recorder's Office, said point also being the Southwest corner of property now or formerly of Hollenberg as recorded in Book 955 Page 1468 of the said Recorder's Office; thence along the common line between Lake Saint Louis Country Club Greens Plat One and said Hollenberg property, North 00 degrees 03 minutes 27 seconds West, 928.10 feet to a point; thence leaving said common line, South 89 degrees 14 minutes 21 seconds East, 435.64 feet to a point; thence North 00 degrees 03 minutes 27 seconds West, 300.03 feet to a point; said point being the on the South line of Andrew Woods Plat One as recorded in Plat Book 30 Page 32 of said Recorder's Office; thence along said Southern line and also along the Southern line of property now or formerly of Thompson, et al., as recorded in Book 1126 Page 313 of the said Recorder's Office, South 89 degrees 14 minutes 21 seconds East, 1839.75 feet to a point said point being on the Western line of Osage Meadows Plat Three as recorded in Plat Book 24 Page 148 of said Recorder's Office; thence along the Western line of said Plat Three and the Western line of Osage Meadows Plat Four as recorded in Plat Book 25 Page 110, Osage Meadows Plat Five as recorded in Plat Book 26 Page 81 and Osage Meadows Plat Six as recorded in Plat Book 29 page 39 of said Recorder's Office south 00 degrees 16 minutes 29 seconds East, 1227.41 feet to a point, said point being the Southwestern corner of the aforementioned Osage Meadows Plat Six; thence along the Southern line of said Plat Six, North 89 degrees 42 minutes 50 seconds Est, 302.52 feet to a point; said point being the Northwestern corner of Greenbriar Subdivision as recorded in Plat Book 9 Page 19 of said Recorder's Office; thence along said Western line and along the Western line of Bryan Meadows Subdivision as recorded in Plat Book 9 Page 19 of said Recorder's Office, South 00 degrees 01 minutes 45 seconds West, 676.46 feet to a point; thence leaving said Western line and along the Southern line of said Bryan Meadows Subdivision South 89 degrees 55 minutes 35 seconds East, 1259.86 feet to a point, said point being on the Western line of Bryan Road, 40 feet wide, as recorded in Road Plat Book 1 Page 45 of said Recorder's Office; thence along said Western line, South 00 degrees 10 minutes 31 seconds West, 1677.40 feet to the point of beginning of the tract of land herein described; thence continuing along said right-of-way, South 00 degrees 10 minutes 31 seconds West, 320.00 feet to the Northern right-of-way line of Fiese Road, 40 feet wide; thence leaving said Western line and along said Northern line, North 89 degrees 53 minutes 09 seconds West, 408.38 feet to a point ; thence leaving said right-of-way line, North 00 degrees 10 minutes 31 seconds East, 320.00 feet to a point; thence South 89 degrees 53 minutes 09 seconds East, 408.38 feet to the point of beginning.

END OF DOCUMENT

Response from Attorney for Cora Bopp Family Limited Partnership
March 10, 2015
(3 pages)

Bopp Property

1 message

Feder, Gary <Gary.Feder@huschblackwell.com>
To: Luke Kehoe <engineer@dardenneprairie.org>

Tue, Mar 10, 2015 at 12:47 PM

Luke:

2 pages of Current Minutes are attached. Thanks.

Gary H. Feder
Senior Counsel

HUSCH BLACKWELL LLP
190 Carondelet Plaza, Suite 600
St. Louis, MO 63105-3433
Direct: 314.480.1705
Fax: 314.480.1505
gary.feder@huschblackwell.com
huschblackwell.com



20150310173357463.pdf
76K

CORA BOPP FAMILY LIMITED PARTNERSHIP

Consent Minutes of Special Meeting

March 9, 2015

The undersigned, being all of the Managers of BOPP FAMILY, L.L.C., the General Partner of the CORA BOPP FAMILY LIMITED PARTNERSHIP, a Missouri limited partnership (hereinafter called the "Partnership"), hereby waive notice and the holding of a special meeting and consent to, adopt, and vote in favor of the following, such consent to have the same effect as a vote of the General Partner at a meeting duly held. This written consent may be executed in any number of counterparts and by electronically transmitted signature, and all such counterparts and signatures shall constitute this entire written consent.

Application for Conditional Use Permit - City of Dardenne Prairie

RESOLVED, that the General Partner hereby authorizes and appoints DONALD W. PRESTIEN to sign alone as a Manager of the General Partner of the Partnership that certain Application for a Conditional Use Permit (the "Application") for the City of Dardenne Prairie for the purpose of development of the Partnership's property located at Bryan and Feise Roads in St. Charles County, Missouri; and

RESOLVED FURTHER, that DONALD W. PRESTIEN, as a Manager of the General Partner, is authorized and directed in the name of and on behalf of the Partnership (i) to execute and deliver the Application, and (ii) to take such further actions and execute and deliver such other documents, instruments, agreements and certificates as may reasonably be necessary or appropriate to perform the terms and conditions of the Application as required by City of Dardenne Prairie, and (iii) to carry out and act upon the issuance of such Conditional Use Permit by the City of Dardenne Prairie for the development of the Partnership's property at Bryan and Feise Roads in St. Charles County, Missouri; and

RESOLVED FURTHER, that the authority given hereunder shall be deemed retroactive and any and all acts performed prior to the passage of these resolutions are hereby ratified and approved.

Approved and adopted as of the day and year first above written:

BOPP FAMILY, L.L.C.

By: Lee Ann Difani
LEE ANN DIFANI, Manager

By: Susan A. Buster
SUSAN A. BUSTER, Manager

By: In Counterpart
DONALD W. PRESTIEN, Manager

CORA BOPP FAMILY LIMITED PARTNERSHIP

Consent Minutes of Special Meeting

March 9, 2015

The undersigned, being all of the Managers of BOPP FAMILY, L.L.C., the General Partner of the CORA BOPP FAMILY LIMITED PARTNERSHIP, a Missouri limited partnership (hereinafter called the "Partnership"), hereby waive notice and the holding of a special meeting and consent to, adopt, and vote in favor of the following, such consent to have the same effect as a vote of the General Partner at a meeting duly held. This written consent may be executed in any number of counterparts and by electronically transmitted signature, and all such counterparts and signatures shall constitute this entire written consent.

Application for Conditional Use Permit - City of Dardenne Prairie

RESOLVED, that the General Partner hereby authorizes and appoints DONALD W. PRESTIEN to sign alone as a Manager of the General Partner of the Partnership that certain Application for a Conditional Use Permit (the "Application") for the City of Dardenne Prairie for the purpose of development of the Partnership's property located at Bryan and Feise Roads in St. Charles County, Missouri; and

RESOLVED FURTHER, that DONALD W. PRESTIEN, as a Manager of the General Partner, is authorized and directed in the name of and on behalf of the Partnership (i) to execute and deliver the Application, and (ii) to take such further actions and execute and deliver such other documents, instruments, agreements and certificates as may reasonably be necessary or appropriate to perform the terms and conditions of the Application as required by City of Dardenne Prairie, and (iii) to carry out and act upon the issuance of such Conditional Use Permit by the City of Dardenne Prairie for the development of the Partnership's property at Bryan and Feise Roads in St. Charles County, Missouri; and

RESOLVED FURTHER, that the authority given hereunder shall be deemed retroactive and any and all acts performed prior to the passage of these resolutions are hereby ratified and approved.

Approved and adopted as of the day and year first above written.

BOPP FAMILY, L.L.C.

By: In Counterpart
LEE ANN DIFANI, Manager

By: In Counterpart
SUSAN A. BUSTER, Manager

By: Donald W. Prestien
DONALD W. PRESTIEN, Manager

Response from Attorney for Villages at Bainbridge HOA
March 5, 2015
(18 pages)

FW: Villages of Bainbridge - City of Dardenne Prairie - Request to Vacate
Public Right-of-Way (portion of Devon Drive) 2/3/2015

Mary Schultz <mschultz@sl-lawyers.com>

Thu, Mar 5, 2015 at 5:08 PM

To: Luke Kehoe <engineer@dardenneprairie.org>

Cc: Kim Clark <CityClerk@dardenneprairie.org>, "mayorfogarty@dardenneprairie.org"

<mayorfogarty@dardenneprairie.org>, Dave Kampelman <aldermankampelman@dardenneprairie.org>, David

Zucker <aldermanzucker@dardenneprairie.org>, Bob Menichino <aldermanmenichino@dardenneprairie.org>, Doug

Santos <aldermansantos@dardenneprairie.org>, Sharon West <aldermanwest@dardenneprairie.org>, Dan Koch

<aldermankoch@dardenneprairie.org>

Thank you for your "review letter" dated February 13, 2015 (electronic (.pdf) copy "attached"). I forwarded your review letter to Sterling Engineering, which prepared the original plats for the Villages of Bainbridge, and most of the materials I submitted on behalf of the homeowners association for the Villages of Bainbridge. (The application to vacate an unused and undeveloped portion of Devon Drive is also "attached".) I spoke with an engineer from Sterling Engineering, who told me I should receive Sterling's comments tomorrow morning. I hope to get a more formal response to you early next week. In the meantime, please be assured the Bainbridge homeowners are not proposing a "new" use for the unimproved and unused limited portion of the right-of-way for Devon Drive, the subject of the application. The subject property would remain "as is", common ground held in trust for the homeowners of the Villages of Bainbridge. It is my understanding that many homeowners have signed a homeowners' petition that vacation of a limited portion of the right-of-way for Devon Drive would serve the public interest, by reducing the threat of more traffic that might imperil public safety. Vacation of the unused and undeveloped portion Devon Drive would protect the residential character of the neighborhood, the very reason that the Bainbridge homeowners live in Dardenne Prairie. I look forward to meeting you next week.

Mary B. Schultz

Schultz & Associates LLP

mschultz@sl-lawyers.com

www.sl-lawyers.com

640 Cepi Drive, Suite A

Chesterfield, MO 63005-1221

(636) 537-4645

(636) 537-2599 (fax)

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From: Mary Schultz [mailto:mschultz@sl-lawyers.com]

Sent: Tuesday, February 03, 2015 3:39 PM

To: cityclerk@dardennepairie.org; engineer@dardennepairie.org
Cc: mayorfogarty@dardennepairie.org; aldermankampelman@dardennepairie.org; aldermanzucker@dardennepairie.org; aldermanmenichino@dardennepairie.org; aldermansantos@dardennepairie.org; aldermanwest@dardennepairie.org; aldermankoch@dardennepairie.org
Subject: Villages of Bainbridge - City of Dardenne Prairie - Request to Vacate Public Right-of-Way (portion of Devon Drive) 2/3/2015

Electronic (.pdf) copy "attached". Also hand-delivered and deposited in U.S. Mail.

Mary B. Schultz

Schultz & Associates LLP

mschultz@sl-lawyers.com
www.sl-lawyers.com

640 Cepi Drive, Suite A
Chesterfield, MO 63005-1221
(636) 537-4645
(636) 537-2599 (fax)

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2 attachments

 Bainbridge, Villages of - City of Dardenne Prairie - Request to Vacate Public Right-of-Way (portion of Devon Drive) 2.3.2015 SLL7738_000.pdf
4803K

 Baiinbridge - City Engineer Review Letter.2.13.2015. 970351-Villages-of-Bainbridge-HOA-Request-ROW-Vacation-Portion-of-DevonDr-Review-01 (3).pdf
2635K



City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

February 13, 2015

Villages of Bainbridge
Mary B. Schultz, Attorney
Schultz & Associates LLP
640 Cepi Drive, Ste. A
Chesterfield, MO 63005
mschultz@sl-lawyers.com

Subject: Request to Vacate Public Right-of-Way Application – 1st Review
Portion of Devon Drive in the Villages of Bainbridge Residential Subdivision
Dardenne Prairie Project No. 970351

Dear Ms. Schultz:

The subject application received by the City on February 3, 2015, for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen has been reviewed. The application review fee of \$100.00 has been received by the City.

The Board of Aldermen, upon recommendation from the Planning and Zoning Commission will determine what action on the subject application would best serve and protect the public interest, and expresses the City's values related to right-of-way vacations. Pursuant to City Code, the default position is that unless there are compelling reasons to vacate, the City will retain the right-of-way for future public purposes. Please address the following City Code-required items.

1. The provided legal description of the right-of-way to be affected does not appear to correlate to the referenced subdivision plats and existing right-of-ways of Devon Drive, Garrick Place and Hampshire Heath (see attached redlined legal description for points of question). Please provide one (1) printed copy and one (1) electronic copy (in a Microsoft Word compatible format) of the corrected legal description.
2. Provide a scaled map of the subject right-of-way, correlated with its legal description and clearly showing the location of the right-of-way to be affected;
3. The names, addresses and telephone numbers of the applicant(s), all the fee owners of the property(s) burdened by the right(s)-of-way, and copies of the deeds on file with the office of the St. Charles County Recorder of Deeds evidencing such ownership;
4. Provide copies of all deeds, plats, easements, instruments of dedication or such other records or documents on file with the office of the St. Charles County Recorder of Deeds evidencing the location, nature and extent of the right(s)-of-way subject to the application;
5. The submitted application indicates that the right-of-way to be affected is zoned R/1A. The subject development is shown to be zoned R-1D, PUD on the Dardenne Prairie Zoning Map.

Subject: Request to Vacate Public Right-of-Way – 1st Review
Portion of Devon Drive in the Villages of Bainbridge Residential Subdivision
Dardenne Prairie Project No. 970350

6. Please clarify the proposed use of the subject property area.
 - a. The attached copy of a portion of the design site improvement construction plans for the subject development shows existing 8" water mains in a portion of the right-of-way to be affected. You may wish to confer with Public Water Supply District No. 2 of St. Charles County and all other utility companies that have an interest in the right-of-way to be affected. Please provide a copy of any correspondence in this matter.

The subject application will be considered by the Planning and Zoning Commission at their meeting on March 11, 2015, and by the Board of Aldermen at their meeting on March 18, 2015. Both of these meetings are scheduled to begin at 7:00 pm at the Dardenne Prairie City Hall. All plans, drawings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

If you have any questions, please feel free to contact me.

Sincerely,
KEHOE ENGINEERING COMPANY, INC.



Luke R. Kehoe, P.E., CFM, LEED AP
City Engineer

Attachments

cc: Pamela Fogarty, Mayor
Kim Clark, City Clerk
Planning and Zoning Commission
Board of Aldermen

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax: (314) 487-8944

Order Number: 99-03-195

Date: Oct. 30, 2014

Page 1 of 1: By: BRD

PROPERTY DESCRIPTION

Project: THE VILLAGES AT BAINBRIDGE
Description: LAND DESCRIPTION - RIGHT OF WAY VACATION

BEGINNING AT THE SOUTHEAST CORNER OF HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE RECORDED IN PLAT BOOK 37 AT PAGE 327; RECORDS OF ST. CHARLES COUNTY, MISSOURI, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE RECORDED IN PLAT BOOK 37 AT PAGE 208, OF THE ABOVE MENTIONED RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF A TRACT OF LAND DEEDED TO CORA BOPP FAMILY LIMITED PARTNERSHIP IN DEED BOOK 2679 AT PAGE 1612, OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE AND THE WEST LINE OF SAID BOPP TRACT, SOUTH $00^{\circ}50'13''$ WEST, 30.50 FEET TO THE NORTHEAST CORNER OF A 2,041 SQUARE FOOT, COMMON GROUND TRACT AS SHOWN ON SAID RECORD PLAT FOR LAKESHIRE VILLAGE; THENCE AROUND SAID COMMON GROUND TRACT, NORTH $89^{\circ}09'47''$ WEST, 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 9.50 FEET, A DELTA OF 180° , AN ARC LENGTH OF 29.71 FEET TO A POINT; THENCE TANGENT TO PREVIOUS CURVE, SOUTH $89^{\circ}09'47''$ EAST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID COMMON GROUND TRACT, SAID POINT ALSO BEING ON THE COMMON LINE OF SAID LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE AND BOPP TRACT; THENCE ALONG SAID COMMON LINE, SOUTH $00^{\circ}50'13''$ WEST, 30.50 FEET TO THE NORTHEAST CORNER OF THE 2,350 SQUARE FOOT, COMMON GROUND TRACT NORTH OF LOT 1G OF SAID LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND TRACT, NORTH $89^{\circ}09'47''$ WEST, 99.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 25 FEET, A DELTA OF 90° AND AN ARC LENGTH OF 34.24 FEET TO A POINT ON THE EAST LINE OF GARRICK PLACE (50' WIDE); THENCE ALONG THE EAST LINE OF SAID GARRICK PLACE, NORTH $00^{\circ}50'13''$ EAST, 127.50 FEET TO A POINT ON THE WEST LINE OF LOT 1F OF AFOREMENTIONED HAMPSHIRE VILLAGES OF THE VILLAGES AT BAINBRIDGE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL BEARING OF NORTH $87^{\circ}58'28''$ EAST A RADIUS OF 25.00 FEET, A DELTA OF 90° AND AN ARC LENGTH OF 34.24 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE SOUTH LINE OF AFOREMENTIONED HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE AND THE NORTH LINE OF AFOREMENTIONED LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE; THENCE ALONG SAID COMMON LINE, SOUTH $89^{\circ}09'47''$ EAST, 99.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,126 SQUARE FEET.

southeast?

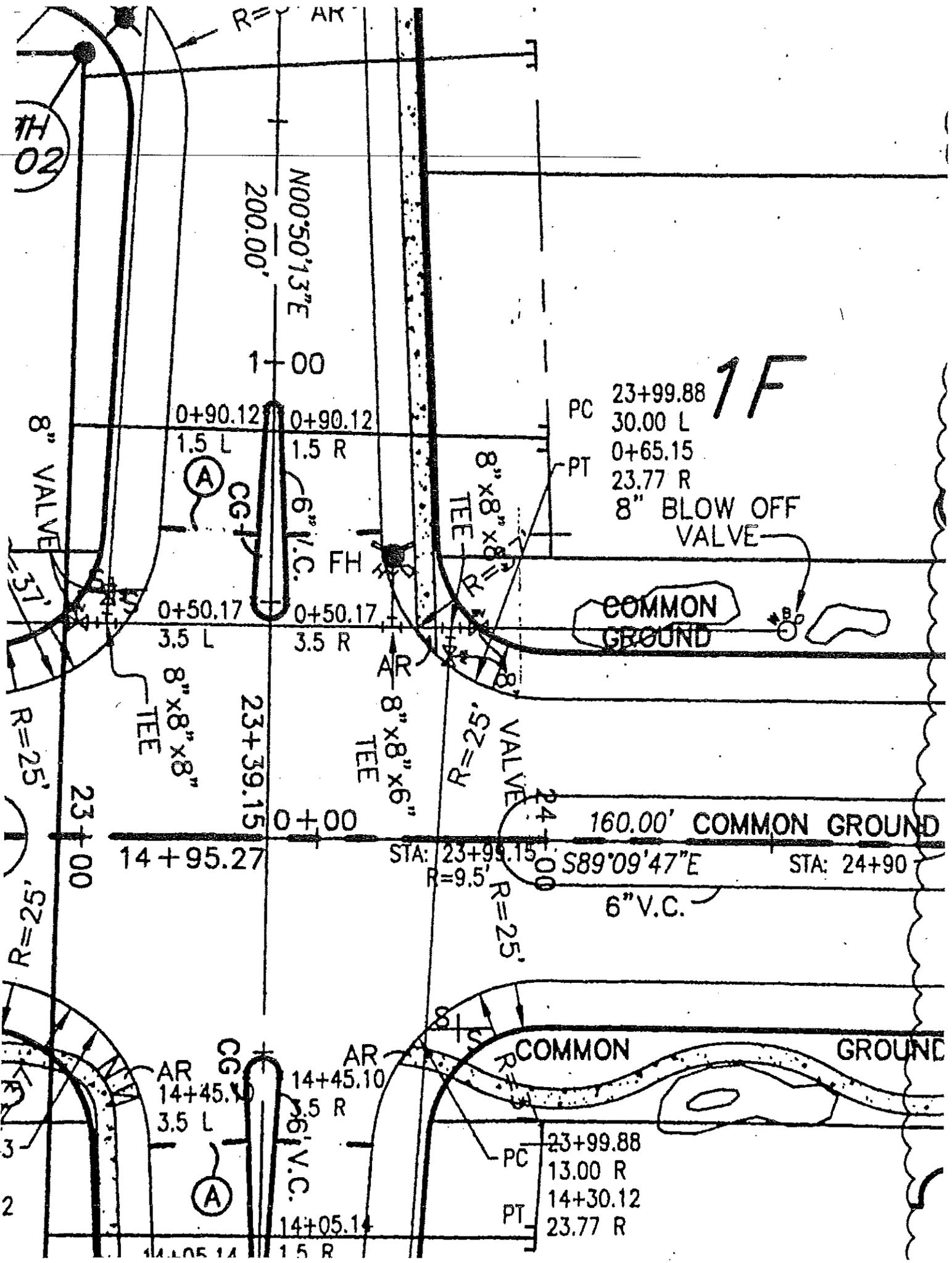
south?

120.00?

not along east line
of Garrick Place?

Legal Description

8,088.6 square feet?



7H
02

R=Y AR

$N00^{\circ}50'13''E$
200.00'

1+00

0+90.12 0+90.12
1.5 L 1.5 R

(A)

CG-P

6" V.C.

FH

8" x 8" x 8" TEE

PC 23+99.88
30.00 L
PT 0+65.15
23.77 R

1F

8" BLOW OFF VALVE

8" VALVE

0+50.17 0+50.17
3.5 L 3.5 R

8" x 8" x 8" TEE

8" x 8" x 6" TEE

COMMON GROUND

R=25'

R=25'

R=25'

3

2

23+39.15
0+00

R=25'
VALVE

160.00' COMMON GROUND

14+95.27 STA: 23+99.15 S89°09'47"E STA: 24+90

6" V.C.

AR 14+45.10
CG 14+45.10
3.5 L

(A)

6" V.C.

14+05.14

COMMON GROUND

PC 23+99.88
13.00 R
PT 14+30.12
23.77 R