

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

BOARD OF ALDERMEN
WORKSHOP AGENDA
APRIL 15, 2015
5:30 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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 (04-15-15)

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

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

BOARD OF ALDERMEN
MEETING AGENDA
APRIL 15, 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 – Arbor Day

CONSENT AGENDA

1. Board of Aldermen Minutes 04-01-15
2. Workshop Summary 04-01-15
3. Bills for Approval 04-15-15
4. Bryan Road CID 2014 Annual Report
5. 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.

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)

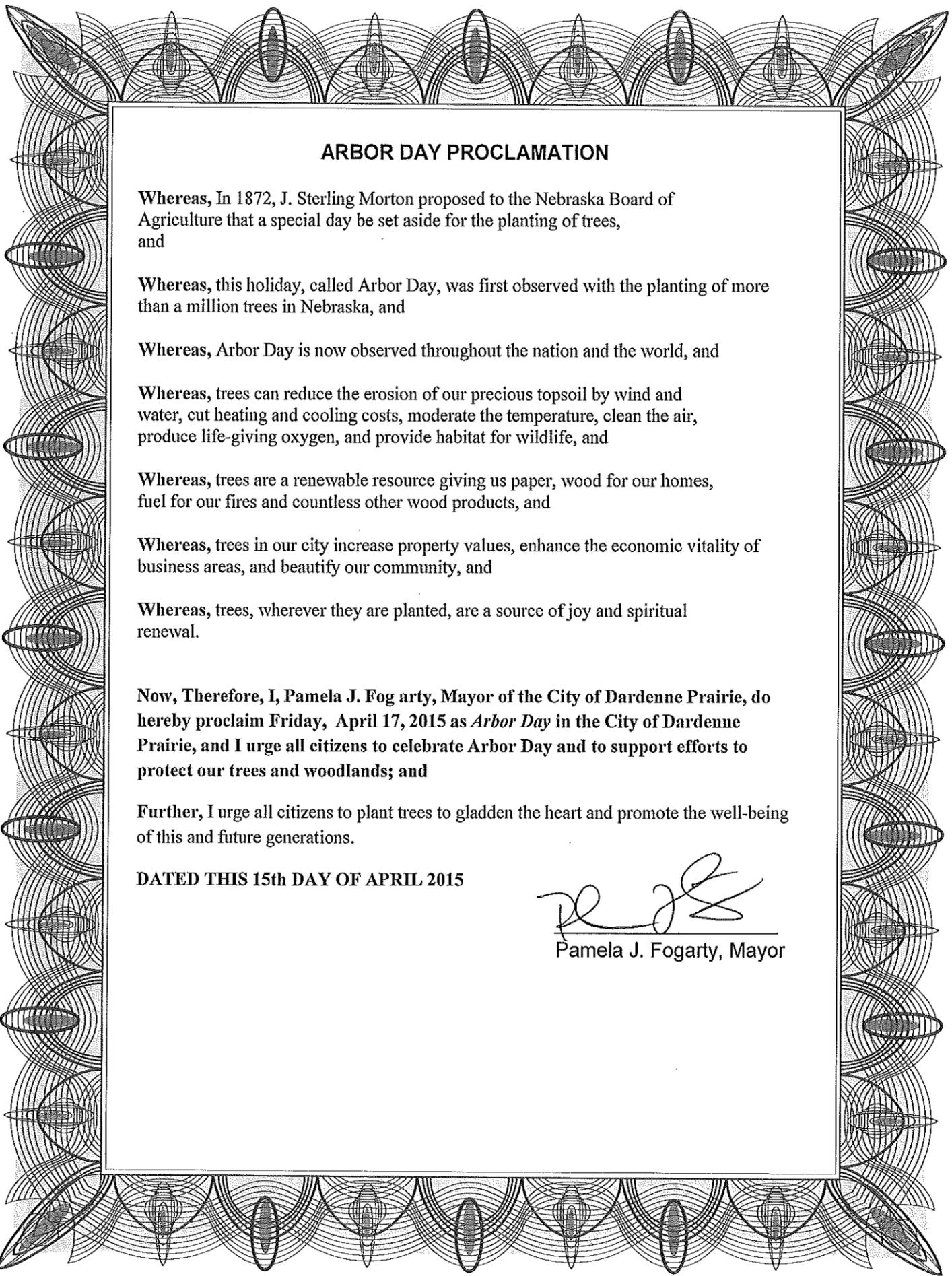
Labor (9)

Bid Specs (11)

Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT



ARBOR DAY PROCLAMATION

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Pamela J. Fogarty, Mayor of the City of Dardenne Prairie, do hereby proclaim Friday, April 17, 2015 as *Arbor Day* in the City of Dardenne Prairie, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 15th DAY OF APRIL 2015



Pamela J. Fogarty, Mayor

BOARD OF ALDERMEN MINUTES

APRIL 1, 2015

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:25 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, West and Koch. Alderman Santos was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

Mayor Fogarty read a proclamation proclaiming April as Child Abuse Prevention Month.

A motion was made by Alderman Zucker, Seconded by Alderman Koch to remove items #5 & 6 from the consent agenda. Motion passed unanimously.

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

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

ITEMS REMOVED FROM CONSENT AGENDA

5. Bryan Road CID 2014 Annual Report
6. BaratHaven CID 2014 Annual Report

Andrew Burchett of 2059 Saint Madeleine Drive addressed the Board concerning the 2014 BaratHaven CID annual report.

A motion was made by Alderman Zucker, Seconded by Alderman Koch to postpone items #5 & 6 until 04-15-15. Motion passed unanimously.

OPEN FORUM – The following individual was in attendance to speak:

David Monahan – Red Nose Lighting – 723 Woodlawn Avenue, 63366

PUBLIC HEARINGS

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

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

BOARD OF ALDERMEN MINUTES

APRIL 1, 2015

A motion was made by Alderman Zucker, Seconded by Alderman Menichino 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 proposal.

The following individual spoke on the proposal:
Jim Mutz – 421 Parkshire Place Drive

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

NEW BUSINESS

A motion was made by Alderman Menichino, Seconded by Alderman Kampelman to read Bill #15-20 for the first time by short title only. Motion passed unanimously.

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

A motion was made by Alderman West, Seconded by Alderman Koch to read Bill #15-20 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Kampelman, Seconded by Alderman West to put Bill #15-20 to final vote. Motion passed unanimously.

Roll call was as follows:

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

Mayor Fogarty declared Bill #15-20 passed and designated it to be Ordinance #1761.

A motion was made by Alderman Zucker, Seconded by Alderman Koch to accept Resolution #235 with the condition the ceiling rate be corrected. Motion passed unanimously.

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

A motion was made by Alderman Menichino, Seconded by Alderman Kampelman to postpone Bill #15-17 to the 04-15-15 meeting. Motion passed unanimously.

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

Alderman Koch requested Tommie Monroe obtain CID tax information for the parcel located at the corner of Bryan and Feise Road which is located in the city limits of O'Fallon.

ADJOURNMENT

A motion was made by Alderman Zucker, Seconded by Alderman Koch to adjourn the meeting at 8:37 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

WORKSHOP SUMMARY

APRIL 1, 2015

The City of Dardenne Prairie workshop session was called to order at 5:40 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, West and Koch. Alderman Santos was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

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)

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 – Absent	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 Zucker, Seconded by Alderman West to adjourn the meeting at 7:05 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

BILLS FOR APPROVAL
4/15/2015

1 AFLAC	April, 2015	174.36
2 Ameren	Page/Bryan Street light to 4/5/15	49.89
3 Charlie's Farm & Home	Equipment Repair & Fertilizer	71.48
4 County Land Maintenance	Mulch	2,000.00
5 Extreme Electrical	Exterior Light Repair	202.00
6 Family Support Payment Center	04-10-15 Payroll	225.69
7 GFI Digital	Copies	38.00
8 Hazelwood & Weber	March, 2015 Legal Fees	13,420.88
9 Insurance: FCL Dental	Dental: May, 2015	410.58
10 Kehoe Engineering Company	Engineering: March, 2015	5,977.50
11 Mercy Corporate Health	Employee Testing	50.00
12 MO Department of Revenue	Quarterly Sales Tax Report	35.00
13 Newstime	Part Time Maintenance Ad	25.00
14 Parks: Flyers on Foot & USPS	Senior Event Mailer	130.00
15 Parks: Mid American Coaches	Senior Event Transportation (Reimbursable)	685.00
16 Parks: Plastic	08-15-15 Performance	2,000.00
17 Parks: The Muny	Senior Event (Reimbursable)	1,498.50
18 Payroll	Payroll: 04-10-15	16,224.51
19 PNC	Credit Card Charges	352.25
20 PWSD #2	Georgetown Service to 3/30/15	13.10
21 SK Manufacturing	Truck Decals	60.00
22 Thoele	Gasoline Charges to 3-25-15	415.98
23 Tracker Designs	Monthly Website Search Engine & Annual Hosting	845.00
24 Wallmonkeys.com	Trail Signage at BaratHaven Park	59.98
25 Windstream	Phones	604.58
		45,569.28

Approved by Board of Aldermen 04-15-15

 Mayor Pam Fogarty

**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.

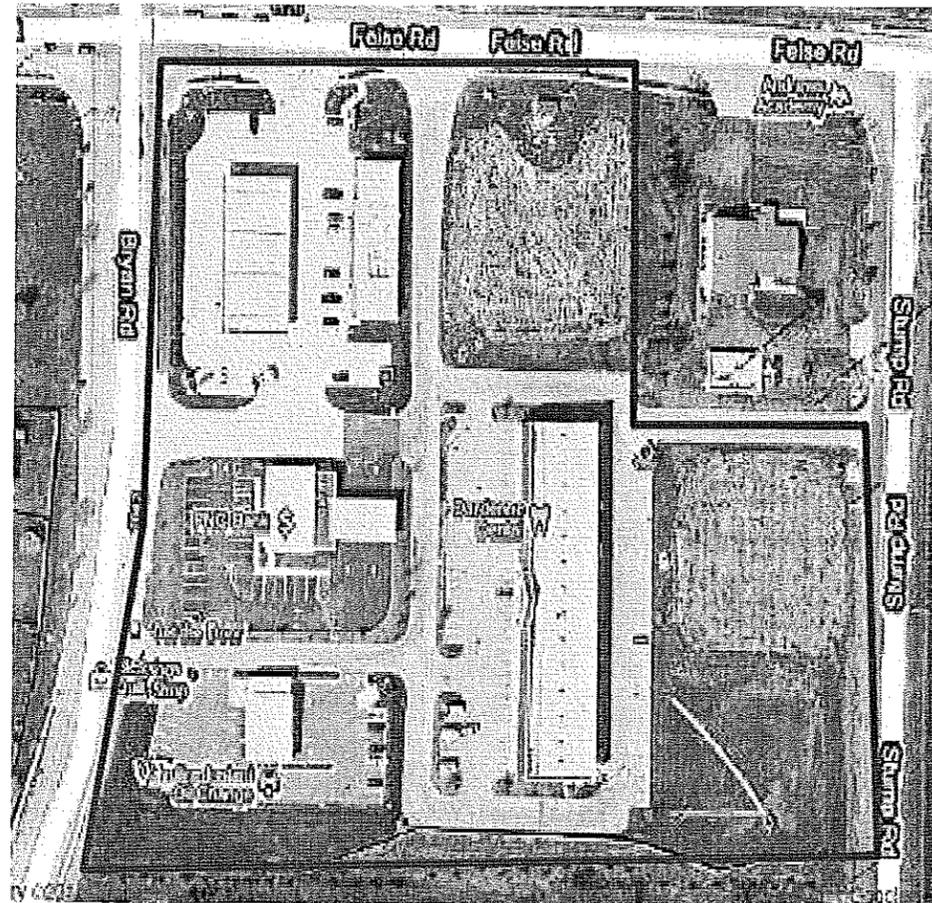
In order to achieve the goal to provide enhanced services and improvements, the CID has broad authority to make and enter into contracts with both public and private entities; enter into agreements with the municipality to eliminate any public nuisance within the CID; acquire and sell real and personal 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	<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	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	\$ 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

\$ 22,796.50

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$ 22,796.50	
		\$ 22,796.50

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				\$65,018.28

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.

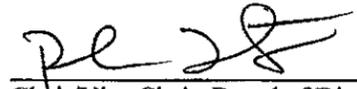
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Passed this 9th day of December, 2014.

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**

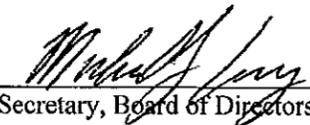
[SEAL]



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
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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	\$ (85,000.00)	
Total Disbursements		\$ (71,219.00)

D. Ending Balance

\$ 22,796.50

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$ 22,796.50	\$ 22,796.50
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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	T061800084	1	\$17,235.96
42,258	1	T061800086	2	\$11,832.24
53,889	1	T061800088	3	\$15,088.92
50,777	1	T061800087	4	\$14,217.58
95,187	2	T061800068	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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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;

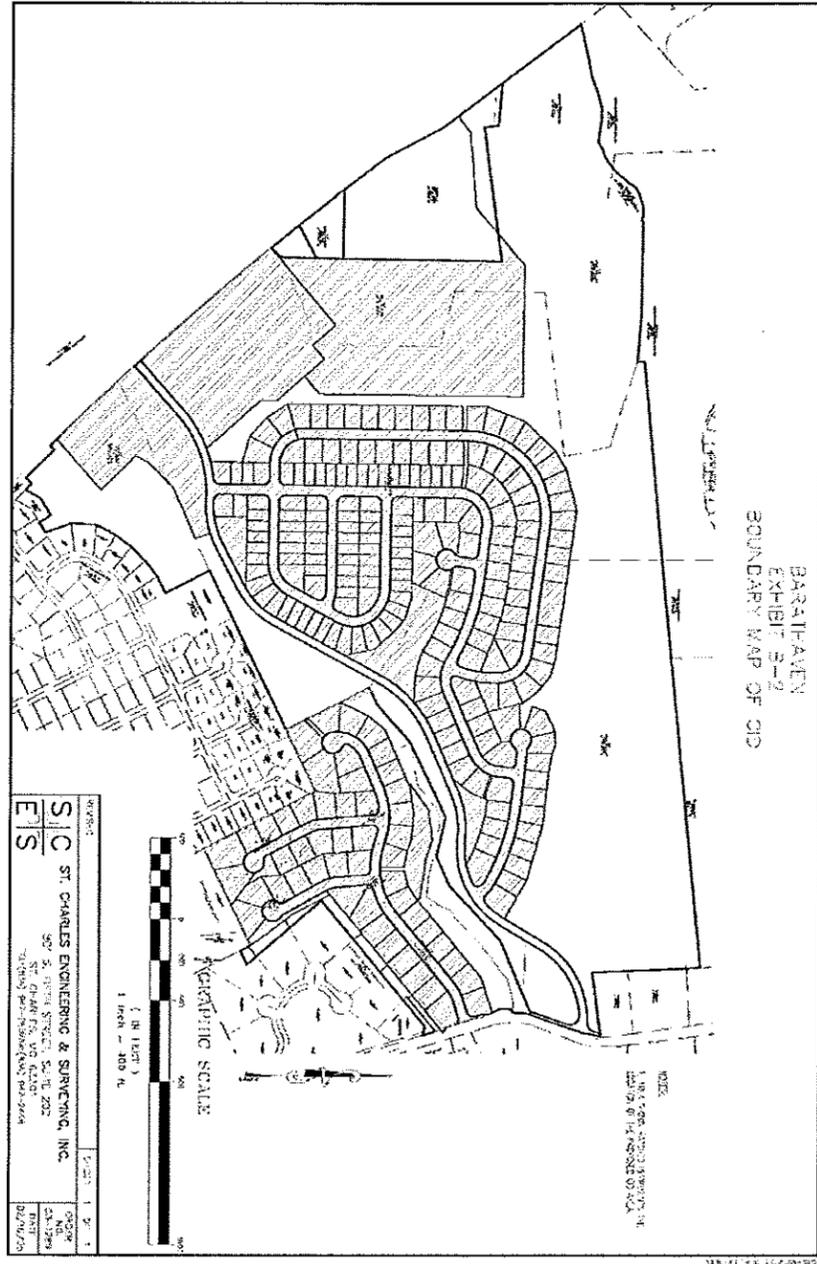
BEGINNING at the northeastern corner of Carriage Hills Plat One, a subdivision recorded in Plat Book 27 Page 143 of the St. Charles County records; thence, South 63° 35 minutes 41 seconds West, 338.01 feet to a point; thence, North 26° 24 minutes 19 seconds West, 103.54 feet to a point; thence, North 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

BaratHaven Community Improvement District

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

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
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.

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	Parcel_ID	Owner	StreetAddress	MailingAddress	PropType	LotNumber	ResidentUseAssesdValue	CommercialUseAssesdValue	AgriculturalUseAssesdValue
1071700003	3-1570-0061-00-0000-00000000	FLEMING CALVIN D LIV TRUST	23402 ST MADELINE DR	6514 CLAYTON RD #931, ST LOUIS MO, 63137	Single Family Residence	A1	\$	\$	\$
1071700004	3-1570-0061-00-0000-00000000	TAUPTHALGERS RONALD P/TALUPTHAUS KATHERINE A	23402 ST MADELINE DR	23402 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A2	\$	\$	\$
1071700005	3-1570-0061-00-0000-00000000	HARDENK BIRAN C/HARDENK STEPHANIE L	23402 ST MADELINE DR	23402 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A3	\$	\$	\$
1071700007	3-1570-0061-00-0000-00000000	JOHN MATTHEW P/SUCORA MELISSA	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A4	\$	\$	\$
1071700008	3-1570-0061-00-0000-00000000	FORTMANN KEITH A/STANTON DANA J	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A5	\$	\$	\$
1071700009	3-1570-0061-00-0000-00000000	LUNA MICHAEL P/LUNA CLARA ANN	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Vacant Residential	A6	\$	\$	\$
1071700011	3-1570-0061-00-0000-00000000	ANTONELLI KATHRYN	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A7	\$	\$	\$
1071700012	3-1570-0061-00-0000-00000000	JONES CALY P/SCHULTZ JENNIFER L	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Vacant Residential	A8	\$	\$	\$
1071700013	3-1570-0061-00-0000-00000000	VONDERHEID THOMAS D P/VONDERHEID MEGAN S	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A9	\$	\$	\$
1071700014	3-1570-0061-00-0000-00000000	SHRIM CARL S/HEARER	81 ST MADELINE CT	81 ST MADELINE CT, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A10	\$	\$	\$
1071700015	3-1570-0061-00-0000-00000000	HUDSON MICHAEL A/HUDSON JAMIE R	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A11	\$	\$	\$
1071700016	3-1570-0061-00-0000-00000000	NOUAN MICHAEL P/NOUAN CANDY LIVING TRUST	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A12	\$	\$	\$
1071700017	3-1570-0061-00-0000-00000000	KOPF RICHARD J	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A13	\$	\$	\$
1071700018	3-1570-0061-00-0000-00000000	HECIBANK USA	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A14	\$	\$	\$
1071700019	3-1570-0061-00-0000-00000000	ELLEN TRUST	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A15	\$	\$	\$
1071700021	3-1570-0061-00-0000-00000000	READING JOSEPH P/READING DIANA K	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A16	\$	\$	\$
1071700022	3-1570-0061-00-0000-00000000	WAN YUECHUN	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A17	\$	\$	\$
1071700023	3-1570-0061-00-0000-00000000	MAYKOPF REVOC TRUST THE	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A18	\$	\$	\$
1071700025	3-1570-0061-00-0000-00000000	MUSLER RICHARD P/MUSLER GERS	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A19	\$	\$	\$
1071700026	3-1570-0061-00-0000-00000000	POTTER LIV TRUST	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A20	\$	\$	\$
1071700027	3-1570-0061-00-0000-00000000	TENNANT KEVIN D/TENNANT KAREN J	2068 ST MADELINE DR	2068 ST MADELINE DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A21	\$	\$	\$
1071700028	3-1570-0061-00-0000-00000000	CHAFFORD SUSAN C/CHAFFORD MATTHEW MICHAEL P/STANVA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A22	\$	\$	\$
1071700029	3-1570-0061-00-0000-00000000	LIVING TRUST	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A23	\$	\$	\$
1071700031	3-1570-0061-00-0000-00000000	REINER P/REINER PANGELA J	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A24	\$	\$	\$
1071700032	3-1570-0061-00-0000-00000000	LONGENEZ JOHN P/LONGENEZ KARY E	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A25	\$	\$	\$
1071700033	3-1570-0061-00-0000-00000000	GRIFIN RONALD P/GRIFIN LINDA A/ROCCOLO TRUST	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A26	\$	\$	\$
1071700034	3-1570-0061-00-0000-00000000	COSTELLO JOSEPH A/CASTELLO JULIET	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A27	\$	\$	\$
1071700035	3-1570-0061-00-0000-00000000	MURPHY THOMAS P/MURPHY JULIANE R	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A28	\$	\$	\$
1071700036	3-1570-0061-00-0000-00000000	JACOBSON ROBERT E/JACOBSON DIANA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A29	\$	\$	\$
1071700037	3-1570-0061-00-0000-00000000	HENDERSON WARREN P/HENDERSON TINA M	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A30	\$	\$	\$
1071700038	3-1570-0061-00-0000-00000000	TYLOR RICHARD P/TYLOR CAROL L	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A31	\$	\$	\$
1071700039	3-1570-0061-00-0000-00000000	SULLIVAN JAMES E/SULLIVAN TRUST	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A32	\$	\$	\$
1071700041	3-1570-0061-00-0000-00000000	GLOVER DAVID P/GLOVER MAUREEN	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A33	\$	\$	\$
1071700042	3-1570-0061-00-0000-00000000	ZELINSKY GEORGE S/ZELINSKY TINA K	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A34	\$	\$	\$
1071700043	3-1570-0061-00-0000-00000000	SCURLES DAVID P/SCURLES BRIDGET	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A35	\$	\$	\$
1071700044	3-1570-0061-00-0000-00000000	RUBLEK ROBERT P/RUBLEK RIMBERLY	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A36	\$	\$	\$
1071700045	3-1570-0061-00-0000-00000000	KAP LUN ARTUR P/KAP LUN ZINA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A37	\$	\$	\$
1071700046	3-1570-0061-00-0000-00000000	HEDNER GARY W/HEDNER LAURIA J	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A38	\$	\$	\$
1071700047	3-1570-0061-00-0000-00000000	MCNEEDY DONALD P/MCNEEDY CARIE R	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A39	\$	\$	\$
1071700048	3-1570-0061-00-0000-00000000	FANNING GWYN	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A40	\$	\$	\$
1071700049	3-1570-0061-00-0000-00000000	ROCH DANIEL P/ROCH BARBARA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A41	\$	\$	\$
1071700050	3-1570-0061-00-0000-00000000	DAVIDSON DAVID P/DAVIDSON ROBIN	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A42	\$	\$	\$
1071700051	3-1570-0061-00-0000-00000000	BURCH ALAN P/BURCH MICHELLE	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A43	\$	\$	\$
1071700052	3-1570-0061-00-0000-00000000	PICOTON GEORGE P/PICOTON CHRISTINE C	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A44	\$	\$	\$
1071700053	3-1570-0061-00-0000-00000000	HURST JOSEPH P/HURST MICHELLE D	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A45	\$	\$	\$
1071700054	3-1570-0061-00-0000-00000000	COGGI VICTOR P/HANKLIN LISA A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A46	\$	\$	\$
1071700055	3-1570-0061-00-0000-00000000	GREW STEWART REAL TRUST	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A47	\$	\$	\$
1071700056	3-1570-0061-00-0000-00000000	AGRAWAL BIKESH AGRAWAL SHWETA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A48	\$	\$	\$
1071700057	3-1570-0061-00-0000-00000000	VAN MONDFRANZ KEVIN P/VAN MONDFRANZ LAURIE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A49	\$	\$	\$
1071700058	3-1570-0061-00-0000-00000000	PILLAR PAUL P/PILLAR MANI S	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A50	\$	\$	\$
1071700059	3-1570-0061-00-0000-00000000	PARVATHANAN SRINIVAS APPASANI SRISHA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A51	\$	\$	\$
1071700060	3-1570-0061-00-0000-00000000	JOVILE RICHARD P/JOVILE SUSAN K	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A52	\$	\$	\$
1071700061	3-1570-0061-00-0000-00000000	JOVILE TIMOTHY P/JOVILE KISHI W	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A53	\$	\$	\$
1071700062	3-1570-0061-00-0000-00000000	KEEN DENNIFER P/KEEN DAVID R JR	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A54	\$	\$	\$
1071700063	3-1570-0061-00-0000-00000000	BIRCH JOHN P/MCCOY JUDAN M	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A55	\$	\$	\$
1071700064	3-1570-0061-00-0000-00000000	MORRIS WALTER P/MORRIS SUE	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A56	\$	\$	\$
1071700065	3-1570-0061-00-0000-00000000	VILGERSON CLIFTON P/VILGERSON PATRICIA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A57	\$	\$	\$
1071700066	3-1570-0061-00-0000-00000000	ROBERT THOMAS P/ROBERT TIBELA	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A58	\$	\$	\$
1071700067	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A59	\$	\$	\$
1071700068	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A60	\$	\$	\$
1071700069	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A61	\$	\$	\$
1071700070	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A62	\$	\$	\$
1071700071	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A63	\$	\$	\$
1071700072	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A64	\$	\$	\$
1071700073	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A65	\$	\$	\$
1071700074	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A66	\$	\$	\$
1071700075	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A67	\$	\$	\$
1071700076	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A68	\$	\$	\$
1071700077	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A69	\$	\$	\$
1071700078	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A70	\$	\$	\$
1071700079	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A71	\$	\$	\$
1071700080	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A72	\$	\$	\$
1071700081	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A73	\$	\$	\$
1071700082	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A74	\$	\$	\$
1071700083	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A75	\$	\$	\$
1071700084	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A76	\$	\$	\$
1071700085	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A77	\$	\$	\$
1071700086	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A78	\$	\$	\$
1071700087	3-1570-0061-00-0000-00000000	VILGERSON RICHARD P/VILGERSON THERSE A	110 RIPARIAN DR	110 RIPARIAN DR, DARDENNE PRAIRIE MO, 63068	Single Family Residence	A79	\$	\$	\$

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 BaraHaven 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 16 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)

-
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 BarathHaven 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.

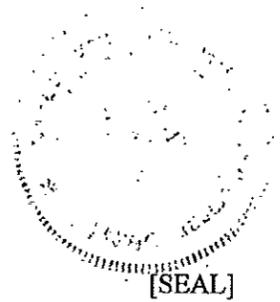
Passed this 15 day of December, 2014.

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 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

**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**

	Jan - Dec 15
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)	8,882.30
Trustee Debt Service Fund	-	110,000.00	(110,000.00)	-
Total	\$ 9,157.87	\$ 365,820.00	\$ (365,385.00)	\$ 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	284,334.00	292,576.68	244,320.00

Total Other Financing Sources/Uses	284,334.00	292,576.68	244,320.00
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Total Other Income	284,334.00	292,576.68	244,320.00
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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	292,576.68	292,576.68	244,320.00

Total Other Expense	292,576.68	292,576.68	244,320.00
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Net Other Income	-8,242.68	0.00	0.00
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Net Income	-2,713.35	4,263.32	20.00
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Beginning Balance	\$ 4,904.66
Ending Balance	\$ 9,167.87

Fund Balance	1/1/2014	Additions	Subtractions	12/31/2014
Property Tax Fund	\$ 2,441.05	\$ 148,852.00	\$ (150,921.00)	\$ 172.05
Trustee Operating Fund	558.52	10,000.00	(10,000.00)	558.52
Trustee Revenue Fund	1,804.98	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)	\$ 9,167.87

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

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
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	\$ 2,362	\$ 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.

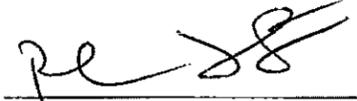
Section 6. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Board of Directors.

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.



**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
T07170000	5-1570-0061-00-00-00-000000	FLEMING CALVIN D LIV TRUST
T07170000	3-1570-0061-00-00-00-000000	TUMPHALUS RONALD P TUMPHALUS KATHERINE A
T07170000	2-1130-0061-00-00-00-000000	HANDBRINK BRIAN C HANDBRINK STEPHANIE L
T07170000	2-1130-0061-00-00-00-000000	SADORE MATTHEW T SADORE MELISSA
T07170000	2-1130-0061-00-00-00-000000	FORTMANN KEITH A FORTMANN DANAJ
T07170000	3-1570-0061-00-00-00-000000	LUNA MICHAEL A FORTMANN DANAJ
T07170000	3-1570-0061-00-00-00-000000	ANTONELLI JEFFREY M ANTONELLI KATHY N
T07170000	2-1130-0061-00-00-00-000000	JOLES GALEY FOSCHLITZ JENNIFER L
T07170000	2-1130-0061-00-00-00-000000	VONDRHEID THOMAS G VONDRHEID MEGAN S
T07170000	2-1130-0061-00-00-00-000000	SHYON CARL A SHYON HEATHER
T07170000	2-1130-0061-00-00-00-000000	HUSON RICHARD M HUSON JAMIE R
T07170000	2-1130-0061-00-00-00-000000	NOLAN RICHARD J NOLAN CAROL J LIVING TRUST
T07170000	2-1130-0061-00-00-00-000000	KOPF RICHARD J
T07170000	2-1130-0061-00-00-00-000000	ESCOBAR MAGUIET ESCOBAR ANA
T07170000	2-1130-0061-00-00-00-000000	HBCB DARK USA
T07170000	2-1130-0061-00-00-00-000000	ELLER TRUST
T07170000	2-1130-0061-00-00-00-000000	RENDING JOSEPH L READING DANNA K
T07170000	2-1130-0061-00-00-00-000000	WAY UCHUN
T07170000	2-1130-0061-00-00-00-000000	WANG YU CHUN
T07170000	2-1130-0061-00-00-00-000000	GUARDINO ROSARIO CASTELLO JULIET
T07170000	2-1130-0061-00-00-00-000000	KATHLEEN MARIAN P KATHLEEN JULIANE R
T07170000	2-1130-0061-00-00-00-000000	MICHAEL RICHARD T MICHAEL GERRI S
T07170000	2-1130-0061-00-00-00-000000	POTTER LIV TRUST
T07170000	2-1130-0061-00-00-00-000000	TENNING KEVIN P TENNING KAREN J
T07170000	2-1130-0061-00-00-00-000000	CHAYTON THOMAS G CHAYTON MARGARET M
T07170000	2-1130-0061-00-00-00-000000	MC DANIEL SIVANIA
T07170000	2-1130-0061-00-00-00-000000	HALL LIVING TRUST
T07170000	2-1130-0061-00-00-00-000000	BRIGHER STEPHEN P BRIGHER PAMELA J
T07170000	2-1130-0061-00-00-00-000000	LONGHECKER JOHN P LONGHECKER MARY D
T07170000	2-1130-0061-00-00-00-000000	LONGHECKER JOHN P LONGHECKER MARY D
T07170000	2-1130-0061-00-00-00-000000	ROTHWELL MARIAN P ROTHWELL KATHLEEN A REVOC LIV TRUST
T07170000	2-1130-0061-00-00-00-000000	ROTHWELL MARIAN P ROTHWELL KATHLEEN A REVOC LIV TRUST
T07170000	2-1130-0061-00-00-00-000000	HENDERSON WARREN T HENDERSON THINA M
T07170000	2-1130-0061-00-00-00-000000	TAYLOR RICHARD P TAYLOR CAROL L
T07170000	2-1130-0061-00-00-00-000000	NILDER NORMAN P NIEDER CLAUDIA CARING TRUST
T07170000	2-1130-0061-00-00-00-000000	SULLIVAN JAMES F SULLIVAN TRUST
T07170000	2-1130-0061-00-00-00-000000	GLENN DAVID C GLENN MAUREEN
T07170000	2-1130-0061-00-00-00-000000	GLENN DAVID C GLENN MAUREEN
T07170000	2-1130-0061-00-00-00-000000	SOLES GEORGE S SOLES THINA K
T07170000	2-1130-0061-00-00-00-000000	KAPLAN ARTHUR P KAPLAN ZINA
T07170000	2-1130-0061-00-00-00-000000	KIDNEY MARK P KIDNEY JOANNE E
T07170000	2-1130-0061-00-00-00-000000	MURRAY MATTHEW P MURRAY ROBIN
T07170000	2-1130-0061-00-00-00-000000	MOZZONE ANTHONY P MOZZONE BETH
T07170000	2-1130-0061-00-00-00-000000	PANNA VANANDA P PANNA MEGHNA
T07170000	2-1130-0061-00-00-00-000000	HEINER LAURA J
T07170000	2-1130-0061-00-00-00-000000	HEINER LAURA J
T07170000	2-1130-0061-00-00-00-000000	GRAHAM JEFFREY P GRAHAM RICHARDA
T07170000	2-1130-0061-00-00-00-000000	GOTWAY JOHN P GOTWAY CHRISTINE
T07170000	2-1130-0061-00-00-00-000000	LANNY BRUCE C LANNY HEATHER
T07170000	2-1130-0061-00-00-00-000000	NGUYEN KHAI
T07170000	2-1130-0061-00-00-00-000000	MILBRANDT MARK P MILBRANDT LAURA
T07170000	2-1130-0061-00-00-00-000000	KENNEDY DONALD P KENNEDY CAIRIE
T07170000	2-1130-0061-00-00-00-000000	FANNING OWYN J
T07170000	2-1130-0061-00-00-00-000000	FANNING OWYN
T07170000	2-1130-0061-00-00-00-000000	KOCHI DANIEL P KOCHI BARBARA
T07170000	2-1130-0061-00-00-00-000000	DAVIDSON DAVID P DAVIDSON ROBYN
T07170000	2-1130-0061-00-00-00-000000	BOGEM ALAN P BOGEM MICHELLE
T07170000	2-1130-0061-00-00-00-000000	L'YNOI SHAWN P L'YNOI KAREN L
T07170000	2-1130-0061-00-00-00-000000	PICCONI GEORGE P PICCONI CHRISTINE C
T07170000	2-1130-0061-00-00-00-000000	MURPHY JOSEPH P MURPHY MICHELLE B
T07170000	2-1130-0061-00-00-00-000000	GRONLUND JONAS P GRONLUND LISA A
T07170000	2-1130-0061-00-00-00-000000	ABRAHAM JAY P ABRAHAM SHWETA
T07170000	2-1130-0061-00-00-00-000000	VAN MONDRANS KEVIN P VAN MONDRANS LAURIE A
T07170000	2-1130-0061-00-00-00-000000	PILLAR PAUL S PILLAR KANDI S
T07170000	2-1130-0061-00-00-00-000000	PARVATHI BHAKTI SRINIVAS APPASANI SRINHA
T07170000	2-1130-0061-00-00-00-000000	DE GRIFF RICHARD A DE GRIFF SUGAN K
T07170000	2-1130-0061-00-00-00-000000	EVRELL RICHARD A EVRELL DAWN M
T07170000	2-1130-0061-00-00-00-000000	BRULIS TIMOTHY P BRULIS KERRI A
T07170000	2-1130-0061-00-00-00-000000	BEIN JENNIFER L BEIN DAVID R JR
T07170000	2-1130-0061-00-00-00-000000	MORRIS WALTER P MORRIS SUSAN M
T07170000	2-1130-0061-00-00-00-000000	WILBERSON GUY P WILBERSON PATRICIA
T07170000	2-1130-0061-00-00-00-000000	ROUFES THOMAS P ROUFES TERESA
T07170000	2-1130-0061-00-00-00-000000	VERLING RICHARD A VERLING THERESEA
T07170000	2-1130-0061-00-00-00-000000	IRMI MARK P IRMI TONI R
T07170000	2-1130-0061-00-00-00-000000	VERMILY JACOB P VERMILY JULIE

Street Address	Fulling Address	Prop Type	Lot Number	Residential Assesed Value	Commercial Assesed Value	Agricultural Assesed Value
2002 ST MADLEINE DR	603 CLAYTON RD #202, ST LOUIS MO, 63117	Single Family Residence	A1	\$	\$	\$
2002 ST MADLEINE DR	2002 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A2	\$	\$	\$
81 ST MADLEINE CT	81 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A3	\$	\$	\$
83 ST MADLEINE CT	83 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A4	\$	\$	\$
85 ST MADLEINE CT	85 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A5	\$	\$	\$
87 ST MADLEINE CT	87 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A6	\$	\$	\$
89 ST MADLEINE CT	89 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A7	\$	\$	\$
91 ST MADLEINE CT	91 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A8	\$	\$	\$
93 ST MADLEINE CT	93 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A9	\$	\$	\$
95 ST MADLEINE CT	95 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A10	\$	\$	\$
97 ST MADLEINE CT	97 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A11	\$	\$	\$
99 ST MADLEINE CT	99 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A12	\$	\$	\$
101 ST MADLEINE DR	101 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A13	\$	\$	\$
103 ST MADLEINE DR	103 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A14	\$	\$	\$
105 ST MADLEINE DR	105 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A15	\$	\$	\$
107 ST MADLEINE DR	107 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A16	\$	\$	\$
109 ST MADLEINE DR	109 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A17	\$	\$	\$
111 ST MADLEINE DR	111 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A18	\$	\$	\$
113 ST MADLEINE DR	113 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A19	\$	\$	\$
115 ST MADLEINE DR	115 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A20	\$	\$	\$
117 ST MADLEINE DR	117 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A21	\$	\$	\$
119 ST MADLEINE DR	119 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A22	\$	\$	\$
121 ST MADLEINE DR	121 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A23	\$	\$	\$
123 ST MADLEINE DR	123 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A24	\$	\$	\$
125 ST MADLEINE DR	125 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A25	\$	\$	\$
127 ST MADLEINE DR	127 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A26	\$	\$	\$
129 ST MADLEINE DR	129 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A27	\$	\$	\$
131 ST MADLEINE DR	131 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A28	\$	\$	\$
133 ST MADLEINE DR	133 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A29	\$	\$	\$
135 ST MADLEINE DR	135 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A30	\$	\$	\$
137 ST MADLEINE DR	137 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A31	\$	\$	\$
139 ST MADLEINE DR	139 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A32	\$	\$	\$
141 ST MADLEINE DR	141 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A33	\$	\$	\$
143 ST MADLEINE DR	143 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A34	\$	\$	\$
145 ST MADLEINE DR	145 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A35	\$	\$	\$
147 ST MADLEINE DR	147 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A36	\$	\$	\$
149 ST MADLEINE DR	149 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A37	\$	\$	\$
151 ST MADLEINE DR	151 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A38	\$	\$	\$
153 ST MADLEINE DR	153 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A39	\$	\$	\$
155 ST MADLEINE DR	155 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A40	\$	\$	\$
157 ST MADLEINE DR	157 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A41	\$	\$	\$
159 ST MADLEINE DR	159 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A42	\$	\$	\$
161 ST MADLEINE DR	161 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A43	\$	\$	\$
163 ST MADLEINE DR	163 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A44	\$	\$	\$
165 ST MADLEINE DR	165 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A45	\$	\$	\$
167 ST MADLEINE DR	167 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A46	\$	\$	\$
169 ST MADLEINE DR	169 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A47	\$	\$	\$
171 ST MADLEINE DR	171 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A48	\$	\$	\$
173 ST MADLEINE DR	173 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A49	\$	\$	\$
175 ST MADLEINE DR	175 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A50	\$	\$	\$
177 ST MADLEINE DR	177 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A51	\$	\$	\$
179 ST MADLEINE DR	179 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A52	\$	\$	\$
181 ST MADLEINE DR	181 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A53	\$	\$	\$
183 ST MADLEINE DR	183 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A54	\$	\$	\$
185 ST MADLEINE DR	185 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A55	\$	\$	\$
187 ST MADLEINE DR	187 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A56	\$	\$	\$
189 ST MADLEINE DR	189 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A57	\$	\$	\$
191 ST MADLEINE DR	191 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A58	\$	\$	\$
193 ST MADLEINE DR	193 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A59	\$	\$	\$
195 ST MADLEINE DR	195 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A60	\$	\$	\$
197 ST MADLEINE DR	197 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A61	\$	\$	\$
199 ST MADLEINE DR	199 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A62	\$	\$	\$
201 ST MADLEINE DR	201 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A63	\$	\$	\$
203 ST MADLEINE DR	203 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A64	\$	\$	\$
205 ST MADLEINE DR	205 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A65	\$	\$	\$
207 ST MADLEINE DR	207 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A66	\$	\$	\$
209 ST MADLEINE DR	209 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A67	\$	\$	\$
211 ST MADLEINE DR	211 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A68	\$	\$	\$
213 ST MADLEINE DR	213 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A69	\$	\$	\$
215 ST MADLEINE DR	215 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A70	\$	\$	\$
217 ST MADLEINE DR	217 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A71	\$	\$	\$
219 ST MADLEINE DR	219 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A72	\$	\$	\$
221 ST MADLEINE DR	221 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A73	\$	\$	\$
223 ST MADLEINE DR	223 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A74	\$	\$	\$
225 ST MADLEINE DR	225 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A75	\$	\$	\$
227 ST MADLEINE DR	227 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A76	\$	\$	\$
229 ST MADLEINE DR	229 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A77	\$	\$	\$
231 ST MADLEINE DR	231 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A78	\$	\$	\$
233 ST MADLEINE DR	233 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A79	\$	\$	\$

Street Address	Fulling Address	Prop Type	Lot Number	Residential Assesed Value	Commercial Assesed Value	Agricultural Assesed Value
2002 ST MADLEINE DR	603 CLAYTON RD #202, ST LOUIS MO, 63117	Single Family Residence	A1	\$	\$	\$
2002 ST MADLEINE DR	2002 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A2	\$	\$	\$
81 ST MADLEINE CT	81 ST MADLEINE DR, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A3	\$	\$	\$
83 ST MADLEINE CT	83 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A4	\$	\$	\$
85 ST MADLEINE CT	85 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A5	\$	\$	\$
87 ST MADLEINE CT	87 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A6	\$	\$	\$
89 ST MADLEINE CT	89 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A7	\$	\$	\$
91 ST MADLEINE CT	91 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A8	\$	\$	\$
93 ST MADLEINE CT	93 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A9	\$	\$	\$
95 ST MADLEINE CT	95 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A10	\$	\$	\$
97 ST MADLEINE CT	97 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A11	\$	\$	\$
99 ST MADLEINE CT	99 ST MADLEINE CT, DARDENNE PRAIRIE MO, 63308	Single Family Residence	A12	\$	\$	\$
101 ST MADLEINE DR						

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

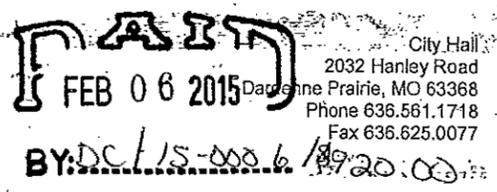
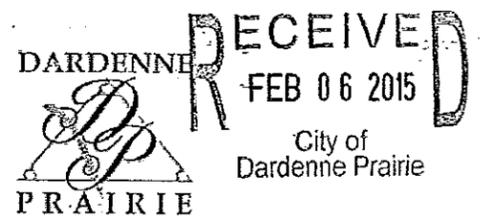
Approved this _____ day of _____, 2015.

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
c/o Gary H. Feder, Attorney for Applicant
Printed Name, Title
190 Carondelet Plaza, Suite 600
Street Address
Clayton, 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 2 in P.U.D. Final Plan document dated 12/24/2014

EXISTING ZONING: C-2/PUD PROPOSED ZONING: C-2/PUD 11/9/2015

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@dardenneprairie.org).

Attached
as
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@dardenneprairie.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

Quay H. Fraw
Applicant's Signature

2/3/15
Date

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

2/3/15
Date

Don Pristine - Costa 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 19 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 A-1



**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

Exhibit "C"
(2 of 2)

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 . . .
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- Section 5 – Lumber Yard . . .
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- Section 11 – Commercial Recreational Uses . . .
- Section 12 – Display and Sales Room . . .
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- Section 20 – Veterinarian . . .
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"Exhibit C"



Exhibit A

February 4, 2015

RWN

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

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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

2-23

GENERAL WARRANTY DEED
(Individual)

THIS DEED, Made and entered into this 25th day of September, 2001, by and between

CORA M. BOPP, an individual,

of the County of St. Louis, Missouri, party or parties of the first part, and

WARREN G. BUSCH and GRACE L. BUSCH, husband and wife as to an undivided Two Percent (2%) interest;

WILLIAM R. ALDRICH and IRENE M. ALDRICH, husband and wife as to an undivided Two Percent (2%) interest;

DONALD W. PRESTIEN and JOAN C. PRESTIEN, husband and wife as to an undivided Sixty-Seven Tenths Percent (.67%) interest;

HAROLD H. PRESTIEN and YVONNE M. PRESTIEN, husband and wife as to an undivided Sixty-Seven Tenths Percent (.67%) interest;

CHARLES W. PRESTIEN and PAMELA SUE PRESTIEN, husband and wife as to an undivided Sixty-Seven Tenths Percent (.67%) interest;

Cora BOPP FAMILY LIMITED PARTNERSHIP, L.P., a Missouri limited partnership, as to an undivided Ninety-Three and Ninety-Nine Tenths Percent (93.99%) interest

All interests held as tenants-in-common, not joint tenants, and where a Grantee is husband and wife, between them as tenants by the entireties.

parties of the second part, whose postoffice address is 815 N. Mason Road, St. Louis, Missouri 63141.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents bargain and sell, convey and confirm unto the said parties of the second part, the following described Real Estate, situated in the County of St. Charles, and State of Missouri, to wit:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the same, together with all rights and appurtenances to the same belonging, unto said parties of the second part, and to their partners, heirs and assigns forever. The said party of the first part hereby covenanting that she and her heirs, executors and administrators shall and will warrant and defend the title to the premises unto the said parties of the second part, and to their partners, heirs and assigns forever, against the lawful claims of all persons, excepting, however, the general taxes for the calendar year hereof and thereafter, and the special taxes becoming a lien after the date of this deed.

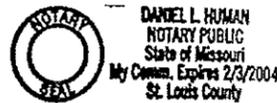
In witness whereof, the said party of the first part has executed these presents the day and year first above written.

Cora M. Bopp
CORA M. BOPP

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 25th day of September, 2001, before me personally appeared CORA M. BOPP, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



[Signature]
Notary Public

My Commission Expires:

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD

OCT 04 2001

By Barbara Hall
Time 4:40 PM

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

GENERAL WARRANTY DEED
(Individual)

THIS DEED, Made and entered into this 25th day of September, 2001, by and between

CORA M. BOPP, an individual,

of the County of St. Louis, Missouri, party or parties of the first part, and

WARREN G. BUSCH and GRACE L. BUSCH, husband and wife as to an undivided Two Percent (2%) interest;

WILLIAM R. ALDRICH and IRENE M. ALDRICH, husband and wife as to an undivided Two Percent (2%) interest;

DONALD W. PRESTIEN and JOAN C. PRESTIEN, husband and wife as to an undivided Sixty-Seven Tenths Percent (.67%) interest;

HAROLD H. PRESTIEN and YVONNE M. PRESTIEN, husband and wife as to an undivided Sixty-Seven Tenths Percent (.67%) interest;

CHARLES W. PRESTIEN and PAMELA SUE PRESTIEN, husband and wife as to an undivided Sixty-Seven Tenths Percent (.67%) interest;

CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., a Missouri limited partnership, as to an undivided Ninety-Three and Ninety-Nine Tenths Percent (93.99%) interest

All interests held as tenants-in-common, not joint tenants, and where a Grantee is husband and wife, between them as tenants by the entireties.

parties of the second part, whose postoffice address is 815 N. Mason Road, St. Louis, Missouri 63141.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents bargain and sell, convey and confirm unto the said parties of the second part, the following described Real Estate, situated in the County of St. Charles, and State of Missouri, to wit:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the same, together with all rights and appurtenances to the same belonging, unto said parties of the second part, and to their partners, heirs and assigns forever. The said party of the first part hereby covenanting that she and her heirs, executors and administrators shall and will warrant and defend the title to the premises unto the said parties of the second part, and to their partners, heirs and assigns forever, against the lawful claims of all persons, excepting, however, the general taxes for the calendar year hereof and thereafter, and the special taxes becoming a lien after the date of this deed.

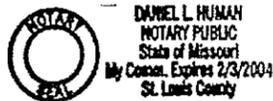
In witness whereof, the said party of the first part has executed these presents the day and year first above written.

Cora M. Bopp
CORA M. BOPP

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 25th day of September, 2001, before me personally appeared CORA M. BOPP, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.



[Signature]
Notary Public

My Commission Expires:

STATE OF MISSOURI
COUNTY OF ST. CHARLES
RECORDER OF DEEDS
FILED FOR RECORD

OCT 04 2001

By [Signature]
Time 4:40 PM

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.

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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
SUSANA 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@dardenneprairie.org; engineer@dardenneprairie.org
Cc: mayorfogarty@dardenneprairie.org; aldermankampelman@dardenneprairie.org; aldermanzucker@dardenneprairie.org; aldermanmenichino@dardenneprairie.org; aldermansantos@dardenneprairie.org; aldermanwest@dardenneprairie.org; aldermankoch@dardenneprairie.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.

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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°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°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°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°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°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°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°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°09'47" EAST, 99.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,126 SQUARE FEET.

southeast?

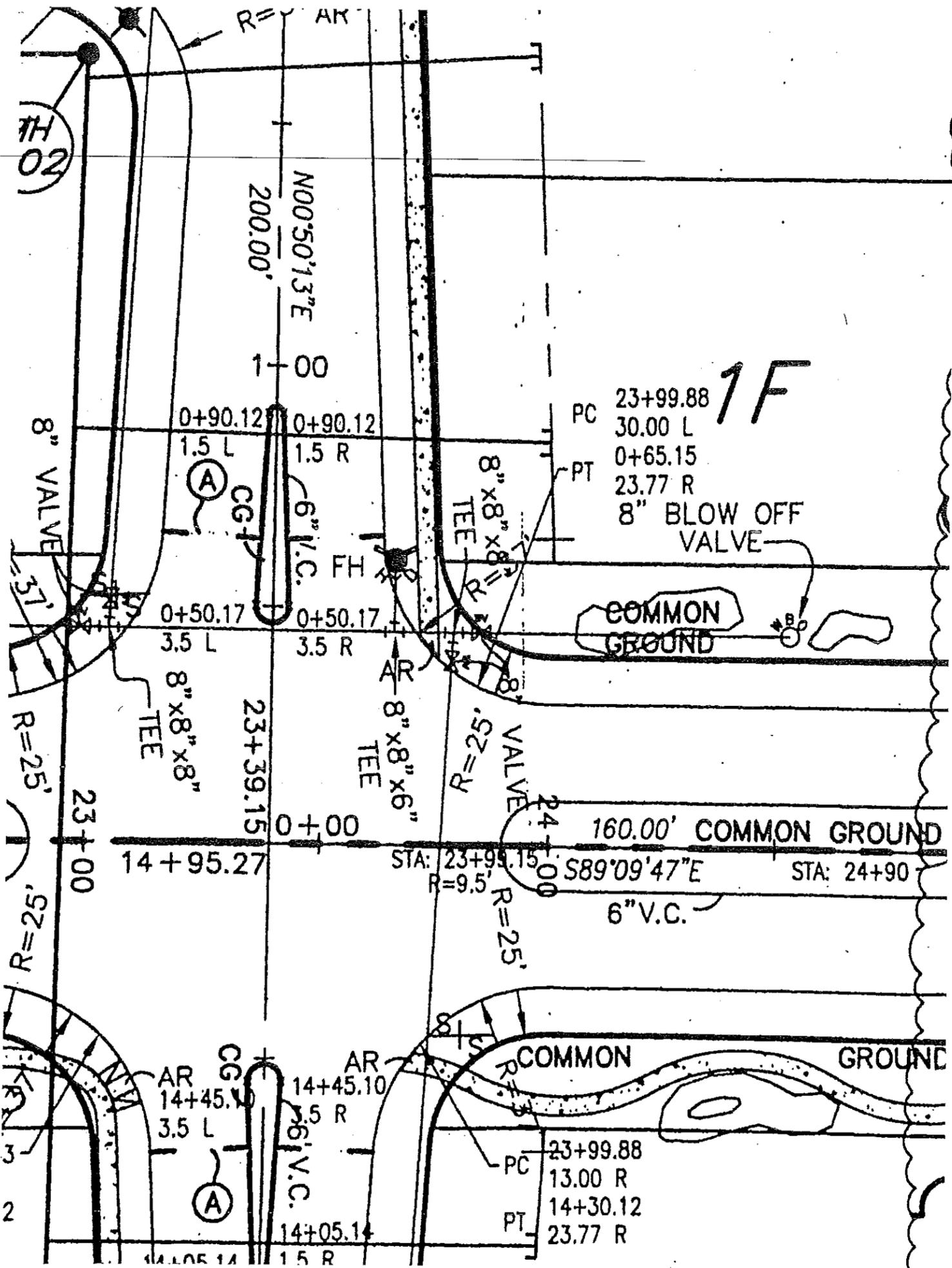
south?

120.00?

not along east line of Garrick Place?

Legal Description

8,088.6 square feet?



1F
 PC 23+99.88
 30.00 L
 PT 0+65.15
 23.77 R
 8" BLOW OFF VALVE

160.00' COMMON GROUND
 STA: 23+99.15 S89°09'47"E STA: 24+90
 6" V.C.

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

7H
 02

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