

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

**BOARD OF ALDERMEN
WORKSHOP AGENDA
APRIL 19, 2017
5:30 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Proposed Amendments to Chapter 215 of the Municipal Code Regarding Nuisances (Mayor)
2. Acceptance of the Dedication of the Streets and Storm Sewers – Leighton Hollow, Village C Subdivision (Kehoe)
3. Permanent Utility Easement StorageQ (Kehoe)
4. ICD Color Run
5. Short Term Goals (0 – 3 year projects)
6. Long Term Goals (3 – 10 year projects)
7. Review of Board of Aldermen Meeting Agenda (04-19-17)

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

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,
MISSOURI, AMENDING TITLE II OF THE MUNICIPAL
CODE OF THE CITY OF DARDENNE PRAIRIE BY
DELETING CHAPTER 215 IN ITS ENTIRETY;
ENACTING, IN LIEU THEREOF, A NEW CHAPTER 215;
PROVIDING PROCEDURES FOR THE ABATEMENT OF
NUISANCES AND THE LEVYING OF SPECIAL TAX
BILLS FOR THE COST OF SUCH ABATEMENT;
PROVIDING PROCEDURES FOR DISPOSING OF
ABANDONED PROPERTY; AND OTHER MATTERS
RELATED THERETO**

WHEREAS, pursuant to § 79.370, RSMo., the Board of Aldermen of the City of Dardenne Prairie, Missouri, has the power to pass ordinances for the prevention of nuisances and their abatement; and

WHEREAS, pursuant to § 67.398, RSMo., the Board of Aldermen has the authority to provide for the abatement of a condition of any lot or land that has the presence of a nuisance which is unhealthy or unsafe and declared to be a public nuisance; and

WHEREAS, pursuant to § 71.780, RSMo., the Board of Aldermen has “the power to suppress all nuisances which are, or may be, injurious to the health and welfare of the inhabitants of said cities, or prejudicial to the morals thereof, within the boundaries of said cities and within one-half mile of the boundaries thereof. Such nuisances may be suppressed by the ordinances of said cities, or by such act or order as the charters of said cities authorize them to adopt. If the nuisance is suppressed within the city limits, the expense for abating the same may be assessed against the owner or occupant of the property, and against the property on which said nuisance is committed, and a special tax bill may be issued against said property for said expenses;” and

WHEREAS, pursuant to § 71.285, RSMo., the Board of Aldermen has the authority to declare tall grass and weeds and accumulations of trash on property to be a nuisance; and

WHEREAS, § 304.156.9, RSMo., authorizes the City to adopt an ordinance regulating the removal and sale of abandoned property, consistent with §§ 304.155 to 304.158, RSMo.; and

WHEREAS, § 304.159, RSMo., provides that “Any city ... may prohibit, by ordinance, the storage of inoperable vehicles or other vehicles deemed by such city ... to constitute a public safety hazard;” and

WHEREAS, the Board of Aldermen hereby finds and determines that it is necessary to establish procedures consistent with State law for the timely abatement of public nuisances and disposition of abandoned property within the City;

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

SECTION 1. That Chapter 215 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby deleted in its entirety and replaced, in lieu thereof, with a new Chapter 215, which shall read as follows:

CHAPTER 215. NUISANCES

ARTICLE I. GENERALLY

SECTION 215.010: NUISANCES AFFECTING HEALTH.

A. For the purposes of this Article, the terms set out in this Subsection A shall have the following meaning:

HEARING OFFICIAL: An official, or his/her designee, designated by the Mayor to preside over hearings regarding the existence of a public nuisance under this Article.

INTERESTED PARTIES: All owners and occupants, lessees, lienholders, mortgagees, and all other persons having an interest in the property as shown by the records of the St. Charles County Recorder of Deeds.

CODE ENFORCEMENT OFFICER: The official, or his/her designee, appointed by the Mayor with the approval of a majority of the Board of Aldermen under Section 115.230 of the Municipal Code, who shall have the authority to investigate the existence of public nuisances and undertake nuisance abatement under this Article.

PROPERTY: One or more lots, tracts, or areas of land.

B. The following are declared to be public nuisances:

1. All decayed or unwholesome food offered for sale to the public or offered to the public at no charge.
2. All diseased animals running at large.
3. All ~~ponds or pools of~~ stagnant water in ponds or pools.
4. Carcasses of dead animals not buried or destroyed within twenty-four (24) hours after death.
5. Accumulations, wheresoever they may occur, of manure, rubbish, trash, garbage, refuse, junk and human and industrial, noxious or offensive waste, except the normal storage on a farm of manure for agricultural purposes. Accumulations also include partially dismantled or wrecked motor vehicles, equipment or machinery, causing or threatening to cause an environmental or fire hazard, or causing or threatening to cause the accumulation of stagnant water, or causing or threatening to cause the inhabitation therein of rats, mice, snakes or vermin of any kind which are or may be dangerous or prejudicial to the public health.
6. Garbage cans which are not fly-tight, that is, garbage cans which do not prevent the entry of flies, insects and rodents.

7. The pollution of any well, cistern, spring, underground water, stream, lake, canal or body of water by sewage or industrial wastes or other substances harmful to human beings.

8. Dense smoke, noxious fumes, gas and soot, or cinders in unreasonable quantities, or the presence of any gas, vapor, fume, smoke, dust or any other toxic substance on, in or emitted from the equipment of any premises in quantities sufficient to be toxic, harmful or injurious to the health of any employee or to any premises, occupant or to any other person.

9. Common drinking cups, roller towels, combs, brushes or eating utensils in public or semi-public places where not properly sanitized after use.

10. Any vehicle used for septic tank cleaning which does not meet the requirements of this Municipal Code of the City of Dardenne Prairie, Missouri.

11. Any vehicle used for garbage or rubbish disposal which is not equipped with a watertight metal body and provided with a tight metal cover or covers and so constructed as to prevent any of the contents from leaking, spilling, falling or blowing out of such vehicle at any time, except while being loaded, or not completely secured and covered so as to prevent offensive odors from escaping therefrom or exposing any part of the contents at any time.

12. Any and all infestations of flies, fleas, roaches, lice, ticks, rats, mice, snakes, or vermin of any kind, fly maggots, mosquito larvae and hookworm larvae.

~~13. The keeping of animals and fowls in any area within the City not zoned for agricultural uses except pet cats and dogs, animals in public or licensed zoos, and farm animals in laboratories.~~

14. Unlicensed dumps and licensed dumps not operated or maintained in compliance with the Municipal Code of the City of Dardenne Prairie, Missouri and the Statutes of the State of Missouri.

~~15~~14. No person shall discharge or cause to be discharged into a stormwater system any waste materials, liquids, vapor, fat, gasoline, benzene, naphtha, oil or petroleum product, mud, straw, lawn clippings, tree limbs or branches, metal or plastic objects, rags, garbage or any other substance which is capable of causing an obstruction to the flow of the storm system or interfere with the proper operation of the system or which will pollute the natural creeks or waterways.

~~16~~15. The open storage of inoperable vehicles or other vehicles deemed by the City to constitute a public safety hazard. Nothing in this Sub-subsection ~~16-15~~ shall apply to a vehicle which is completely enclosed within a locked building or locked fence and not visible from adjacent public or private property, nor to any vehicle upon the property of a business licensed as salvage, swap, junk dealer or towing facility so long as the business is operated in compliance with its business license and the property is in compliance with applicable zoning ordinances. Nothing in this Section shall apply to construction and agricultural equipment which is not required to be licensed for travel on public roads and which is placed and/or stored in compliance with all other ordinances of the City.

a. No automobile repair business or automobile dealer or storage facility may have vehicles that are in a state of being dismantled in plain view.

b. Automobile repair businesses and storage facilities shall not store unregistered vehicles in the public view. To the extent that automobile dealerships, except new motor vehicle franchise dealerships, perform repair services for the public at large or repair vehicles owned by the owner or operator of such dealership, unregistered vehicles in need of or awaiting repair shall not be stored in public view by such dealership. All such vehicles must either be stored inside a building or within a fenced and screened area behind the front building line of the business. In the case of a storage facility, the fenced area must be screened from view from adjacent public or private property.

1716. All other acts, practices, conduct, business, occupation callings, trades, uses of property and all other things detrimental or certain to be detrimental to the health of the inhabitants of the City of Dardenne Prairie.

C. Unlawful To Cause, Maintain Within City Or One-Half Mile Thereof. It is unlawful for any interested party to cause, permit or maintain a nuisance on any property within the City of Dardenne Prairie or within one-half (½) mile of the corporate limits of the City of Dardenne Prairie, Missouri. Additionally, it is unlawful for any person or his/her agent, servant, representative or employee to cause or maintain a nuisance on the land or property of another with or without permission.

SECTION 215.020: REGULATION OF PORTABLE STORAGE UNITS.

A. As used in this Section, the following terms shall mean as follows:

ACCESSORY BUILDING: A subordinate building customarily incidental to and located on the same lot occupied by a main building, subordinate in area, extent, or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building. For the purposes of this Section, an accessory building differs from a temporary storage device, portable on demand storage unit and storage shed in that it is constructed pursuant to a building permit, and is permanently affixed to realty.

PORTABLE STORAGE UNIT: A container designed, constructed and commonly used for non-permanent placement on property for the purpose of temporary storage of personal property.

STORAGE SHED: A prefabricated structure designed, intended and installed on property primarily for the long term storage of yard, pool and garden equipment and similar personal property.

STORAGE TRAILERS: Includes trucks, trailers and other vehicles or parts of vehicles designed to be hitched or attached to trucks, tractors or other vehicles for movement from place to place used as a temporary storage device.

B. It shall be unlawful and deemed a public nuisance for any person to park, place or suffer placement of a portable storage unit upon any lot or property in the City of Dardenne Prairie other than on a concrete, asphalt or other improved surface.

C. It shall be unlawful and deemed a public nuisance for any person to park, place or suffer placement of a portable storage unit upon any lot or property in the City of Dardenne Prairie for

more than fourteen (14) consecutive days or on more than three (3) occasions in any twelve (12) month period.

D. A permit may be obtained from the City of Dardenne Prairie to extend the fourteen (14) day time frame, on only one (1) occasion, for no more than fourteen (14) additional days for an administrative fee of twenty-five dollars (\$25.00). A permit must be obtained for each portable storage unit.

E. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried out pursuant to a valid building permit, nor to the placement of permitted accessory buildings or storage sheds.

SECTION 215.030: ABATEMENT PROCEDURE

A. *Initial Investigation of Nuisances.* Whenever a complaint is made to a law enforcement officer, the Code Enforcement Officer, or other official of the City regarding the existence of a public nuisance, the Code Enforcement Officer shall promptly cause to be inspected the property on which it is alleged that such public nuisance exists.

B. *Summary Abatement of Nuisances.* After investigation of the alleged public nuisance, if the Code Enforcement Officer determines that a public nuisance exists and poses an immediate specifically identified risk to public health or safety, the Code Enforcement Officer may immediately abate the public nuisance. Such abatement costs shall be certified by the City Clerk and assigned to the annual real estate tax bill for the property. When summary abatement is authorized, prior notice of the abatement to any interested party is not required. Following summary abatement, the Code Enforcement Officer shall cause to be posted on the property at which the nuisance abatement occurred a notice describing the action(s) taken to abate the nuisance. If the public nuisance involves a dangerous building, the City shall follow the procedures in Chapter 505 of the Municipal Code.

C. *Abatement of Nuisances in Other Cases.* Upon receiving a complaint, or as a result of investigation by the Code Enforcement Officer, whenever the Code Enforcement Officer has probable cause to believe that a public nuisance exists and summary abatement under Subsection B is not required, the Code Enforcement Officer shall cause written notice to be delivered by personal service, first-class mail certified mail, return receipt requested, to both the occupant of the property at the property address and the owner of property at the last known address of the owner, if not the same. Such notice shall contain:

1. A statement that the Code Enforcement Officer has probable cause to believe that a public nuisance exists at the property in violation of this Article;
2. A specific description of each condition of the lot or land declared to be a public nuisance;
3. Identification of the action required to remedy the public nuisance;
3. An order to abate or commence removal of each condition identified in the notice within a reasonable time, but not less than ten (10) days;
4. An order that if the property continues to be used in such a manner, a hearing will be held before the Hearing Official to determine the existence of a public nuisance at the property, and, if a public nuisance is determined to exist at the property, the Hearing Official will determine an appropriate penalty including, but not limited to, an abatement

order and/or an order that the property may not be occupied for a period not to exceed one (1) year; and

5. That the hearing may be held without the presence of any interested party.

If any interested party's address is unknown and cannot be located, notice may be given by posting at the property and publication in a newspaper of general circulation in the City, once per week for two consecutive weeks.

D. After reasonable time to pursue removal or abate the nuisance, if the Code Enforcement Officer has probable cause to believe that a public nuisance continues to exist at the property, the Code Enforcement Officer shall cause a second (2nd) notice to be served on the owner and occupant of the property in accordance with the procedures of Subsection C. Said notice shall advise the owner and occupant that:

1. The Code Enforcement Officer believes that a public nuisance continues to exist at the property; and

2. The Hearing Official will hold a hearing at a specified date and time, not sooner than ten (10) days after the date of the second (2nd) notice, and at a location specified in the notice, to determine whether a public nuisance exists at the property.

E. *Hearing.* The Hearing Official shall conduct a full and adequate hearing upon the question of whether a public nuisance exists. At the hearing, interested parties may be represented by counsel, and all interested parties shall have an opportunity to be heard and present such evidence as is relevant to a determination of:

1. Whether ~~or not~~ a public nuisance exists or does not exist;

2. Whether the procedures required by this Article have been substantially followed; and

3. Whether the interested party(ies) knew of the existence of the public nuisance at the property.

The testimony shall be under oath, which may be administered by the Hearing Official, and a written record of the hearing may be prepared by a reporter, the cost of which shall be borne by the party requesting the creation of the record. In lieu of a written record of the hearing, the Hearing Official may order that an audio recording of all testimony be made and a copy thereof preserved and, if needed, subsequently transcribed, which record then shall be used for all purposes the same as a transcript reported by a reporter.

F. *Order of the Hearing Official.* After hearing all evidence, the Hearing Official shall issue an order making specific findings of fact and conclusions of law, based upon competent and substantial evidence, finding whether ~~or not~~ a public nuisance exists or does not exist at the property. All such orders shall be in writing, state the evidence supporting the order, and shall be delivered to the owner and occupant of the property by first-class mail, certified mail, return receipt requested, personal delivery, or by publication to any owner or occupant whose address is unknown, and if notice is published or such order provides that the property shall be closed for a certain period, then such order shall also be posted at the property.

G. If the Hearing Official finds and determines that a public nuisance exists at the property, he/she may order that the public nuisance be abated. The Hearing Official shall set a reasonable

time frame, based upon the character of public nuisance, in which such abatement must be completed. The Hearing Official, upon written application by the owner or occupant, may grant additional time for an owner or occupant to effect the abatement of the public nuisance, provided that such extension is limited to a specific time frame. If the owner or occupant fail to abate the public nuisance within such time frame, the City may enter onto the affected property to abate such public nuisance and all costs incurred by the City shall be the responsibility of the interested party(ies). Further, if the Hearing Official finds that the interested party(ies) knew of the existence of the public nuisance at the property or failed to abate the public nuisance after being ordered to do so, the Hearing Official may also order, in lieu of City abatement, that the property be closed and not occupied or used for a period of time not to exceed one (1) year.

H. *Appeals.* Any interested party may appeal the decision of the Hearing Official pursuant to the procedures of Chapter 536, RSMo., as amended, within thirty (30) days of the date an order is issued.

I. *Costs To Be Certified.* The costs of performance of the abatement order and the proof of notice to the owner of the property shall be certified to the City Clerk, who shall cause a special tax bill therefor against the property to be prepared and collected by the City Collector with other taxes assessed against the property. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be deemed a personal debt against the property owners and shall also be a lien on the property from the date the tax bill is delinquent until paid. Each special tax bill shall be issued by the City Clerk and delivered to the City Collector on or before the first day of June of each year. Such tax bills if not paid when due shall bear interest at the rate of eight (8) percent per annum.

J. The closure of any property pursuant to this Article shall not constitute an act of possession, ownership or control by the City of the closed property.

K. Nothing contained in this Article shall relieve the interested parties of any property from complying with the building, fire, property maintenance, and zoning codes or any other ordinance that regulate the condition or use of the property.

SECTION 215.040: VIOLATIONS AND PENALTIES

A. It shall be unlawful for any person to:

1. Cause or maintain any public nuisance.
2. Fail to obey an order to cease and/or abate a public nuisance issued pursuant to this Article.
3. Occupy, use or permit any other person to occupy or use any property ordered closed pursuant to this Article.
4. Damage or remove any notice or order posted at any property pursuant to this Article.

Any persons who shall commit such unlawful acts or otherwise violate this Article shall be deemed guilty of an offense and upon each conviction within a twelve month period shall be punished by a fine of two hundred dollars for the first violation, two hundred seventy-five dollars for the second violation, three hundred fifty dollars for the third violation, and four hundred fifty

dollars for the fourth and any subsequent violations. Each and every day any violation of the provisions of this Article continues shall constitute a separate offense.

B. In addition to any and all other remedies available to the City under this Article, in law or in equity, the City Attorney, or such other person authorized by the Board of Aldermen, is authorized to initiate a civil action to cause the abatement or removal of any public nuisance under this Article or any other ordinance of this City, or under the laws of the State of Missouri.

C. In the event the City initiates a civil action to cause the abatement or removal of any public nuisance, the City shall be authorized to seek the award of costs and reasonable attorney's fees upon the successful prosecution of such civil action from the court.

ARTICLE II. WEEDS, HIGH GRASS OR OTHER VEGETATION, AND TRASH

SECTION 215.050: WEEDS, HIGH GRASS OR OTHER VEGETATION, AND TRASH.

A. Failure To Keep Weeds, High Grass And Other Vegetation Cut And Removed, A Nuisance. Except as otherwise provided in Section 71.285, RSMo., as amended, all persons owning any lot, tract of land or ground in the City, except property zoned for agricultural purposes, shall keep the weeds, high grass and other vegetation growing on such property cut and removed. Whenever such weeds, high grass or other vegetation shall attain the height of six (6) inches, it shall be deemed a public nuisance.

B. Allowing Trash to Accumulate, A Nuisance. Except as otherwise provided in Section 71.285, RSMo., as amended, all persons owning any lot, tract of land or ground in the City shall not allow trash to accumulate on such property. Whenever trash accumulates on any lot, tract of land or ground in the City, it shall be deemed a public nuisance.

C. Unlawful To Maintain Such Nuisance. It shall be unlawful for any person to create or maintain a nuisance as defined in Subsections A or B.

D. Liability. Whenever weeds, high grass or other vegetation in violation of Subsection A of this Section are allowed to grow, or whenever trash is allowed to accumulate in violation of Subsection B of this Section, on any part of any lot, tract of land or ground within the City, the owner of the lot, tract of land or ground or, in case of joint tenancy, tenancy by entireties or tenancy in common, each owner thereof shall be liable.

E. Notice. The Code Enforcement Officer shall give a hearing after ten (10) days' notice thereof either personally or by United States mail to the owner or owners, or his/her or their agents, or by posting such notice on the premises; thereupon, the Code Enforcement Officer may declare the weeds, high grass, other vegetation or trash accumulation to be a nuisance and order the same to be abated within five (5) days.

F. Disposition.

1. In case the weeds, high grass or other vegetation are not cut down and removed within the five (5) days, the Code Enforcement Officer shall have the weeds, high grass or other vegetation cut down and removed and shall certify the costs of same to the City Clerk.

2. In case the accumulated trash is not removed within the five (5) days, the Code Enforcement Officer shall have the trash removed and shall certify the costs of same to the City Clerk

G. Tax Bill. The cost of abatement includes a fee for the City's costs in administering this Section, which fee shall not exceed fifty dollars (\$50.00) per hour. The City Clerk shall cause a special tax bill therefore against the property to be prepared and to be collected by the City Collector with other taxes assessed against the property; and the tax bill from the date of its issuance shall be a first (1st) lien on the property until paid and shall be prima facie evidence of the recitals therein and of its validity, and no mere clerical error or informality in the same, or in the proceedings leading up to the issuance, shall be a defense thereto. Each special tax bill shall be issued by the City Clerk and delivered to the City Collector on or before the first (1st) day of June of each year. Such tax bills if not paid when due shall bear interest at the rate of eight percent (8%) per annum.

H. Recurring Offense. If weeds, high grass or other vegetation are allowed to grow, or trash is allowed to accumulate, on the same property in violation of this Section more than once during the same growing season in the case of weeds, high grass or other vegetation, or more than once during a calendar year in the case of trash, the Code Enforcement Officer may order that the weeds, high grass, other vegetation or trash in violation of this Section be abated within five (5) business days after notice is sent to or posted on the property. In case the weeds, high grass, other vegetation or trash in violation of this Section are not removed within the five (5) days, the Code Enforcement Officer may have the weeds, high grass, other vegetation or trash in violation of this Section removed and the cost of the same shall be billed in the manner described in Subsection G of this Section.

I. Penalty. Any person violating any of the provisions of this Section, upon conviction, shall be punished by a fine of:

1. Fifty dollars (\$50.00) for the first (1st) violation;
2. One hundred dollars (\$100.00) on the second (2nd) violation;
3. Two hundred dollars (\$200.00) on the third (3rd) violation; and
4. Five hundred dollars (\$500.00) on the fourth (4th) and all additional violations thereafter.

J. Civil Action. Notwithstanding the foregoing, the City may, in addition to or in the alternative to following the procedures set forth above, initiate a civil cause of action in the Circuit Court of St. Charles County, Missouri, for abatement of nuisances within the borders of the City, and the City may, upon successful prosecution of such cause of action, request that the court award reasonable attorney's fees incurred by the City in such action.

ARTICLE III. ABANDONED PROPERTY

SECTION 215.060: DEFINITIONS.

As used in this Article, the following terms shall have the meanings set out herein:

ABANDONED PROPERTY: Any unattended motor vehicle, trailer, all-terrain vehicle, outboard motor or vessel removed or subject to removal from public or private property as provided in this Article, whether or not operational. For any vehicle towed from the scene of an accident at the request of law enforcement and not retrieved by the vehicle's owner within five (5) days of the accident, the agency requesting the tow shall be required to write an abandoned property report or a criminal inquiry and inspection report.

AUTOMOBILE REPAIR BUSINESS: Any business enterprise licensed by the City whose principal purpose is to conduct repairs to motor vehicles.

FREEWAY: A divided state highway with four (4) or more lanes, with no access to the throughways except the established interchanges and with no at-grade crossings.

INTERSTATE HIGHWAY: A state highway included in the national system of interstate highways located within the boundaries of Missouri, as officially designated or as may be hereafter designated by the state highways and transportation commission with the approval of the Secretary of Transportation, pursuant to Title 23, U.S.C., as amended.

PERSON: Any natural person, corporation or other legal entity.

RIGHT-OF-WAY: The entire width of land between the boundary lines of a public road or State highway, including any roadway.

ROADWAY: That portion of a public road or State highway ordinarily used for vehicular travel, exclusive of the berm or shoulder.

STATE HIGHWAY: A highway constructed or maintained by the state highways and transportation commission with the aid of state funds or United States government funds, or any highway included by authority of law in the state highway system, including all right-of-way.

SECTION 215.070: LIMITATION ON DISPLAY FOR SALE OF MOTOR VEHICLES, TRAILERS AND BOATS.

It shall be unlawful for any person, except a person licensed by the City to sell new or used motor vehicles, trailers or boats or a person displaying no more than one (1) operable and/or registered motor vehicle, trailer or boat on any paved or graveled area of property owned or occupied by that person as the person's principal residence, to display or to permit the display of any motor vehicle, trailer or boat within the corporate limits of the City of Dardenne Prairie for purposes of sale of the motor vehicle, trailer or boat. For purposes of this Article, the display on any motor vehicle, trailer or boat of any sign or message written directly on the motor vehicle, trailer or boat indicating the motor vehicle, trailer or boat is for sale shall be deemed to be conclusive evidence of a violation of this Article.

SECTION 215.080: ABANDONED VEHICLES, BOATS AND TRAILERS PROHIBITED.

No person shall abandon any motor vehicle, boat or trailer on the right-of-way of any public road or State highway or on any private real property owned by another without his/her consent.

SECTION 215.090: TOWING OF ABANDONED PROPERTY ON PUBLIC REAL PROPERTY.

A. Any law enforcement officer, or an official of the City where the City's real property is concerned, may authorize a towing company to remove to a place of safety:

1. Any abandoned property on the right-of-way of:

a. Any State highway or interstate highway or freeway in an urbanized area of the City left unattended for ten (10) hours, or immediately if a law enforcement officer determines that the abandoned property is a serious hazard to other motorists, provided that commercial motor vehicles not hauling materials

designated as hazardous under 49 U.S.C. 5103(a) may only be removed under this Section to a place of safety until the owner or owner's representative has had a reasonable opportunity to contact a towing company of choice;

b. Any State highway or interstate highway or freeway outside of an urbanized area of the City left unattended for more than twenty-four (24) hours, or after four (4) hours if a law enforcement officer determines that the abandoned property is a serious hazard to other motorists, provided that commercial motor vehicles not hauling waste designated as hazardous under 49 U.S.C. 5103(a) may only be removed under this Section to a place of safety until the owner or owner's representative has had a reasonable opportunity to contact a towing company of choice;

c. Any state highway other than an interstate highway or freeway in an urbanized area of the City, left unattended for more than ten (10) hours; or

d. Any state highway other than an interstate highway or freeway outside of an urbanized area of the City, left unattended for more than twenty-four (24) hours; provided that commercial motor vehicles not hauling waste designated as hazardous under 49 U.S.C. 5103(a) may only be removed under this Section to a place of safety until the owner or owner's representative has had a reasonable opportunity to contact a towing company of choice;

2. Any unattended abandoned property illegally left standing upon any highway or bridge if the abandoned property is left in a position or under such circumstances as to obstruct the normal movement of traffic where there is no reasonable indication that the person in control of the property is arranging for its immediate control or removal.

3. Any abandoned property which has been abandoned under Section 215.080 herein or Section 577.080, RSMo.

4. Any abandoned property which has been reported as stolen or taken without consent of the owner.

5. Any abandoned property for which the person operating such property is arrested for an alleged offense for which the officer is required to take the person into custody and where such person is unable to arrange for the property's timely removal.

6. Any abandoned property which due to any other State law or City ordinance is subject to towing because of the owner's outstanding traffic or parking violations.

7. Any abandoned property left unattended in violation of a State law or City ordinance where signs have been posted giving notice of the law or where the violation causes a safety hazard.

8. Any abandoned property for which the person operating such property or vehicle eludes arrest for an alleged offense for which the law enforcement officer would have taken the offender into custody.

B. Any law enforcement officer within the City may immediately remove any abandoned, unattended, wrecked, burned or partially dismantled property, spilled cargo or other personal property from the right-of-way of any interstate highway, freeway, or state highway if the abandoned property, cargo or personal property is creating a traffic hazard because of its position

in relation to the interstate highway, freeway, or state highway. The provisions of this Subsection B shall not apply to vehicles transporting any material which has been designated as hazardous under Section 5103(a) of Title 49, U.S.C.

C. Any law enforcement agency authorizing a tow pursuant to this Section in which the abandoned property is moved from the immediate vicinity shall complete a crime inquiry and inspection report. Any law enforcement officer within the City authorizing a tow pursuant to this Section where property is towed away from the immediate vicinity shall report the tow to the local law enforcement agency within two (2) hours along with a crime inquiry and inspection report. Any local government agency, other than a law enforcement agency, authorizing a tow pursuant to this Section where property is towed away from the immediate vicinity shall report the tow to the local law enforcement agency within two (2) hours along with a crime inquiry and inspection report.

D. Neither the law enforcement officer, government agency official nor anyone having custody of abandoned property under his direction shall be liable for any damage to such abandoned property occasioned by a removal authorized by this Section, other than damages occasioned by negligence or by willful or wanton acts or omissions.

SECTION 215.100: TOWING OF ABANDONED PROPERTY ON PRIVATE REAL PROPERTY.

A. Generally. The City may tow motor vehicles from real property which are deemed a public safety hazard pursuant to Section 215.010.AB.16-15 or are derelict, junk, scrapped, disassembled or otherwise harmful to the public health. The City shall perform such tow pursuant to the provisions of Section 215.110. When a local government agency authorizes a tow under this Subsection A, it shall report the tow to the local law enforcement agency within two (2) hours with a crime inquiry and inspection report.

B. Towing Authorized By City. If a person abandons property on any real property owned by another without the consent of the owner or person in possession of the real property, at the request of the person in possession of the real property, any local law enforcement officer may authorize a towing company to remove such abandoned property from the property in the following circumstances:

1. The abandoned property is left unattended for more than forty-eight (48) hours; or
2. In the judgment of a Law Enforcement Officer, the abandoned property constitutes a safety hazard or unreasonably interferes with the use of the real property by the person in possession.

C. Towing Authorized By Real Property Owner, Lessee Or Property Or Security Manager.

1. The owner of real property or lessee in lawful possession of the real property or the property or security manager of the real property may authorize a towing company to remove abandoned property or property parked in a restricted or assigned area without authorization by a Law Enforcement Officer only when the owner, lessee or property or security manager of the real property is present. A property or security manager must be a full-time employee of a business entity. An authorization to tow pursuant to this Subsection C may be made only under any of the following circumstances:

a. Sign. There is displayed in plain view at all entrances to the property a sign not less than seventeen (17) by twenty-two (22) inches in size with lettering not less than one (1) inch in height prohibiting public parking and indicating that unauthorized abandoned property or property parked in a restricted or assigned area will be removed at the owner's expense, disclosing the maximum fee for all charges related to towing and storage, and containing the telephone number of the local traffic law enforcement agency where information can be obtained or a twenty-four (24) hour staffed emergency information telephone number by which the owner of the abandoned property or property parked in a restricted or assigned area may call to receive information regarding the location of such owner's property.

b. Unattended on owner-occupied residential property. The abandoned property is left unattended on owner-occupied residential property with four (4) residential units or less and the owner, lessee or agent of the real property in lawful possession has notified the appropriate law enforcement agency, and ten (10) hours have elapsed since that notification.

c. Unattended on other private real property. The abandoned property is left unattended on private real property and the owner, lessee or agent of the real property in lawful possession of real property has notified the appropriate law enforcement agency, and ninety-six (96) hours have elapsed since that notification.

2. Pursuant to this Section, any owner or lessee in lawful possession of real property that requests a towing company to tow abandoned property without authorization from a law enforcement officer shall at that time complete an abandoned property report which shall be considered a legal declaration subject to criminal penalty pursuant to Section 575.060, RSMo. The report shall be in the form designed, printed and distributed by the Missouri Director of Revenue and shall contain the following:

a. The year, model, make and abandoned property identification number of the property and the owner and any lienholders, if known;

b. A description of any damage to the abandoned property noted by owner, lessee or property or security manager in possession of the real property;

c. The license plate or registration number and the State of issuance, if available;

d. The physical location of the property and the reason for requesting the property to be towed;

e. The date the report is completed;

f. The printed name, address and telephone number of the owner, lessee or property or security manager in possession of the real property;

g. The towing company's name and address;

h. The signature of the towing operator;

i. The signature of the owner, lessee or property or security manager attesting to the facts that the property has been abandoned for the time required by this

Section and that all statements on the report are true and correct to the best of the person's knowledge and belief and that the person is subject to the penalties for making false statements;

j. Space for the name of the law enforcement agency notified of the towing of the abandoned property and for the signature of the Law Enforcement Official receiving the report; and

k. Any additional information the Missouri Director of Revenue deems appropriate.

3. Any towing company which tows abandoned property without authorization from a local law enforcement agency pursuant to Subsection B of this Section shall deliver a copy of the abandoned property report to such local law enforcement agency. The copy may be produced and sent by facsimile machine or other device which produces a near exact likeness of the print and signatures required, but only if the local law enforcement agency has the technological capability of receiving such copy and has registered the towing company for such purpose. The report shall be delivered within two (2) hours if the tow was made from a signed location pursuant to Subsection C.1.a of this Section, otherwise the report shall be delivered within twenty-four (24) hours.

4. The local law enforcement agency, after receiving such abandoned property report, shall record the date on which the abandoned property report is filed with the local law enforcement agency and shall promptly make an inquiry into the National Crime Information Center (NCIC) and any statewide Missouri law enforcement computer system to determine if the abandoned property has been reported as stolen. The local law enforcement agency shall enter the information pertaining to the towed property into the statewide law enforcement computer system and a Law Enforcement Officer shall sign the abandoned property report and provide the towing company with a signed copy.

5. The local law enforcement agency, after receiving notification that abandoned property has been towed by a towing company, shall search the records of the Missouri Department of Revenue and provide the towing company with the latest owner and lienholder information on the abandoned property, and if the tower has online access to the Department of Revenue's records, the tower shall comply with the requirements of Section 304.155, RSMo. If the abandoned property is not claimed within ten (10) working days, the towing company shall send a copy of the abandoned property report signed by a Law Enforcement Officer to the Department of Revenue.

6. No owner, lessee or property or security manager of real property shall knowingly authorize the removal of abandoned property in violation of this Section.

7. Any owner of any private real property causing the removal of abandoned property from that real property shall state the grounds for the removal of the abandoned property if requested by the registered owner of that abandoned property. Any towing company that lawfully removes abandoned property from private property with the written authorization of the property owner or the property owner's agent who is present at the time of removal shall not be held responsible in any situation relating to the validity of the removal. Any towing company that removes abandoned property at the direction of the landowner shall be responsible for:

- a. Any damage caused by the towing company to the property in the transit and subsequent storage of the property; and
- b. The removal of property other than the property specified by the owner of the private real property from which the abandoned property was removed.

D. Damage To Property. The owner of abandoned property removed from private real property may recover for any damage to the property resulting from any act of any person causing the removal of, or removing, the abandoned property.

E. Real Property Owner Liability. Any owner of any private real property causing the removal of abandoned property parked on that property is liable to the owner of the abandoned property for double the storage or towing charges whenever there has been a failure to comply with the requirements of this Article.

F. Written Authorization Required — Delegation Of Authority To Tow.

1. Except for the removal of abandoned property authorized by the local law enforcement agency pursuant to this Section, a towing company shall not remove or commence the removal of abandoned property from private real property without first obtaining written authorization from the real property owner. All written authorizations shall be maintained for at least one (1) year by the towing company.

2. General authorization to remove or commence removal of abandoned property at the towing company's discretion shall not be delegated to a towing company or its affiliates except in the case of abandoned property unlawfully parked within fifteen (15) feet of a fire hydrant or in a fire lane designated by a Fire Department or the State Fire Marshal.

G. Towing Company Liability. Any towing company, or any affiliate of a towing company, which removes or commences removal of abandoned property from private property without first obtaining written authorization from the property owner or lessee, or any employee or agent thereof, who is present at the time of removal or commencement of the removal, except as permitted in Subsection F of this Section, is liable to the owner of the property for four (4) times the amount of the towing and storage charges, in addition to any applicable ordinance violation penalty, for a violation of this Section.

SECTION 215.110: GENERAL PROVISIONS AND PROCEDURES.

A. Payment Of Charges. The owner of abandoned property removed as provided in this Article shall be responsible for payment of all reasonable charges for towing and storage of such abandoned property.

B. Crime Inquiry And Inspection Report. Upon the towing of any abandoned property pursuant to Section 215.090 or under authority of a Law Enforcement Officer or local governmental agency pursuant to Section 215.100, the law enforcement agency that authorized such towing or was properly notified by another government agency of such towing shall promptly make an inquiry with the National Crime Information Center (NCIC) and any statewide Missouri law enforcement computer system to determine if the abandoned property has been reported as stolen and shall enter the information pertaining to the towed property into the statewide law enforcement computer system.

If the abandoned property is not claimed within ten (10) working days of the towing, the tower who has online access to the Department of Revenue's records shall make an inquiry to

determine the abandoned property owner and lienholder, if any, of record. In the event that the records of the Department of Revenue fail to disclose the name of the owner or any lienholder of record, the tower shall comply with the requirements of Subsection (3) of Section 304.156, RSMo. If the towner does not have online access, the law enforcement agency shall submit a crime inquiry and inspection report to the Missouri Director of Revenue. The law enforcement agency shall also provide one (1) copy of the report to the storage facility and one (1) copy to the towing company. A towing company that does not have online access to the Department's records and that is in possession of abandoned property after ten (10) working days shall report such fact to the law enforcement agency with which the crime inquiry and inspection report was filed. The crime inquiry and inspection report shall be designed by the Director of Revenue and shall include the following:

1. The year, model, make and property identification number of the property and the owner and any lienholders, if known;
2. A description of any damage to the property noted by the Law Enforcement Officer authorizing the tow;
3. The license plate or registration number and the State of issuance, if available;
4. The storage location of the towed property;
5. The name, telephone number and address of the towing company;
6. The date, place and reason for the towing of the abandoned property;
7. The date of the inquiry of the National Crime Information Center, any statewide Missouri law enforcement computer system, and any other similar system which has titling and registration information to determine if the abandoned property had been stolen. This information shall be entered only by a local law enforcement agency;
8. The signature and printed name of the Law Enforcement Officer authorizing the tow and the towing operator;
9. The name of the towing company, the signature and printed name of the towing operator, and an indicator disclosing whether the tower has online access to the Department's records; and
10. Any additional information the Missouri Director of Revenue deems appropriate.

C. Reclaiming Property. The owner of such abandoned property, or the holder of a valid security interest of record, may reclaim it from the towing company upon proof of ownership or valid security interest of record and payment of all reasonable charges for the towing and storage of the abandoned property.

D. Lien for Reasonable Charges. Any person who removes abandoned property at the direction of a law enforcement officer or an officer of a government agency where that agency's real property is concerned as provided in this Section shall have a lien for all reasonable charges for the towing and storage of the abandoned property until possession of the abandoned property is voluntarily relinquished to the owner of the abandoned property or to the holder of a valid security interest of record. Any personal property within the abandoned property need not be released to the owner thereof until the reasonable or agreed charges for such recovery, transportation or safekeeping have been paid or satisfactory arrangements for payment have been

made, except that any medication prescribed by a physician shall be released to the owner thereof upon request. The company holding or storing the abandoned property shall either release the personal property to the owner of the abandoned property or allow the owner to inspect the property and provide an itemized receipt for the contents. The company holding or storing the property shall be strictly liable for the condition and safe return of the personal property. Such lien shall be enforced in the manner provided under Section 304.156, RSMo.

E. Lienholder Repossession. If a lienholder repossesses any motor vehicle, trailer, all-terrain vehicle, outboard motor or vessel without the knowledge or cooperation of the owner, then the reposessor shall notify the local law enforcement agency where the repossession occurred within two (2) hours of the repossession and shall further provide the local law enforcement agency with any additional information the local law enforcement agency deems appropriate. The local law enforcement agency shall make an inquiry with the National Crime Information Center and the Missouri statewide law enforcement computer system and shall enter the repossessed vehicle into the statewide law enforcement computer system.

F. Notice To Owner/Tow Lien Claim. Any towing company which comes into possession of abandoned property pursuant to this Article and who claims a lien for recovering, towing or storing abandoned property shall give notice to the title owner and to all persons claiming a lien thereon, as disclosed by the records of the Missouri Department of Revenue or of a corresponding agency in any other State. The towing company shall notify the owner and any lienholder within ten (10) business days of the date of mailing indicated on the notice sent by the Missouri Department of Revenue pursuant to Section 304.156, RSMo., by certified mail, return receipt requested. The notice shall contain the following:

1. The name, address and telephone number of the storage facility;
2. The date, reason and place from which the abandoned property was removed;
3. A statement that the amount of the accrued towing, storage and administrative costs are the responsibility of the owner, and that storage and/or administrative costs will continue to accrue as a legal liability of the owner until the abandoned property is redeemed;
4. A statement that the storage firm claims a possessory lien for all such charges;
5. A statement that the owner or holder of a valid security interest of record may retake possession of the abandoned property at any time during business hours by proving ownership or rights to a secured interest and paying all towing and storage charges;
6. A statement that, should the owner consider that the towing or removal was improper or not legally justified, the owner has a right to request a hearing as provided in this Section to contest the propriety of such towing or removal;
7. A statement that if the abandoned property remains unclaimed for thirty (30) days from the date of mailing the notice, title to the abandoned property will be transferred to the person or firm in possession of the abandoned property free of all prior liens; and
8. A statement that any charges in excess of the value of the abandoned property at the time of such transfer shall remain a liability of the owner.

G. A towing company may only assess reasonable storage charges for abandoned property towed without the consent of the owner. Reasonable storage charges shall not exceed the charges for vehicles which have been towed with the consent of the owner on a negotiated basis. Storage

charges may be assessed only for the time in which the towing company complies with the procedural requirements of Sections 304.155 to 304.158, RSMo.

H. Physical Search Of Property. In the event that the Missouri Department of Revenue notifies the towing company that the records of the Department of Revenue fail to disclose the name of the owner or any lienholder of record, the towing company shall attempt to locate documents or other evidence of ownership on or within the abandoned property itself. The towing company must certify that a physical search of the abandoned property disclosed no ownership documents were found and a good faith effort has been made. For purposes of this Section, "good faith effort" means that the following checks have been performed by the company to establish the prior State of registration and title:

1. Check of the abandoned property for any type of license plates, license plate record, temporary permit, inspection sticker, decal or other evidence which may indicate a State of possible registration and title;
2. Check the law enforcement report for a license plate number or registration number if the abandoned property was towed at the request of a law enforcement agency;
3. Check the tow ticket/report of the tow truck operator to see if a license plate was on the abandoned property at the beginning of the tow, if a private tow; and
4. If there is no address of the owner on the impound report, check the law enforcement report to see if an out-of-state address is indicated on the driver license information.

I. Petition In Circuit Court. The owner of the abandoned property removed pursuant to this Article or any person claiming a lien, other than the towing company, within ten (10) days after the receipt of notification from the towing company pursuant to Subsection F of this Section may file a petition in the Associate Circuit Court in the County where the abandoned property is stored to determine if the abandoned property was wrongfully taken or withheld from the owner. The petition shall name the towing company among the defendants. The petition may also name the agency ordering the tow or the owner, lessee or agent of the real property from which the abandoned property was removed. The Missouri Director of Revenue shall not be a party to such petition but a copy of the petition shall be served on the Director of Revenue.

J. Notice To Owner. Notice as to the removal of any abandoned property pursuant to this Article shall be made in writing within five (5) working days to the registered owner and any lienholder of the fact of the removal, the grounds for the removal, and the place to which the property has been removed by either:

1. The public agency authorizing the removal; or
2. The towing company, where authorization was made by an owner or lessee of real property.

If the abandoned property is stored in any storage facility, a copy of the notice shall be given to the operator of the facility. The notice provided for in this Section shall include the amount of mileage if available shown on the abandoned property at the time of removal.

K. Tow Truck Requirements. Any towing company which tows abandoned property for hire shall have the towing company's name, City and State clearly printed in letters at least three (3) inches in height on the sides of the truck, wrecker or other vehicle used in the towing.

L. Storage Facilities. Persons operating or in charge of any storage facility where the abandoned property is stored pursuant to this Article shall accept cash for payment of towing and storage by a registered owner or the owner's agent claiming the abandoned property.

M. Disposition Of Towed Property. Notwithstanding the provisions of Section 301.227, RSMo., any towing company who has complied with the notification provisions in Section 304.156, RSMo., including notice that any property remaining unredeemed after thirty (30) days may be sold as scrap property may then dispose of such property as provided in this Subsection M. Such sale shall only occur if at least thirty (30) days has passed since the date of such notification, the abandoned property remains unredeemed with no satisfactory arrangements made with the towing company for continued storage, and the owner or holder of a security agreement has not requested a hearing as provided in Section 304.156, RSMo. The towing company may dispose of such abandoned property by selling the property on a bill of sale as prescribed by the Director of Revenue to a scrap metal operator or licensed salvage dealer for destruction purposes only. The towing company shall forward a copy of the bill of sale provided by the scrap metal operator or licensed salvage dealer to the Director of Revenue within two (2) weeks of the date of such sale. The towing company shall keep a record of each such vehicle sold for destruction for three (3) years that shall be available for inspection by law enforcement and authorized Department of Revenue officials. The record shall contain the year, make, identification number of the property, date of sale, and name of the purchasing scrap metal operator or licensed salvage dealer and copies of all notifications issued by the towing company as required in this Chapter. Scrap metal operators or licensed salvage dealers shall keep a record of the purchase of such property as provided in Section 301.227, RSMo., Scrap metal operators and licensed salvage dealers may obtain a junk certificate as provided in Section 301.227, RSMo., on vehicles purchased on a bill of sale pursuant to the Section.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. 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 4. 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 remainder of this page is intentionally left blank.]

Read two times, passed, and approved this _____ day of _____,
20167.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 20176.

Mayor

Attest:

City Clerk

RBA FORM (OFFICE USE ONLY)

MEETING DATE: 04/13/2017

Regular (☒) Work Session (☒)

ATTACHMENT: YES (☒) NO (☐)

Contract (☒) Ordinance (☒) Other (☐)

Request for Board Action

By: Staff

Ward 3

Description: Acceptance of the Dedication of the Streets and Storm Sewers in the Leighton Hollow, Village C Subdivision and Establishing traffic control for all streets in the Leighton Hollow Subdivision

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

• Summary/Explanation:

The City entered into an escrow agreement with Pulte Homes of St. Louis in 2011 for improvements at the Leighton Hollow, Village C. Since this time, the streets and storm sewers have been completed and the lots have been developed at the subdivision. A copy of the first recommendation for escrow release is attached for your reference. This recommendation includes a final release of the escrow established and held for the rough grading, streets and street signs, storm sewers, erosion control/detention, and common amenities.

The following traffic controls are recommended:

1. Speed limit of 25 miles per hour on
 - a. Leighton Estates Court,
 - b. Durham Garden Drive,
 - c. Keighly Crossing from its intersection with Leighton Hollow Drive traveling south and
 - d. Regents Court.
2. Stop sign erected giving notice thereof, drivers traveling on the following streets shall stop before proceeding at every intersection:
 - a. Northbound Leighton Estates Drive at Weldon Spring Road
 - b. Eastbound Leighton Hollow Drive at Weldon Spring Road
 - c. Westbound Leighton Hollow Drive at Keighly Crossing
 - d. Southbound Durham Garden Court at Leighton Hollow Drive
 - e. Northbound Durham Garden Drive at Leighton Hollow Drive
 - f. Westbound Durham Garden Drive at Keighly Crossing
 - g. Eastbound Keighly Crossing at Regents Court
 - h. Northbound Regents Court at Durham Garden Drive

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

Ongoing maintenance of the streets and storm sewers.

RBA requested by: L. R. Kehoe

Date: 4/13/2017



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

April 13, 2017

Mayor David Zucker
City of Dardenne Prairie
2032 Hanley Rd.
Dardenne Prairie, MO 63368

Subject: Escrow Established by Pulte Homes of St. Louis, LLC - Release No. 1 - Final
Leighton Hollow Lot C
Dardenne Prairie Project No. 970047

Dear Mayor Zucker:

Per the request of Pulte Homes of St. Louis, LLC, and our inspection of the subject development, we recommend a 100% release of the escrow amount established by Pulte Homes of St. Louis, LLC and being held by the City for the completion of the subject development in the amount of \$99,518.71. This is a final release of escrow established by Pulte Homes of St. Louis, LLC for the subject development.

The attached deposit account summary form details the total escrow amounts being held by the City and the amount recommended for this release.

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

Attachment

cc: Board of Aldermen
Kim Clark, City Clerk
Jeff Amelong, Building Code Official
Benjamin Keane, P.E., Pulte Homes of St. Louis, LLC

DARDENNE

www.DardennePrairie.org

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

Escrow Account Summary**970047_Leighton Hollow****Leighton Hollow Subdivision - Village C****Pulte Homes of St. Louis, LLC****Escrow Release No.: 1 - Final**

Last Updated: 04/13/2017

Item	Original Escrow Amount	Previously Released Amount	Reimbursed This Period*	Released To Date	Outstanding Balance
Sanitary Sewers	\$0.00	\$0.00	\$0.00	0%	\$0.00
Water Mains	\$0.00	\$0.00	\$0.00	0%	\$0.00
Rough Grading	\$4,141.23	\$0.00	\$4,141.23	100%	\$0.00
Site/Street	\$11,860.53	\$0.00	\$11,860.53	100%	\$0.00
Storm Sewer	\$13,081.97	\$0.00	\$13,081.97	100%	\$0.00
Erosion Control/Detention	\$35,446.18	\$0.00	\$35,446.18	100%	\$0.00
Common Amenities	\$34,988.80	\$0.00	\$34,988.80	100%	\$0.00
Other	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTALS	\$99,518.71	\$0.00	\$99,518.71	100%	\$0.00

☒ This release is recommended by the City Engineer☐ This release has been approved by the Board of Aldermen

Prepared by:

Kehoe Engineering Company, Inc.
Luke R. Kehoe, P.E., City Engineer

RBA FORM (OFFICE USE ONLY)

MEETING DATE: 04/13/2017

Regular (☒) Work Session (☒)

ATTACHMENT: YES (☒) NO (☐)

Contract (☐) Ordinance (☒) Other (☐)

Request for Board Action

By: Staff

Ward 2

Description: **Permanent Utility Easement
StorageQ**

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

• **Summary/Explanation:**

The Board of Aldermen recently approved the development of the property commonly known as 7351 Highway N. As part of this development and in congruence with the City-approved site improvement plans, the property owner has prepared the attached permanent utility easement.

This permanent utility easement conveys rights to the City to build and maintain public utilities on the subject property and the ability to convey those rights to specific utility companies.

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

None – the City is not obligated to invoke the conveyed rights.

RBA requested by: L. R. Kehoe

Date: 4/13/2017

DOCUMENT TYPE: PERMANENT UTILITY EASEMENT

DATE OF DOCUMENT: 3-6-17

GRANTOR: STORAGEQ1 LLC
12675 ROTT ROAD
ST. LOUIS, MO 63127

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

PROPERTY ADDRESS: 7351 HIGHWAY N
DARDENNE PRAIRIE, MO 63368

CITY/MUNICIPALITY: CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

LEGAL DESCRIPTION: A TRACT OF LAND IN US SURVEY 1669, TOWNSHIP 46
NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY,
MISSOURI.

REFERENCE DEED: DEED BOOK 5503 PAGE 1310

PERMANENT UTILITY EASEMENT

TO WHOM IT MAY CONCERN:

KNOWN ALL MEN BY THESE PRESENTS. That *StorageQ1 LLC*, ("Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid by The City of Dardenne Prairie, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on the City of Dardenne Prairie, its successors and assigns the right to build and maintain public utilities, including the right to confer upon AmerenUE, Centurylink Telephone Company, Laclede Gas Company, Duckett Creek Sanitary Sewer District and Public Water Supply District #2 any public utility easement rights deemed necessary, on the tract of ground legally described and as shown hachured on the attached "Utility Easement Exhibit" marked Exhibit "A" and made a part hereof, and also a temporary easement area adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned public utilities, as set forth on Exhibit "A". The City of Dardenne Prairie may from time to time enter upon said easement area to construct, reconstruct, maintain, or repair the aforesaid public utilities, and may assign its rights herein to the State of Missouri, County of St. Charles, AmerenUE, Centurylink Telephone Company, Laclede Gas Company, Duckett Creek Sanitary Sewer District and Public Water Supply District #2. The permanent utility easement(s) hereby granted is irrevocable and shall continue forever.

Grantor does hereby covenant to the City of Dardenne Prairie that Grantor is lawfully seized and possessed of the real estate above described that Grantor has a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that Grantor shall forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties hereto have executed these presents the day and years first above written.

GRANTOR:

StorageQ1 LLC,

By: Dale Stoecklein, manager

Name: Dale Stoecklein, manager

Title: Manager

GRANTEE:

City of Dardenne Prairie

By: _____

Name: _____

Title: _____

STATE OF MO)

SS.

COUNTY OF St. Louis)

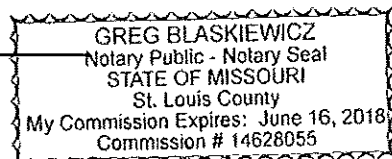
On this 6 day of March, 2017 before me personally appeared Dale A Stoecklein who being by me duly sworn did say that he/she is a member of StorageQ1 LLC, a Limited Liability Company duly organized and existing under the laws of the state of Missouri, and that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of its members and that said member, declared said instrument to be the free act and deed of said Limited Liability Company.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: 6/16/18

Notary Public: [Signature]

Print Name: Greg Blaskiewicz



STATE OF _____)

SS.

COUNTY OF _____)

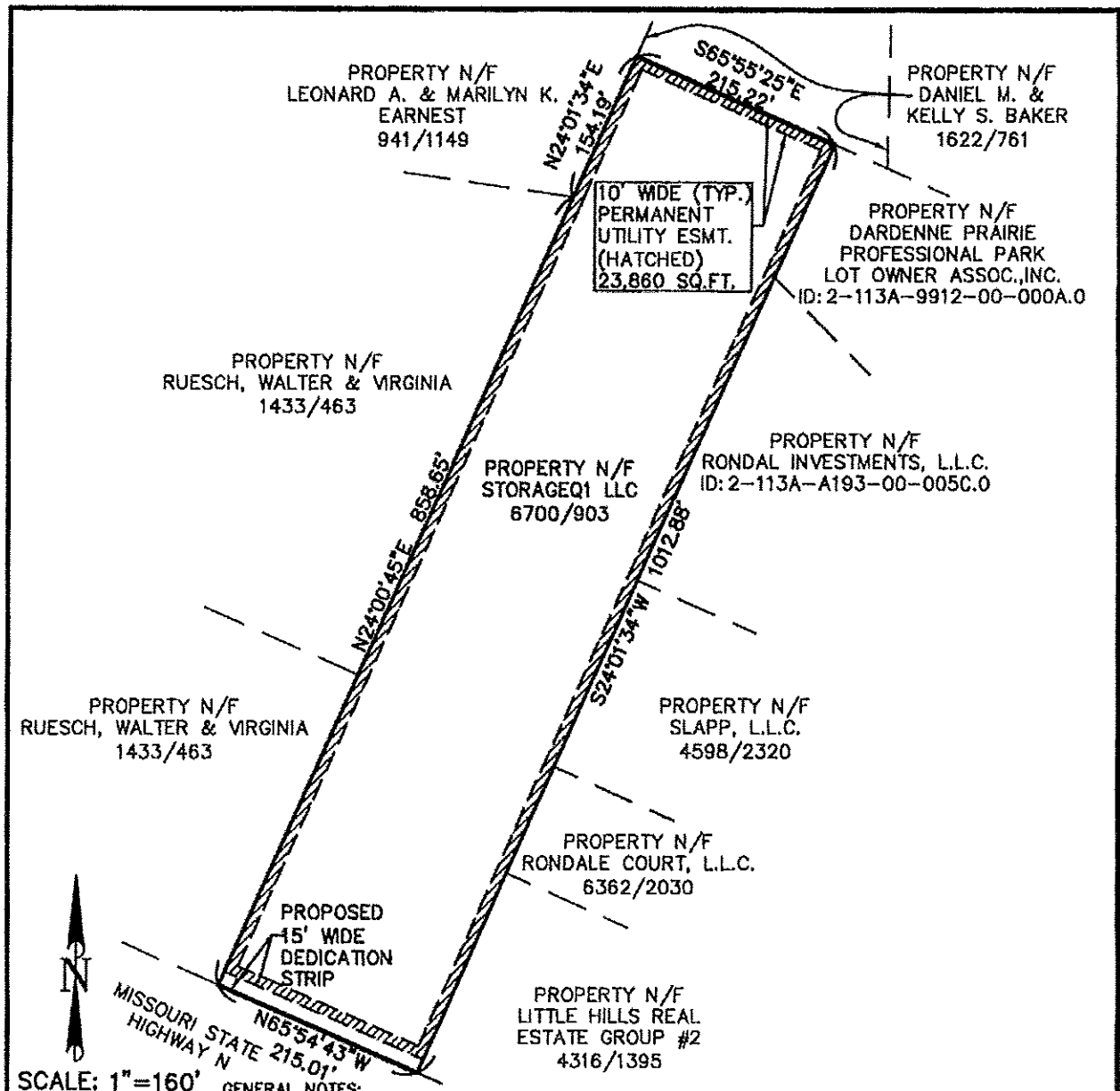
On this _____ day of _____, 20____ before me personally appeared _____ who being by me duly sworn did say that he/she is the _____ of the City of Dardenne Prairie, Missouri, a Municipal Corporation of the State of Missouri and that the seal affixed to the foregoing is the seal of said City, and that said instrument was signed and sealed in behalf of said city, by authority of its Board of Alderman; and that said _____ acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: _____

Notary Public: _____

Print Name: _____



SCALE: 1"=160'

GENERAL NOTES:

1. BEARING SYSTEM FOR THIS EXHIBIT ADOPTED FROM "RESUBDIVISION OF LOT 5 OF DARDENNE PRAIRIE PROFESSIONAL PARK" AS RECORDED IN PLAT BOOK 44, PAGES 1-2, OF THE ST. CHARLES COUNTY RECORDS.
2. THIS EXHIBIT DOES NOT CONSTITUTE AN ACTUAL BOUNDARY SURVEY.

EXHIBIT A

DATE 02/10/2017
DRAWN DRK

PERMANENT UTILITY EASEMENT

INITIALS:

PROJECT 10-15035
FILE PUE-EX.DWG

A TRACT OF LAND IN
U.S. SURVEY 1669
TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

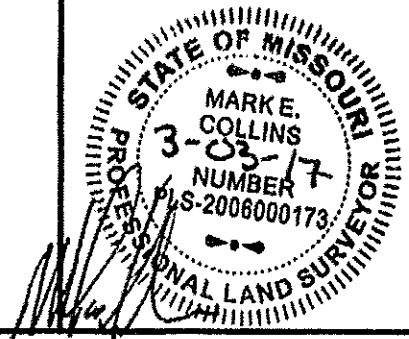


EXHIBIT A

RBA FORM (OFFICE USE ONLY)

MEETING DATE: 5/3/17

Regular (x) Work Session (x)

ATTACHMENT: YES (x) NO ()

Contract () Ordinance () Other (x)

Request for Board Action

By: Staff

Ward 3

- **Description:** 2nd Annual ICD Color Run

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

-
- **Summary/Explanation:**

Same plan as last year. ICD would like to host their Back to School Color Run on Saturday, August 19, 2017 at 8:30 until approximately until 10:30 am

Grades K-8 will participate in a 1.3 mile run/walk.

Parade Route: Exit White Birch Lane, North on Hanley to Pheasant Meadow Drive, turn around on/at Pheasant Meadow drive, South on Hanley, West on Feise (left) up to Technology, East on Feise, South on Hanley, West(right) on White Birch into ICD parking lot.

There will be four color stations along the route spraying FDA approved, food grade corn starch infused with bright colors onto the runners. It is biodegradable and will wash away with water. Adults will wash the streets with buckets of water after race is completed.

There is only a slight impact at Feise and Hanley's intersection which should last no longer than 15 minutes.

They have received permission from the Wentzville Fire District, as well as St. Charles County Police.

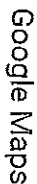
-
- **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

RBA requested by: Terri Voss _____

Date: 4-7-17

dardenne church

August 6th 2016 ICD Color Run



Wentzville Fire Protection District
209 West Pearce Boulevard, Wentzville, Missouri 63385
636.327.6239 fax 636.639.1364
www.wentzvillefire.org

Verified w/
Fire Marshall
4/7/17

APPLICATION FOR OCCUPANCY PERMIT

Please TYPE or PRINT

Date: 4/5/17

Address: 2089 Hanley Rd City: Dardenne Prairie Zip: 63368

Business Name: Immaculate Conception School HSD

Business Telephone Number: (314) 583-0831 Business E-mail: sarah.e.rallo@gmail.com

Business Use: ICD Color Run to be held 8/19/2017

EMERGENCY CONTACT INFORMATION

Primary Contact Name: Sarah Rallo

Cell: (314) 583-0831 E-mail: sarah.e.rallo@gmail.com

Secondary Contact Name: Meghan Meyer

Cell: (314) 614-1087 E-mail: meghankmeyer79@gmail.com

BUILDING OWNER INFORMATION

Owner Name: Dan Mullenschlader - Principal

Address: 2089 Hanley Rd City: Dardenne Prairie State/Zip: MO 63368

Telephone Number: (636) 561-4450 E-mail: dan.mullenschlader@icdschool.org

I do hereby make this application for an Occupancy Permit and agree to comply with all codes, ordinances and requirements of the Wentzville Fire Protection District. I understand that this Occupancy Permit may be revoked at any time for failure to comply with these requirements.

Sarah E. Rallo
Applicant Name (print)


Applicant Name (signature)

FOR OFFICE USE ONLY

Fee paid (amount): _____ Date: _____ Permit Number: _____

Approval Date: _____ Approved By: _____

Revised Jan 2014

Terri Voss

From: Sarah Rallo <sarah.e.rallo@gmail.com>
Sent: Thursday, April 06, 2017 8:58 PM
To: Terri Voss
Subject: Fwd: ROUTE APPROVAL NEEDED: Immaculate Conception Color Run

Hi Terri,

See below email of route approval from Sergeant Brian Clay at St. Charles County PD. I will also forward you the approval from fire and then also our Application for Permit and a map of the route. Thanks Terri and please let me know if you need anything else.

Sarah Rallo
314-583-0831

----- Forwarded message -----

From: Clay, Brian <BClay@sccmo.org>
Date: Tue, Mar 28, 2017 at 2:46 PM
Subject: RE: ROUTE APPROVAL NEEDED: Immaculate Conception Color Run
To: Sarah Rallo <sarah.e.rallo@gmail.com>
Cc: "Hunt, Chris" <CHunt@sccmo.org>

Yes, I see no potential problems with the route. Remember that if you need officers to assist with traffic control, you'll need to contact Sgt. Chris Hunt. I hope this satisfies what the City of Dardenne Prairie is asking for. If you need anything else, don't hesitate to ask.

Respectfully,

Sergeant Brian Clay, DSN 564

Community Education Division Supervisor

St. Charles County Police Department

101 Sheriff Dierker Ct.

O'Fallon, MO 63366

Office: 636-949-3068

Mobile: 314-393-8230



ST. CHARLES COUNTY
POLICE
An Honor to Serve | A Duty to Protect

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From: Sarah Rallo [mailto:sarah.e.rallo@gmail.com]
Sent: Tuesday, March 28, 2017 1:35 PM
To: Clay, Brian; Hunt, Chris
Subject: Fwd: ROUTE APPROVAL NEEDED: Immaculate Conception Color Run

See below from Dardenne Prairie. Is there some kind of approval letter you can send to me? Or just an email so I can get this on the May 3rd agenda? Thanks so much!

Sarah Rallo

314-583-0831

Begin forwarded message:

From: Terri Voss <terriv@dardenneprairie.org>
Date: March 28, 2017 at 1:24:40 PM CDT
To: "sarah.e.rallo@gmail.com" <sarah.e.rallo@gmail.com>
Subject: RE: ROUTE APPROVAL NEEDED: Immaculate Conception Color Run

Good afternoon,

If everything is still the same from last year, I would be happy to submit a Request to the Board of Alderman once I have confirmation from the Wentzville Fire District, ambulance, EMT and the St. Charles County Police Department. If you can have verification for me by April 26, 2017 It would be on the May 3 Board of Alderman agenda to pass. Thank you! Terri

From: Kim Clark
Sent: Tuesday, March 28, 2017 12:22 PM
To: Terri Voss <terriv@dardenneprairie.org>
Subject: FW: ROUTE APPROVAL NEEDED: Immaculate Conception Color Run

Terri

Google Maps

Google Maps

ICD Color Run Route
for Approval

Map data ©2015 Google 1000 ft

Start at ICD Soccer Fields/Parking Lot
East on White Birch

North (left) on Hanley

all the way to Pheasant Meadow Drive

turn around on/at Pheasant meadow Dr

South on Hanley

West on Feise (left) up to Technology

turn around on Technology

East on Feise

South (right) on Hanley

West (right) on White Birch



ST. CHARLES COUNTY
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From: Sarah Rallo [mailto:sarah.e.rallo@gmail.com]
Sent: Tuesday, March 28, 2017 2:45 PM
To: Clay, Brian
Cc: Hunt, Chris
Subject: Re: ROUTE APPROVAL NEEDED: Immaculate Conception Color Run

Yes, please see attached. Thank you.

On Tue, Mar 28, 2017 at 1:52 PM, Clay, Brian <BClay@sccmo.org> wrote:

There is no attachment for the route to this email. Can you send it again?

Respectfully,

Sergeant Brian Clay, DSN 564

Community Education Division Supervisor

St. Charles County Police Department

101 Sheriff Dierker Ct.

O'Fallon, MO 63366

Office: 636-949-3068

Mobile: 314-393-8230

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

BOARD OF ALDERMEN
MEETING AGENDA
APRIL 19, 2017
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

Mayor Zucker
Alderman Klingerman
Alderman Nay
Alderman Gotway
Alderman Koch
Alderman Wandling
Alderman Santos

OPEN FORUM

PROCLAMATION – Arbor Day

CONSENT AGENDA

1. Board of Aldermen Minutes 04-05-17
2. Workshop Summary 04-05-17
3. Expenditures for Approval 04-19-17
4. Annual Report – BaratHaven Community Improvement District
5. Annual Report – Bryan Road Community Improvement District
6. Treasurer's Report – As of 3-31-17
7. Pulte Homes – Escrow Release – Leighton Hollow, Village C - \$99,518.71

ITEMS REMOVED FROM CONSENT AGENDA

NEW BUSINESS

1. **Bill # 17-21**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING TITLE II OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE BY DELETING CHAPTER 215 IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW CHAPTER 215; PROVIDING PROCEDURES FOR THE ABATEMENT OF NUISANCES AND THE LEVYING OF SPECIAL TAX BILLS FOR THE COST OF SUCH ABATEMENT; PROVIDING PROCEDURES FOR DISPOSING OF ABANDONED PROPERTY; AND OTHER MATTERS RELATED THERETO

2. **Bill # 17-22**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO ACCEPT THE GRANT OF A PERMANENT UTILITY EASEMENT FROM STORAGEQ1 LLC

3. **Bill # 17-23**

AN ORDINANCE PROVIDING FOR THE ACCEPTANCE OF THE DEDICATION OF THE STREETS AND STORM SEWERS IN VILLAGE C OF THE LEIGHTON HOLLOW AMENDED SUBDIVISION

4. **Bill # 17-24**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SCHEDULES I AND II OF TITLE III OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE; PROVIDING FOR PERMANENT STOP SIGNS IN THE CITY; AND ESTABLISHING SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY WITH TRAFFIC VIOLATIONS TO BE CONTROLLED BY THE ST. CHARLES COUNTY POLICE DEPARTMENT

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

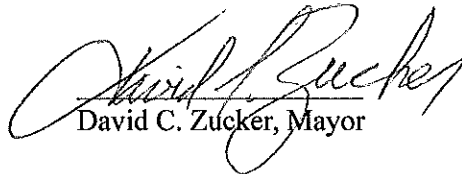
WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, I, DAVID C. ZUCKER, MAYOR OF THE CITY OF DARDENNE PRAIRIE, DO HEREBY PROCLAIM THE LAST FRIDAY IN APRIL OF EACH YEAR 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 19th DAY OF APRIL, 2017.




David C. Zucker, Mayor

BOARD OF ALDERMEN MINUTES

APRIL 5, 2017

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:06 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

Present at roll call were Mayor Zucker, Aldermen Wandling (via video conferencing), Klingerman, Gotway, and Nay. Alderman Santos and Koch were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's John Young and Drew Weber. Staff member Jeff Amelong was also in attendance.

OPEN FORUM – No one present to speak.

CONSENT AGENDA

1. Board of Aldermen Minutes 3-15-17 and Special Meeting 03-29-17
2. Workshop Summary 3-15-17
3. Expenditures for Approval 4-5-17

With no objections, the consent agenda was approved.

NEW BUSINESS

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to approve Resolution #280. Roll call was as follows:

Alderman Koch – Absent	Alderman Klingerman- Aye
Alderman Santos – Absent	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Aye

Resolution #280

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 2017

A motion was made by Alderman Gotway, Seconded by Alderman Nay to read Bill #17-20 for the first time by short title only. Motion passed unanimously.

Bill # 17-20

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING EXECUTION OF A DEPOSIT AGREEMENT GUARANTEEING IMPROVEMENTS WITH LETTER OF CREDIT FOR STORAGEQ

A motion was made by Alderman Gotway, Seconded by Alderman Nay to read Bill #17-20 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Nay, Seconded by Alderman Klingerman to put Bill #17-20 to final vote. Roll call was as follows:

Alderman Koch – Absent	Alderman Klingerman- Aye
Alderman Santos – Absent	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Aye

Mayor Zucker declared Bill #17-20 passed and designated it to be Ordinance #1853.

ADJOURNMENT

With no objections, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Kim Clark
City Clerk

WORKSHOP SUMMARY

APRIL 5, 2017

The City of Dardenne Prairie workshop session was called to order at 5:32 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 Zucker, Aldermen Nay, Klingerman and Gotway. Aldermen Koch, Santos, and Wandling were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's John Young and Drew Weber. Staff members Gay and Amelong were also in attendance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Report on Promo Campaign by KSDK, Channel 5 (Gay)
2. Refund Policy for the Parks & Recreation Department (Dewinters)
3. Proposed Amendments to Chapter 215 of the Municipal Code Regarding Nuisances (Mayor)
4. Federal Funding for Transportation Alternatives Program (Kehoe)
5. Amend municipal code to authorize temporary fireworks stand on property at Town Square Shopping Center (Mayor)
6. Short Term Goals (0 – 3 year projects)
7. Long Term Goals (3 – 10 year projects)
8. Review of Board of Aldermen Meeting Agenda (04-05-17)

STAFF COMMUNICATIONS

Mayor Zucker mentioned the following:

- Congratulated the Aldermen on the election
- Status of the Annexations
- Basement Leak
- Concession Stand Contract
- Backstop Project Completed
- Cricket Ribbon Cutting
- Operation Clean Stream
- Easter Egg Hunt
- Mayors Ball

Without objection, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Kim Clark, City Clerk

EXPENDITURES FOR APPROVAL
4/19/2017

1 Acculift	Basement Repair	4,380.00
2 Ameren	Street Lights to 04-03-17	46.36
3 Ameren	Street Lights to 04-06-17	106.45
4 Ameren	Hanley Traffic Light	10.24
5 Buchheit Supply, Inc.	Mulch	90.74
6 City of Lake St. Louis	Annual Judges Dues & Conference - Shared Cost	147.87
7 County Land Maintenance	Fertilizer/Weed Control	1,699.00
8 Court-Missouri Department of Revenue	Crime Victims: March, 2017	720.13
9 Court-Sheriff Retirement Fund	Retirement Fund: March, 2017	300.00
10 Court-St. Charles County-Dom Violence Fund	Court Fines: March, 2017	202.00
11 Court-Treasurer; State of Missouri	POST Fees: March, 2017	101.00
12 First Bank	Credit Card Charges	1,350.49
13 GFI Digital	Copies	249.20
14 Hamilton Weber LLC	February, 2017 Legal Fees	6,499.76
15 Hamilton Weber LLC	March, 2017 Legal Fees	7,422.80
16 Insurance: FCL Dental	Dental: May, 2017	307.94
17 MO Dept of Revenue	Quarterly Sales Tax Report	35.00
18 MyGov	April, 2017	720.00
19 Office Essentials	Office Supplies	188.01
20 Parks: Butch Wax & The Hollywoods	6/17/17 Performance	2,800.00
21 Parks: Fanfare	7/15/17 Performance	850.00
22 Parks: Joe Mellenthin	8/19/17 Performance	1,800.00
23 Promotions Pronto	Clothing: Parks & Business Promotions	382.25
24 R & R Contracting	Porta Potties	368.00
25 St. Charles County Municipal League	Annual Dues	750.00
26 Stratus Building Solutions	City Hall Cleaning: April, 2017	385.00
27 Tan Tar A Resort	Conference Lodging: Smith	432.00
28 The Newsmagazine Network	Newsletter	2,800.00
29 Thoele	Gasoline Charges to 3/29/17	640.36
30 Thoele Asphalt Paving & Sealcoating	Asphalt at Backstops	12,070.00
31 Windstream	Phone Service	627.48
	48,482.08	
32 Kehoe Engineering	Reimbursable Engineering: March, 2017 (85%)	2,178.13
33 Kehoe Engineering	Engineering: March, 2017	9,605.20
	60,265.41	

Approved by Board of Aldermen 4/19/17

Mayor David C. Zucker

**BaratHaven
Community Improvement District**

Annual Report
Fiscal Year End December 31, 2016

City of Dardenne Prairie, Missouri

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

Table of Contents

1. Annual Report Overview	3
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4. District Legal Description	5
5. District Boundary Map	8
6. District Financials	8

1. Annual Report Overview

This Annual Report is submitted to Dardenne Prairie, Missouri (the "City") and the Missouri Department of Economic Development 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").

2. District Description

BaratHaven is a mixed-use development, located in the City of Dardenne Prairie, Missouri. The 200-acre project is located south of WingHaven and west of Henning Road in St. Charles County.

The project contains 243 homes, including town homes, villas and single-family residences. BaratHaven also includes 17 acres of commercial space along Highway 40-61. There is a 16-acre lake for fishing and recreation, a 97-acre park that meanders through the development.

Reporting Period:	January 1, 2016 through December 31, 2016	
Date District Established:	February 15, 2006	
Enacting Ordinance:	City of Dardenne Prairie Ordinance No. 992	
CID Special Assessment:	\$1.00 per \$100 assessed valuation	
Municipality:	City of Dardenne Prairie 2032 Hanley Road Dardenne Prairie, MO 63368 Phone: 636/561-1718	
County:	St. Charles County	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O'Fallon, MO 63368 Phone: 636/561-8602	
Governing Board of Directors:	Chair	William Laskowsky
	Vice Chair / Secretary	Craig Stankovich
	Treasurer	Tom Vonderheid
	Director	Michael Luna
	Director	Dale Grove
	Assistant Secretary	Laura Lashley
	Executive Director	Robert Klahr

3. Purpose

In order to accommodate the development, significant transportation and public infrastructure improvements were constructed. More specifically, the improvements include:

1. Construct a collector road to be known as BaratHaven Boulevard;
2. Construct 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. Construct an interior loop road that provides access to that portion of the commercial/retail development located to the south of BaratHaven Boulevard;
4. Construct 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).

4. District Legal Description

LEGAL DESCRIPTION OF: BARATHAVEN CID
03-1289
114.61 Acres

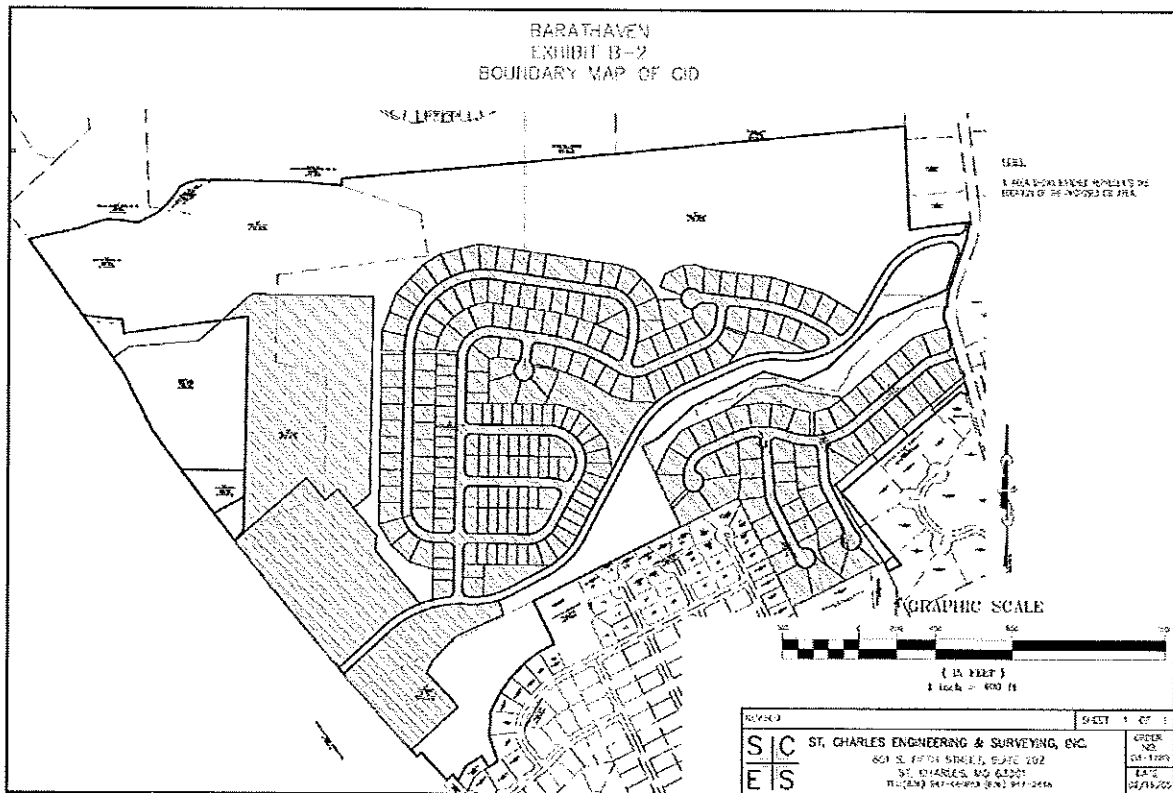
A tract of land being part of U.S. Surveys 1641 and 1669, Township 46 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri, being further described as follows;

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

The District financials are included within the attachments of this report. The financials provide the tax revenues, tax expenditures, any outstanding indebtedness, and fund balances for the District. Please refer to the Financial Report and Budget Resolution attached.

Attachments:

- Audited financial statements for Fiscal Year Ending December 31, 2015
- Resolutions from Fiscal Year Ending December 31, 2016
 - o **Resolution 16-001**, approving a real property tax levy at the rate of \$1.00 per \$100.00 assessed valuation for the tax year ending December 31, 2016; and authorizing certain actions in connection therewith
 - o **Resolution 16-002**, amending the budget for the fiscal year ending December 31, 2016; approving the preliminary budget of the district for the fiscal year ending December 31, 2017 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
 - o **Resolution 16-003**, amending resolution no. 06-011 to update certain officers and agents of the district who are authorized to order the payment of money from the account opened and maintained by the district at UMB Bank, N.A.

BaratHaven
Community Improvement District

Basic Financial Statements

And Management's Discussion and Analysis

For The Year Ended December 31, 2015

BaratHaven Community Improvement District

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100 North Sixth Street • Hannibal, Missouri 63401-0796 • Phone: (573) 241-1234 • Fax: (573) 241-1234

Independent Auditor's Report

To the Board of Directors
BaratHaven Community Improvement District
Dardenne Prairie, Missouri

We have audited the accompanying cash basis financial statements of the governmental activities and each major fund of BaratHaven Community Improvement District as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities and each major fund of BaratHaven Community Improvement District as of December 31, 2015, and the respective changes in cash basis financial position thereof for the year then ended in accordance with the cash basis of accounting as described in Note 1.

Independent Auditor's Report (Concluded)

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Disclaimer of Opinion on Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise BaratHaven Community Improvement District's basic financial statements. The management's discussion and analysis and budgetary comparison information on pages 3-6 and 17-23, which are the responsibility of management, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2016, on our consideration of the BaratHaven Community Improvement District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering BaratHaven Community Improvement District's internal control over financial reporting and compliance.

Wade Stables P.C.

Wade Stables P.C.
Certified Public Accountants

May 27, 2016
Hannibal, Missouri

**Management's Discussion
and Analysis**

BaratHaven Community Improvement District

Management's Discussion and Analysis For the Year Ended December 31, 2015 (Unaudited)

The discussion and analysis of BaratHaven Community Improvement District's financial performance provides an overview and analysis of the District's financial statements for the years ended December 31, 2015 and December 31, 2014. It should be read in conjunction with the accompanying basic financial statements.

Financial Highlights

- The assets of BaratHaven Community Improvement District exceeded its liabilities at the close of the year ended December 31, 2015 by \$2,110. Of this amount, \$2,110 (unrestricted net position) could be used to meet the District's ongoing obligations to citizens and creditors.
- The assets of BaratHaven Community Improvement District exceeded its liabilities at the close of the year ended December 31, 2014 by \$13,269. Of this amount, \$13,269 (unrestricted net position) could be used to meet the District's ongoing obligations to citizens and creditors.
- The District's total net position decreased by \$11,159 for the year ended December 31, 2015. The primary reason for this is because the District received \$149,529 in total revenues and spent \$160,688 on total expenses.
- The District's total net position increased by \$8,364 for the year ended December 31, 2014. The primary reason for this is because the District received \$152,755 in total revenues and spent \$144,391 on total expenses.
- The District did not issue any additional debt for the years ending December 31, 2015 or 2014.

Using This Special Purpose Framework

The financial statements are presented on a basis of cash receipts and cash disbursements, a basis of accounting other than Generally Accepted Accounting Principles (GAAP). These statements include all assets and liabilities arising from cash transactions; a basis of accounting takes into consideration all of the current year's revenues collected and expenditures paid, but does not include capital assets, amounts due in the future from others, or liabilities payable from future revenues.

Overview of the Financial Statements

The discussion and analysis serves as an introduction to BaratHaven Community Improvement District's basic financial statements. The District's financial statements are comprised of two components, combined government-wide and fund financial statements and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Combined Government-wide and Fund Financial Statements

Government-wide and Fund financial statements are combined as allowed by the Governmental Accounting Standards Board for special purpose governments. As such, these combined statements show each major fund as well as the primary government as a whole.

Governmental Fund - All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of the funds and the balance left at year-end that is available for spending. The funds are reported using the cash basis of accounting. This measurement focus reports on revenues received and expenditures paid during the period. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

The BaratHaven Community Improvement District internally maintains five individual governmental funds, however, to conform with Governmental Accounting Standards, reporting is summarized into three major funds. Information is presented in the Statement of Net Position - Cash Basis, for the General Fund, the Debt Service Fund, and the Project Fund, which are all considered major funds. The General Fund consists of: the Special Trust Fund, the Revenue Fund, and the Operating Fund. Internal fund information is shown as other supplementary information.

BaratHaven Community Improvement District

Management's Discussion and Analysis For the Year Ended December 31, 2015 (Unaudited)

Notes to Financial Statements

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

The District as a Whole – Government-Wide Financial Analysis

The District's combined net position were \$2,110 as of December 31, 2015.

**Table 1
Summary of Net Position
at December 31, 2015 and 2014**

	Governmental Activities	
	2015	2014
Current and other assets	\$ 2,110	\$ 13,269
Total Assets	\$ 2,110	\$ 13,269
Net position:		
Restricted	\$ -	\$ -
Unrestricted	2,110	13,269
Total Net Position	\$ 2,110	\$ 13,269

**Table 2
Changes in Net Position**

	Governmental Activities	
	2015	2014
General Revenues:		
Taxes	\$ 149,526	\$ 152,752
Interest income	3	3
Total revenues	\$ 149,529	\$ 152,755
Expenses:		
General government	\$ 12,451	\$ 12,555
Interest expense	148,237	131,836
Total expenses	\$ 160,688	\$ 144,391
Increase (decrease) in net position	\$ (11,159)	\$ 8,364
Net Position at beginning of year	13,269	4,905
Net Position at end of year	\$ 2,110	\$ 13,269

PROPERTY, PLANT AND EQUIPMENT AND DEBT

Property, Plant and Equipment

During the years ending December 31, 2015 and 2014, the District did not have any additional capital additions.

Debt

As of the year ended December 31, 2015, the District had \$2,135,000 in revenue notes payable. The District did not make any principal payments, but made interest payments of \$148,237 during the year.

As of the year ended December 31, 2014, the District had \$2,135,000 in revenue notes payable. The District did not make any principal payments, but made interest payments of \$131,836 during the year.

BaratHaven Community Improvement District
Management's Discussion and Analysis
For the Year Ended December 31, 2015
(Unaudited)

General Fund Budgeting Highlights

For the year ended December 31, 2015, actual expenditures on a budgetary basis were \$12,451, compared to the final budget amount of \$12,565. The \$114 positive variance was mainly the result of the District budgeting too much for legal and professional fees.

For the year ended December 31, 2014, actual expenditures on a budgetary basis were \$12,555, compared to the final budget amount of \$12,565. The \$10 positive variance was mainly the result of the District budgeting too much for insurance expenses.

For the year ended December 31, 2015, actual revenues on a budgetary basis were \$149,527, compared to the budget amount of \$148,234. The \$1,293 positive variance was mainly the result of the District not budgeting enough for CID Property Tax Revenues.

For the year ended December 31, 2014, actual revenues on a budgetary basis were \$152,755, compared to the budget amount of \$148,654. The \$4,101 positive variance was mainly the result of the District not budgeting enough for CID Property Tax Revenues.

Debt Service Fund Budgeting Highlights

For the year ended December 31, 2015, actual expenditures on a budgetary basis were \$148,237, compared to the final budget amount of \$148,237, resulting in a \$0 variance.

For the year ended December 31, 2014, actual expenditures on a budgetary basis were \$131,836, compared to the final budget amount of \$131,836, resulting in a \$0 variance.

For the year ended December 31, 2015, actual revenues on a budgetary basis were \$2, compared to the budget amount of \$2, resulting in a \$0 variance.

For the year ended December 31, 2014, actual revenues on a budgetary basis were \$0, compared to the budget amount of \$0, resulting in a \$0 variance.

Project Fund Budgeting Highlights

For the year ended December 31, 2015, actual expenditures on a budgetary basis were \$0, compared to the final budget amount of \$0, resulting in a \$0 variance.

For the year ended December 31, 2014, actual expenditures on a budgetary basis were \$0, compared to the final budget amount of \$0, resulting in a \$0 variance.

For the year ended December 31, 2015, actual revenues on a budgetary basis were \$0, compared to the final budget amount of \$0, resulting in a \$0 variance.

For the year ended December 31, 2014, actual revenues on a budgetary basis were \$0, compared to the final budget amount of \$0, resulting in a \$0 variance.

BaratHaven Community Improvement District

Management's Discussion and Analysis
For the Year Ended December 31, 2015
(Unaudited)

Economic Factors and Next Year's Budget

Local, national and international economic factors influence the District's revenues. Positive economic growth correlates with increased revenues from property taxes. Economic growth in the local economy may be measured by a variety of indicators such as employment growth, unemployment, and new construction and assessed valuation. The District has prepared its budget for the next fiscal year considering the economic factors discussed above.

Contacting the District's Financial Management

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional information, contact the District.

BaratHaven Community Improvement District

Governmental Funds Balance Sheet/
Statement of Net Position - Cash Basis
December 31, 2015

Assets	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Net Position
Cash and equivalents	\$ 2,110	\$ -	\$ -	\$ 2,110	\$ -	\$ 2,110
Total Assets	\$ 2,110	\$ -	\$ -	\$ 2,110	\$ -	\$ 2,110
Liabilities and Fund Balances / Net Position						
Fund Balance:						
Restricted for:						
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects	-	-	-	-	-	-
Unassigned	2,110	-	-	2,110	(2,110)	-
Total Liabilities and Fund Balances	\$ 2,110	\$ -	\$ -	\$ 2,110	\$ (2,110)	\$ -
Net Position:						
Restricted for:						
Debt Service					\$ -	\$ -
Capital Projects					-	-
Unrestricted					2,110	2,110
Total Net Position					\$ 2,110	\$ 2,110

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

BaratHaven Community Improvement District

Governmental Fund Revenues, Expenditures, and Changes in Fund Balances and
Statement of Activities - Cash Basis
For the Year Ended December 31, 2015

	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Activities
Expenditures/Expenses:						
Trustee fees	\$ 2,385	\$ -	\$ -	\$ 2,385	\$ -	\$ 2,385
Bank fees	181	-	-	181	-	181
Administrative expenses	5,000	-	-	5,000	-	5,000
Insurance expense	1,514	-	-	1,514	-	1,514
Legal and professional fees	971	-	-	971	-	971
Audit fees	2,400	-	-	2,400	-	2,400
Interest expense	-	148,237	-	148,237	-	148,237
Total Expenditures/Expenses	\$ 12,451	\$ 148,237	\$ -	\$ 160,688	\$ -	\$ 160,688
General Revenues:						
CID property tax revenues	\$ 149,526	\$ -	\$ -	\$ 149,526	\$ -	\$ 149,526
Interest income	1	2	-	3	-	3
Total General Revenues	\$ 149,527	\$ 2	\$ -	\$ 149,529	\$ -	\$ 149,529
Excess (Deficiency) of Revenues Over Expenditures	\$ 137,076	\$ (148,235)	\$ -	\$ (11,159)	\$ -	\$ (11,159)
Other Financing Sources (Uses)						
Transfers in	\$ -	\$ 148,235	\$ -	\$ 148,235	\$ -	\$ 148,235
Transfers out	(148,235)	-	-	(148,235)	-	(148,235)
Total Other Financing Sources (Uses)	\$ (148,235)	\$ 148,235	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ (11,159)	\$ -	\$ -	\$ (11,159)	\$ 11,159	\$ -
Change in net position					(11,159)	(11,159)
Fund balance/net position:						
Beginning of Year	13,269	-	-	13,269	-	13,269
End of Year	\$ 2,110	\$ -	\$ -	\$ 2,110	\$ -	\$ 2,110

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

BaratHaven Community Improvement District

Notes to Financial Statements
For the Year Ended December 31, 2015

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the "CID Act") and Ordinance No. 992 approved on February 15, 2006 (the "Approving Ordinance"), the City of Dardenne Prairie, Missouri (the "City") approved formation of the BaratHaven Community Improvement District (the "District") for the purpose of financing the construction of the project defined in the Intergovernmental Cooperation Agreement.

Pursuant to Resolution No. 06-010 the District entered into the Intergovernmental Cooperation Agreement by and among the City of Dardenne Prairie, the BaratHaven Transportation Development District, and the BaratHaven Community Improvement District.

BaratHaven is a mixed-use development, located in the City of Dardenne Prairie, Missouri. The 200-acre development is located south of WingHaven and west of Henning Road in St. Charles County, Missouri. Meredith Systems, LLC, BaratHaven Associates LLC, BaratHaven Development, LLC, Benton Company, LLC, and Great Rivers Greenway are the owners of all real property within the proposed development.

BaratHaven is expected to include 248 residential lots, consisting of 159 single-family residences and 89 single-family detached villas. The development will also include 17 acres of commercial/retail space along U.S. Highway 40-61. Barat Academy – a private, independent Catholic co-ed high school – will also be a part of the development. All of these portions of the development will be located within the District.

The development also boasts a 16-acre lake for fishing and recreation and a 97-acre park that meanders through the development.

In order to accommodate this development, significant transportation and public infrastructure improvements must be constructed. More specifically, the improvements include:

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 improvement that are required to serve the road system described in paragraphs (1) through (5) 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).

BaratHaven Community Improvement District

Notes to Financial Statements For the Year Ended December 31, 2015

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Component units are legally separate organizations for which the District is financially accountable. The District is financially accountable for an organization if the District appoints a voting majority of the organization's governing board and (1) the District is able to significantly influence the programs or services performed or provided by the organization; or (2) the District is legally entitled to or can otherwise access the organization's resources; the District is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the District is obligated for the debt of the organization. Component units may also include organizations that are fiscally dependent on the District in that the District approves the budget, the issuance of debt, or the levying of taxes. The District has no component units.

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The most significant of the District's accounting policies are described below.

A) BASIS OF PRESENTATION

Special-purpose governments engaged in a single governmental program and having no component units may present financial statements as combining fund financial statements with government-wide statements. This is illustrated on the Statements of Net Position and Governmental funds Balance Sheet - Cash Basis and Statements of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances - Cash Basis.

In the fund financial statements, financial transactions and accounts of the District are organized on the basis of funds. The operation of each fund is considered to be an independent fiscal and separate accounting entity, with a self-balancing set of accounts recording cash and/or other financial resources together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. The fund statements are also presented on a cash basis of accounting.

The following is a brief description of the specific funds used by the District.

Governmental Funds

General Fund – The District internally maintains three separate funds that make up the General Fund, as follows:

Special Trust Fund – The Special Trust Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund. Revenues are derived primarily from property taxes.

Revenue Fund – (a) Not later than the 15th calendar day of each month (or the preceding Business Day if the 15th is not a Business Day) while the CID Notes are outstanding, the CID shall cause to be transferred all available CID Revenues to the Trustee for deposit into the CID Revenue Account of the Revenue Fund. If the Trustee has not received all Available CID Revenues on or before the 20th calendar day of each month, the Trustee shall notify the CID and the Developer of such non-receipt.

(b) Pursuant to the Cooperation Agreement, not later than the 15th calendar day of each month (or the preceding Business Day if the 15th is not a Business Day) while the CID notes are outstanding, the City shall cause to be transferred all City Property Tax Revenues to the Trustee for deposit into the Municipal Revenue Account of the Revenue Fund. If the Trustee has not received all Property Tax Revenues on or before the 20th calendar day of each month, the Trustee shall notify the CID, the City and the Developer of such non-receipt.

BaratHaven Community Improvement District

Notes to Financial Statements
For the Year Ended December 31, 2015

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONTINUED)

(c) Moneys in the Revenue Fund (drawing first from the CID Revenue Account and second from the Municipal Revenue Account, unless otherwise specified herein) shall be disbursed by the Trustee on each Payment Date for the purposes and in the amounts as follows:

First, drawing only from the CID Revenue Account, the Annual Operating Fund Deposit to the Operating Fund;

Second, drawing only from the CID Revenue Account, an amount sufficient for payment of fees and expenses which are due and owing to the Trustee or any Paying Agent for the CID Notes upon delivery to the CID of an invoice for such amounts;

Third, transfer to the Debt Service Account of the Debt Service Fund an amount sufficient to pay past-due interest owing on any CID Notes;

Fourth, transfer to the Debt Service Account of the Debt Service Fund an amount sufficient to pay the interest becoming due and payable on the CID notes on the next immediate Payment Date; and

Fifth, transfer to the Redemption Account all moneys then remaining in the Revenue Fund, which shall be applied to the payment of principal on all CID Notes that are subject to redemption on the next succeeding Payment Date pursuant to Section 302(b) hereof.

(d) Upon payment in full of the principal of and interest on the CID Notes (or provisions have been made for the payment thereof as specified herein), the fees, charges and expenses of the Trustee or any Paying Agent, and any other amounts required to be paid from the Revenue Fund, all amounts remaining on deposit in the (1) CID Revenue Account shall be paid to the trustee under the TDD Indenture or, if there are no TDD Notes outstanding, to the CID for deposit into the CID Trust Fund; and (2) Municipal Revenue Account shall be paid to the City.

Operating Fund – Money in the Operating Fund shall be disbursed by the Trustee without inquiry or investigation from time to time upon receipt of a written request of the Authorized District Representative to pay CID Administrative Costs, principal of or interest on the CID Notes, or any other lawful purpose. Any CID Administrative Costs in excess of the Annual Operating Fund Deposit shall be carried forward for payment from the next deposit.

Debt Service Fund – (a) All amounts paid and credited to the Debt Service Fund shall be expended solely for (1) the payment of the principal of and interest on the CID Notes as the same mature and become due or upon the redemption thereof, or (2) to purchase CID Notes for cancellation prior to maturity.

(b) The CID hereby authorizes and directs the Trustee to withdraw (to the extent available) sufficient moneys from the Debt Service Fund to pay the principal of and interest on the CID Notes as the same become due and payable and to make said moneys so withdrawn available to the Paying Agent for the purpose of paying said principal of and interest on the CID Notes.

(c) The Trustee shall use any moneys remaining in the Debt Service Fund to redeem all or part of the Outstanding CID notes and interest to accrue thereon prior to such redemption, in accordance with and to the extent permitted by ARTICLE III hereof, so long as said moneys are in excess of the amount required for payment of CID Notes theretofore matured or called for redemption.

(d) If the moneys in the Debt Service Fund are insufficient to pay all accrued interest on the CID Notes on any Payment Date, then such moneys shall be applied ratably, according to the amounts due on such installment, to

BaratHaven Community Improvement District

Notes to Financial Statements For the Year Ended December 31, 2015

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONCLUDED)

the Persons entitled thereto without any discrimination or privilege, and any unpaid portion shall accrue to the next Payment Date, with interest thereon at the rate or rates specified in the CID notes to the extent permitted by law. If the moneys in the Debt Service Fund are insufficient to pay the principal of the CID Notes on the maturity date thereof, then such moneys shall be applied ratably, according to the amounts of principal due on such date, to the Persons entitled thereto without any discrimination or privilege.

(e) Upon payment in full of the principal of and interest on the CID Notes (or provisions have been made for the payment thereof as specified herein), the fees, charges and expenses of the Trustee or any Paying Agent, and any other amounts required to be paid from the Revenue Fund, all amounts remaining on deposit in the Debt Service Fund shall be paid to be paid to the trustee under the TDD Indenture or, if there are no TDD Notes outstanding, to the CID for deposit into the CID Trust Fund.

Project Fund – Upon the acceptance by the CID of a Certificate of Reimbursable Project Costs and the issuance or endorsement of a CID Note pursuant to Section 203(c) hereof, the Developer shall be deemed to have advanced funds necessary to purchase such CID Note and the CID shall be deemed to have deposited such funds in the Project Fund and shall be deemed to have reimbursed the Developer in full for such costs from the amounts deemed to be on deposit in the Project Fund. The CID shall promptly provide a copy of each Certificate of Reimbursable Project Costs and the Certificate of Substantial Completion (as defined in the Cooperation Agreement) to the Trustee upon the CID's approval thereof.

B) BASIS OF ACCOUNTING

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. Government-wide financial statements and Fund Financial Statements are prepared using the cash basis of accounting, a special purpose framework. Under the cash basis, revenues are recognized when received rather than earned and expenditures are recognized when cash is disbursed rather than when the obligation is incurred.

C) BUDGETS AND BUDGETARY ACCOUNTING

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- 1) In accordance with Section 67 of the Missouri Revised Statutes, the budget officer, as designated by the District, prepares and adopts an annual budget which represents the complete financial plan for the ensuing budget year. The budget includes at least the following information:
 - a) A budget message describing the important features of the budget and major changes from the preceding year;
 - b) Estimated revenues to be collected from all sources for the budget year, with a comparative statement of actual or estimated revenues for the two years next preceding, itemized by year, fund, activity and object;
 - c) The amount required for the payment of interest, amortization, and redemption charges on the debt of the District;
 - d) A general budget summary.

BaratHaven Community Improvement District

Notes to Financial Statements For the Year Ended December 31, 2015

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C) BUDGETS AND BUDGETARY ACCOUNTING (CONCLUDED)

- 2) In no event shall the total proposed 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.
- 3) The District may revise, alter, increase or decrease the items in the proposed budget, subject to such limitations as may be provided by law 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.
- 4) The District shall, before the beginning of the fiscal year, approve the budget and approve or adopt such orders, motions, resolutions or ordinances as may be required to authorize the budgeted expenditures and produce the revenues in the budget.
- 5) After the District has approved the budget and approved or adopted the orders, motions, resolutions or ordinances required to authorize the expenditures proposed in the budget, the District shall not increase the total amount authorized for expenditure from any fund, unless the District Council adopts a resolution setting forth the facts and reasons making the increase necessary and approves or adopts an order, motion resolution or ordinance to authorize the expenditures.

The 2015 budget was approved at the regularly scheduled Board of Directors' meeting.

D) CAPITAL ASSETS AND LONG-TERM LIABILITIES

In accordance with the cash basis of accounting, the government-wide and fund financial statements report capital asset additions as expenditures when cash is expended and debt proceeds are shown as other financing sources when cash is received. Debt principal payments are shown as expenditures when payments are made. Capital assets and long term liabilities are not maintained on these financial statements but long term debt is disclosed later in these notes to the financial statements.

E) FUND BALANCE AND NET POSITION

Net Position represents the difference between assets and liabilities. Net Position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by laws or regulations of the government. All other net position that does not meet the definition of "restricted" are reported as unrestricted net position. It is the District's policy to expend restricted resources first if the restrictions are met.

Fund balances are classified as follows:

Nonspendable- This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District did not have any nonspendable fund balance as of December 31, 2015.

Restricted- This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or law or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District did not have any restricted fund balance as of December 31, 2015.

BaratHaven Community Improvement District

Notes to Financial Statements For the Year Ended December 31, 2015

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)

E) FUND BALANCE AND NET POSITION (CONCLUDED)

Committed- This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District had no committed resources as of December 31, 2015.

Assigned- This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the District Board through budgetary process. The District had no assigned resources as of December 31, 2015.

Unassigned- All amounts not included in other spendable classifications.

The District would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of these other classified funds.

2) CASH AND CASH EQUIVALENTS

The District complies with various restrictions on deposits and investments, which are imposed by the state statutes as follows:

Deposits - All deposits with financial institutions must be collateralized in an amount at least equal to uninsured deposits.

Investments - The District may invest in bonds of the State of Missouri or any wholly owned corporation of the United States; or in other short-term obligations of the United States.

Cash of the District at December 31, 2015 is as follows:

Deposits

At December 31, 2015, the carrying amount of the District's deposits was \$2,110 and the bank balance was \$2,110. The bank balance in the Special Trust Fund was \$1,424 at year end. Any balance maintained in this account would be covered by federal depository insurance up to \$250,000. All cash balances with the Trustee were invested in Fidelity U.S. Treasury Money Market accounts. Due to the short-term nature of investments, cash balances are classified as cash equivalents in the District's basic financial statements. The Fidelity U.S. Treasury Money Market Fund is not insured by federal depository insurance coverage. The Fund, however, invests only in direct obligations of the United States and repurchase agreements for direct obligations of the United States.

Investments

There were no investments at December 31, 2015.

3) COMMITMENTS

On December 1, 2006, the District entered into an Intergovernmental Cooperation Agreement between the City of Dardenne Prairie, BaratHaven Transportation Development District and the BaratHaven Community Improvement District.

BaratHaven Community Improvement District

Notes to Financial Statements
For the Year Ended December 31, 2015

3) COMMITMENTS (CONCLUDED)

Pursuant to this Agreement, Creek Valley, LLC and BaratHaven Development, LLC (collectively, the "Developer") and the City entered into an Annexation Agreement dated September 1, 2005 (the "Annexation Agreement"). Through the Annexation Agreement the Developer affirmed its agreement to construct certain transportation-related improvements and other public improvements within the City. The parties also agreed to create the Transportation Development District & Community Improvement District for the purpose of financing certain improvements.

4) LITIGATION

At December 31, 2015 there were no claims or lawsuits pending against the District.

5) TAXES

On February 17, 2006, pursuant to the CID Act, the CID adopted Resolution No. 06-004 authorizing the CID to impose a property tax on all real property within the CID Boundaries ("CID Property Tax"). Following are the rates the CID has imposed.

Year	Rate
2006	\$0.877 per \$100
2007	\$0.8555 per \$100
2008	\$0.8555 per \$100
2009	\$0.8555 per \$100
2010	\$0.8555 per \$100
2011	\$1.000 per \$100
2012	\$1.000 per \$100
2013	\$1.000 per \$100
2014	\$1.000 per \$100
2015	\$1.000 per \$100

6) LONG-TERM DEBT

At the year ended December 31, 2015 the balance of Special Revenue Note R-4 was \$1,313,000, the balance of Special Revenue Notes R-5-8 was \$328,000, and the balance of Special Revenue Note R-3 was \$494,000. The special revenue notes bear interest at 9.25% and are scheduled to mature on December 28, 2026.

The payments are interest only unless enough excess funds exist to make principal payments. The total amount of interest that is past due as of December 31, 2015 is \$671,241. In 2015 the District paid \$148,237 in interest expense.

Special Revenue Note R-4, Series 2006

Revenue notes payable, January 1, 2014	\$	1,313,000
Notes issued		-
Revenue notes payable, December 31, 2014	\$	1,313,000
Notes issued		-
Revenue notes payable, December 31, 2015	\$	1,313,000

Special Revenue Note R-4 was originally issued as Special Revenue Note R-2, but was replaced when the original investor sold to a new investor in November 2010.

BaratHaven Community Improvement District

Notes to Financial Statements For the Year Ended December 31, 2015

6) LONG-TERM DEBT (CONCLUDED)

Special Revenue Note R-5-8, Series 2006

Revenue notes payable, January 1, 2014	\$	328,000
Notes issued		-
Revenue notes payable, December 31, 2014	\$	328,000
Notes issued		-
Revenue notes payable, December 31, 2015	\$	328,000

The Special Revenue Notes R-5, R-6, R-7 and R-8 were originally issued as Special Revenue Note R-1, but were replaced when the original investor sold to a new investor in March 2012.

Special Revenue Note R-3, Series 2008 (Not issued as of December 31, 2015)

Revenue notes payable, January 1, 2014	\$	494,000
Notes issued		-
Notes allocated to Barathaven TDD		-
Revenue notes payable, December 31, 2014	\$	494,000
Notes issued		-
Revenue notes payable, December 31, 2015	\$	494,000

The Special Revenue Note Series R-3 was approved by the District in 2008. It is a legal obligation of the District. The total cost of the Barat Academy project was \$1,454,000. Originally, half of the project was to be paid out of Barathaven CID and half to be paid out of Barathaven TDD. However, only \$494,000 was approved to be paid from the Barathaven CID and the remaining costs were allocated to Barathaven TDD. The R-3 notes have not been endorsed and thus not actually issued by the District as of December 31, 2015.

7) PROJECT COSTS

For the year ending December 31, 2015 the District had no project costs.

8) SUBSEQUENT EVENTS

These financial statements considered subsequent events through May 27, 2016, the date the financial statements were available to be issued.

Supplementary Information

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

General Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
CID property tax revenues	\$ 123,000	\$ 148,232	\$ 149,526	\$ 1,294
Interest income	-	2	1	(1)
Total Revenues	\$ 123,000	\$ 148,234	\$ 149,527	\$ 1,293
Expenditures:				
Bank fees	\$ 180	\$ 180	\$ 181	\$ (1)
Trustee fees	2,385	2,385	2,385	-
Administrative expenses	5,000	5,000	5,000	-
Insurance expenses	1,500	1,500	1,514	(14)
Legal and professional fees	1,100	1,100	971	129
Audit fees	2,400	2,400	2,400	-
Total Expenditures	\$ 12,565	\$ 12,565	\$ 12,451	\$ 114
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	(110,000)	(148,235)	(148,235)	-
Total Other Financing Sources (Uses)	\$ (110,000)	\$ (148,235)	\$ (148,235)	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ 435	\$ (12,566)	\$ (11,159)	\$ 1,407
Fund Balances - at beginning of the year		13,269	13,269	
Fund Balances - at end of the year		703	2,110	

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

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

Debt Service Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 2	\$ 2	\$ -
Total Revenues	\$ -	\$ 2	\$ 2	\$ -
Expenditures:				
Interest expense	\$ 110,000	\$ 148,237	\$ 148,237	\$ -
Total Expenditures	\$ 110,000	\$ 148,237	\$ 148,237	\$ -
Other Financing Sources (Uses)				
Transfers in	\$ 110,000	\$ 148,235	\$ 148,235	\$ -
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	\$ 110,000	\$ 148,235	\$ 148,235	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ -	\$ -	\$ -	\$ -
Fund Balances - at beginning of the year				
Fund Balances - at end of the year		\$ -	\$ -	\$ -

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

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

Project Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Project costs	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ -	\$ -	\$ -	\$ -
Fund Balances - at beginning of the year				
Fund Balances - at end of the year	\$ -	\$ -	\$ -	\$ -

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

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

Special Trust Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
CID property tax revenues	\$ 123,000	\$ 148,232	\$ 149,526	\$ 1,294
Total Revenues	<u>\$ 123,000</u>	<u>\$ 148,232</u>	<u>\$ 149,526</u>	<u>\$ 1,294</u>
Expenditures:				
Bank fees	\$ 180	\$ 180	\$ 181	\$ (1)
Total Expenditures	<u>\$ 180</u>	<u>\$ 180</u>	<u>\$ 181</u>	<u>\$ (1)</u>
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	(122,820)	(152,176)	(152,176)	-
Total Other Financing Sources (Uses)	<u>\$ (122,820)</u>	<u>\$ (152,176)</u>	<u>\$ (152,176)</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ -</u>	<u>\$ (4,124)</u>	<u>\$ (2,831)</u>	<u>\$ 1,293</u>
Fund Balances - at beginning of the year		4,255	4,255	
Fund Balances - at end of the year		<u>\$ 131</u>	<u>\$ 1,424</u>	

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

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

Revenue Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 2	\$ 1	\$ (1)
Total Revenues	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ 1</u>	<u>\$ (1)</u>
Expenditures:				
Trustee fees				
Total Expenditures	<u>\$ 2,385</u>	<u>\$ 2,385</u>	<u>\$ 2,385</u>	<u>\$ -</u>
Other Financing Sources (Uses)				
Transfers in	\$ 122,820	\$ 153,368	\$ 153,368	\$ -
Transfers out	(120,000)	(159,427)	(159,427)	-
Total Other Financing Sources (Uses)	<u>\$ 2,820</u>	<u>\$ (6,059)</u>	<u>\$ (6,059)</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ 435</u>	<u>\$ (8,442)</u>	<u>\$ (8,443)</u>	<u>\$ (1)</u>
Fund Balances - at beginning of the year		8,443	8,443	
Fund Balances - at end of the year		<u>\$ 1</u>	<u>\$ -</u>	

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

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

Operating Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ -	\$ -	\$ -
Total Revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Expenditures:				
Administrative expenses	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Insurance expenses	1,500	1,500	1,514	(14)
Legal and professional fees	1,100	1,100	971	129
Audit fees	2,400	2,400	2,400	-
Total Expenditures	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 9,885</u>	<u>\$ 115</u>
Other Financing Sources (Uses)				
Transfers in	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 115</u>	<u>\$ 115</u>
Fund Balances - at beginning of the year		571	571	
Fund Balances - at end of the year		<u>571</u>	<u>686</u>	

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

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

All Funds - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
CID property tax revenues	\$ 123,000	\$ 148,232	\$ 149,526	\$ 1,294
Interest income	-	4	3	(1)
Total Revenues	\$ 123,000	\$ 148,236	\$ 149,529	\$ 1,293
Expenditures:				
Trustee fees	\$ 2,385	\$ 2,385	\$ 2,385	\$ -
Bank fees	180	180	181	(1)
Administrative expenses	5,000	5,000	5,000	-
Insurance expense	1,500	1,500	1,514	(14)
Legal and professional fees	1,100	1,100	971	129
Audit fees	2,400	2,400	2,400	-
Interest expense	110,000	148,237	148,237	-
Total Expenditures	\$ 122,565	\$ 160,802	\$ 160,688	\$ 114
Other Financing Sources (Uses)				
Transfers in	\$ 110,000	\$ 148,235	\$ 148,235	\$ -
Transfers out	(110,000)	(148,235)	(148,235)	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ 435	\$ (12,566)	\$ (11,159)	\$ 1,407
Fund Balances - at beginning of the year		13,269	13,269	
Fund Balances - at end of the year		703	\$ 2,110	

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

Compliance Section



100 North Sixth Street • P.O. Box 796 • Hannibal, Missouri 63401-0796 • Phone (573) 221-5598 • Fax (573) 221-2944

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with Government Auditing Standards**

To the Board of Directors
BaratHaven Community Improvement District
Dardenne Prairie, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of BaratHaven Community Improvement District, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise BaratHaven Community Improvement District's basic financial statements, and have issued our report thereon dated May 27, 2016.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards* (Concluded)**

Purpose of this Report

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

Wade Stables P.C.

Wade Stables P.C.
Certified Public Accountants

May 27, 2016
Hannibal, Missouri

RESOLUTION NO. 16-001

**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, 2016; 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, 2016. 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, 2016, 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 District's Board of Directors.

Passed this 6th day of October, 2016.

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 October 6, 2016.



BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT


Chair, Board of Directors

WITNESS my hand and official seal this 6th day of October, 2016.

ATTEST:


Secretary, Board of Directors

EXHIBIT A

TAX ROLL

(Attached hereto.)

Account	Parcel_ID	Owner_name	StrNum	SitusName	ResidentialAV	Charge
T071700003	3-157D-A061-00-00A1.00	FLEMONS CALVIN D LIV TRUST		2040 ST MADELEINE DR	83447	834.47
T071700004	3-157D-A061-00-00A2.00	TAUTPHAEUS RONALD P*TAUTPHAEUS KATHERINE A		2042 ST MADELEINE DR	61651	616.51
T071700006	2-113D-A061-00-00A3.00	HANEBRINK BRIAN C*HANEBRINK STEPHANIE L		2048 ST MADELEINE DR	78216	782.16
T071700007	2-113D-A061-00-00A4.00	SADORF MATTHEW T*SADORF MELISSA		81 ST MADELEINE CT	76838	768.38
T071700008	2-113D-A061-00-00A5.00	FORTMANN KEITH A*FORTMANN DANA J		83 ST MADELEINE CT	74298	742.98
T071700009	3-157D-A061-00-00A5.00	FORTMANN KEITH A*FORTMANN DANA J		ST MADELEINE CT	5700	57
T071700010	3-157D-A061-00-00A6.00	LUNA MICHAEL J*LUNA CLARA ANN		85 ST MADELEINE CT	73647	736.47
T071700011	3-157D-A061-00-00A7.00	LEE RICHARD B II*LEE MEGAN M		86 ST MADELEINE CT	72636	726.36
T071700012	3-157D-A061-00-00A8.00	JONES CALEY J*SCHULTZ JENNIFER L		84 ST MADELEINE CT	1899	18.99
T071700013	2-113D-A061-00-00A8.00	JONES CALEY J*SCHULTZ JENNIFER L		84 ST MADELEINE CT	68908	689.08
T071700014	2-113D-A061-00-00A9.00	VONDERHEID THOMAS D JR*VONDERHEID MEGAN S		80 ST MADELEINE CT	75000	750
T071700015	2-113D-A061-00-00A10.00	SHROM CARL*SHROM HEATHER		2058 ST MADELEINE DR	69884	698.84
T071700016	2-113D-A061-00-00A11.00	HUDSON MICHAEL A*HUDSON JAMIE R		2060 ST MADELEINE DR	61615	616.15
T071700017	2-113D-A061-00-00A12.00	NOLAN RICHARD T*NOLAN CAROL J LIVING TRUST		2062 ST MADELEINE DR	68406	684.06
T071700018	2-113D-A061-00-00A13.00	KOOP RICHARD J		2064 ST MADELEINE DR	61267	612.67
T071700019	2-113D-A061-00-00A14.00	LEWIS STEVEN O*LEWIS WENDY R		2066 ST MADELEINE DR	61296	612.96
T071700020	2-113D-A061-00-00A15.00	BAKER ANTHONY L II*BAKER ABIGAIL C		2068 ST MADELEINE DR	75989	759.89
T071700021	2-113D-A061-00-00A16.00	ELLER TRUST		2070 ST MADELEINE DR	51805	518.05
T071700022	2-113D-A061-00-00A17.00	READING JOSEPH L*READING DIANA K		2072 ST MADELEINE DR	66472	664.72
T071700023	2-113D-A061-00-00A18.00	WAN YUECHUN		2074 ST MADELEINE DR	52552	525.52
T071700024	2-113D-A061-00-00A19.00	MAYKOPET REVOC TRUST THE		2076 ST MADELEINE DR	67468	674.68
T071700025	2-113D-A061-00-00A20.00	MUSLER RICHARD S*MUSLER GERI S		2078 ST MADELEINE DR	61900	619
T071700026	2-113D-A061-00-00A21.00	POTTER LIV TRUST		2080 ST MADELEINE DR	63341	633.41
T071700027	2-113D-A061-00-00A22.00	TENNANT KEVIN D*TENNANT KAREN J		2082 ST MADELEINE DR	79480	794.8
T071700028	2-113D-A061-00-00A23.00	CRAWFORD SUSAN*CRAWFORD MATTHEW		110 RIPARIAN DR	61943	619.43
T071700029	2-113D-A061-00-00A24.00	MCDANIEL SYLVANIA		108 RIPARIAN DR	63351	633.51
T071700030	2-113D-A061-00-00A25.00	HALL LIVING TRUST		106 RIPARIAN DR	78407	784.07
T071700031	2-113D-A061-00-00A26.00	BREMER STEPHEN F*BREMER PAMELA J		102 RIPARIAN DR	59197	591.97
T071700032	2-113D-A061-00-00A27.00	LONGNECKER JOHN J*LONGNECKER MARY B		101 RIPARIAN DR	67311	673.11
T071700033	2-113D-A061-00-00A28.00	GRIFFIN RONALD D*GRIFFIN JUDITH A REVOC LIV TRUST		103 RIPARIAN DR	64258	642.58
T071700034	2-113D-A061-00-00A29.00	ROTHWEIL MARION J*ROTHWEIL KATHLEEN A REVOC LT		105 RIPARIAN DR	68115	681.15
T071700035	2-113D-A061-00-00A30.00	CASTELLO JOSHUA*CASTELLO JULIET		107 RIPARIAN DR	65266	652.66
T071700036	2-113D-A061-00-00A31.00	MURPHY THOMAS E*MURPHY JULAINE R		109 RIPARIAN DR	80962	809.62
T071700037	2-113D-A061-00-00A32.00	JACOBSON ROBERT E*JACOBSON DIANA		111 RIPARIAN DR	75594	755.94
T071700038	2-113D-A061-00-00A33.00	HENDERSON WARREN L*HENDERSON TINA M		113 RIPARIAN DR	76521	765.21
T071700039	2-113D-A061-00-00A34.00	TAYLOR RICHARD F*TAYLOR CAROL L		115 RIPARIAN DR	81830	818.3
T071700040	2-113D-A061-00-00A35.00	NIEDER NORMAN F*NIEDER CLAUDIA CARING TRUST		117 RIPARIAN CT	67269	672.69
T071700041	2-113D-A061-00-00A36.00	SULLIVAN JAMES F REVOCABLE TRUST		119 RIPARIAN CT	64621	646.21
T071700042	2-113D-A061-00-00A37.00	GLOVER DAVE*GLOVER MAUREEN		121 RIPARIAN CT	80486	804.86
T071700043	2-113D-A061-00-00A38.00	ZELINSKY GEORGE S*ZELINSKY TINA K		118 RIPARIAN CT	76803	768.03
T071700044	2-113D-A061-00-00A39.00	SQUIRES DAVID*SQUIRES BRIDGET		116 RIPARIAN CT	63535	635.35
T071700045	2-113D-A061-00-00A40.00	KAPLUN ARTHUR*KAPLUN ZINA		2073 ST MADELEINE DR	61016	610.16
T071700046	2-113D-A061-00-00A41.00	RUBBELKE ROBERT II*RUBBELKE KIMBERLY		2071 ST MADELEINE DR	70113	701.13
T071700047	2-113D-A061-00-00A42.00	KIDNIE MARK J*BOUDREAU JOANNE E		2069 ST MADELEINE DR	71172	711.72
T071700048	2-113D-A061-00-00A43.00	MURRAY MATTHEW*MURRAY ROBIN		2067 ST MADELEINE DR	79510	795.1
T071700049	2-113D-A061-00-00A44.00	ROHLOFF KEVIN*ROHLOFF ELIZABETH		366 TRAILHEAD WAY	65109	651.09
T071700050	2-113D-A061-00-00A45.00	TANNA VANDAN*TANNA MEGHNA		364 TRAILHEAD WAY	73676	736.76
T071700051	2-113D-A061-00-00A46.00	HUDSON CHARLES L*HUDSON JANE A		362 TRAILHEAD WAY	67612	676.12
T071700052	2-113D-A061-00-00A47.00	HEEBNER GARY M*HEEBNER LAURA J JOINT REVOC TRUS		360 TRAILHEAD WAY	83461	834.61
T071700053	2-113D-A061-00-00A48.00	BONE ROY E*BONE VIRGINIA L		358 TRAILHEAD WAY	61468	614.68
T071700054	2-113D-A061-00-00A49.00	GRAHAM JEFFREY*GRAHAM RHONDA		356 TRAILHEAD WAY	62063	620.63
T071700055	2-0130-A061-00-00A50.00	GOTWAY JOHN*GOTWAY CHRISTINE		352 TRAILHEAD WAY	66336	663.36
T071700056	2-0130-A061-00-00A51.00	LAMM GREG C JR*LAMM HEATHER		350 TRAILHEAD WAY	81641	816.41
T071700057	2-0130-A061-00-00A51.10	LAMM GREG C JR*LAMM HEATHER		TRAILHEAD WAY	6839	68.39
T071700058	2-0130-A061-00-00A52.00	NGUYEN KHAI		348 TRAILHEAD WAY	82942	829.42
T071700059	2-0130-A061-00-00A53.00	STACHECKI ROBERT P*STACHECKI JESSICA R		346 TRAILHEAD WAY	80808	808.08
T071700060	2-0130-A061-00-00A54.00	HANKS BENJAMIN A*HANKS EMILY J		344 TRAILHEAD WAY	83184	831.84
T071700061	2-0130-A061-00-00A55.00	BIERHALS ANDREW J		342 TRAILHEAD WAY	76769	767.69
T071700062	2-0130-A061-00-00A56.00	FANNING GWYN		340 TRAILHEAD WAY	53211	532.11
T071700063	3-157D-A061-00-00A56.00	FANNING GWYN		TRAILHEAD WAY	6839	68.39
T071700064	3-0109-A061-00-00A57.00	KOCH DANIEL J*KOCH BARBARA		338 TRAILHEAD WAY	81909	819.09
T071700065	3-157D-A061-00-00A58.00	DAVIDSON DAVID*DAVIDSON ROBYN		336 TRAILHEAD WAY	67407	674.07
T071700066	3-157D-A061-00-00A59.00	BOEHM ALAN*BOEHM MICHELLE		334 TRAILHEAD WAY	76789	767.89
T071700067	3-157D-A061-00-00A60.00	LYNCH SHAWN T*LYNCH KAREN L		332 TRAILHEAD WAY	82845	828.45
T071700068	3-157D-A061-00-00A61.00	PICCIONI GEORGE*PICCIONI CHRISTINE C		330 TRAILHEAD WAY	73336	733.36
T071700069	3-157D-A061-00-00A62.00	HURSTER JOSEPH J*HURSTER MICHELLE B		326 TRAILHEAD WAY	62953	629.53
T071700070	3-157D-A061-00-00A63.00	COGGI VICTOR J*FRANKLIN LISA A		324 TRAILHEAD WAY	65353	653.53
T071700071	3-157D-A061-00-00A64.00	NORTH JOHN L*NORTH APRIL C		322 TRAILHEAD WAY	74389	743.89
T071700072	3-157D-A061-00-00A65.00	AGRAWAL BIVEK*AGRAWAL SHWETA		320 TRAILHEAD WAY	65115	651.15
T071700073	3-157D-A061-00-00A66.00	VAN MONDFRANS KEVIN P*VAN MONDFRANS LAURIE A		318 TRAILHEAD WAY	76787	767.87
T071700074	3-157D-A061-00-00A67.00	PITLICK MATTHEW*PITLICK JAMIE		316 TRAILHEAD WAY	81720	817.2
T071700075	3-157D-A061-00-00A68.00	PARVATHANENI SRINIVAS*APPASANI SIRISHA		314 TRAILHEAD WAY	60101	601.01
T071700076	3-157D-A061-00-00A69.00	ZHANG BRUCE Z*FAN ELAINE L		312 TRAILHEAD WAY	75148	751.48
T071700077	3-157D-A061-00-00A70.00	JEWELL RICHARD A*JEWELL DAWN M		310 TRAILHEAD WAY	62094	620.94
T071700078	3-157D-A061-00-00A71.00	BRYLES TIMOTHY P*BRYLES KERRI A		308 TRAILHEAD WAY	88892	888.92

T071700079	3-157D-A061-00-0A72.00 KEEN JENNIFER L*KEEN DAVID R JR	306 TRAILHEAD WAY	103572	1035.72
T071700080	3-157D-A061-00-0A73.00 BRETH JOHN ROBERT*BRETH SUSAN M JOINT REV TRUS:	304 TRAILHEAD WAY	85938	859.38
T071700081	3-157D-A061-00-0A74.00 MORRIS WALTER*MORRIS SUE	302 TRAILHEAD WAY	68230	682.3
T071700082	3-157D-A061-00-0A75.00 WILKERSON CLIFTON*WILKERSON PATRICIA	309 TRAILHEAD WAY	71433	714.33
T071700083	3-157D-A061-00-0A76.00 HOFFMEISTER CHRISTOPHER D	311 TRAILHEAD WAY	65772	657.72
T071700084	3-157D-A061-00-0A77.00 VIERLING RICHARD A*VIERLING THERESA A	313 TRAILHEAD WAY	70665	706.65
T071700085	3-157D-A061-00-0A78.00 BINI MARK G*BINI TONI R	315 TRAILHEAD WAY	66486	664.86
T071700086	3-157D-A061-00-0A79.00 VERMILYE JACOB*VERMILYE JULIE	317 TRAILHEAD WAY	73268	732.68
T071700087	3-157D-A061-00-0A80.00 SAMPSON JOSHUA R*BLACK JORDON L	319 TRAILHEAD WAY	56089	560.89
T071700088	3-157D-A061-00-0A81.00 HADFIELD CHAD C*HADFIELD LAUREN M	321 TRAILHEAD WAY	53337	533.37
T071700089	3-157D-A061-00-0A82.00 FRASER STEVEN J REVOC LIV TRUST	323 TRAILHEAD WAY	82642	826.42
T071700090	3-157D-A061-00-0A83.00 DOLENZ ROBERT A*DOLENZ CAROLYN M	325 TRAILHEAD WAY	61846	618.46
T071700091	3-157D-A061-00-0A84.00 LEAHY KEITH A*LEAHY STACEY A	331 TRAILHEAD WAY	58492	584.92
T071700092	3-157D-A061-00-0A85.00 BROWN MICHAEL A*BROWN SANDIE A LIV TRUST	333 TRAILHEAD WAY	70490	704.9
T071700093	3-157D-A061-00-0A86.00 TAUBEL GEORGE*TAUBEL BONNIE	TRAILHEAD WAY	6839	68.39
T071700094	2-113D-A061-00-0A86.00 TAUBEL GEORGE L TRUST*TAUBEL BONNIE F TRUST	335 TRAILHEAD WAY	67199	671.99
T071700095	2-113D-A061-00-0A87.00 TAUBEL JANEANN ELIZABETH*DAVIDSON JULIE LYNN	339 TRAILHEAD WAY	78775	787.75
T071700096	2-113D-A061-00-0A88.00 BURROUGHS CRAIG M*BURROUGHS SARA A	341 TRAILHEAD WAY	70083	700.83
T071700097	2-113D-A061-00-0A89.00 MALLEPALLY ANAND*SREEPATHI PRANATHI	345 TRAILHEAD WAY	69499	694.99
T071700098	2-113D-A061-00-0A90.00 LENZ MELISSA K	347 TRAILHEAD WAY	59833	598.33
T071700099	2-113D-A061-00-0A91.00 KRISHNAN SURESH KUMAR M*KUNHIRAMAN SAVITHA	349 TRAILHEAD WAY	84660	846.6
T071700100	2-113D-A061-00-0A92.00 SCHULTZ JASON W*SCHULTZ ROSE A	351 TRAILHEAD WAY	65492	654.92
T071700101	2-113D-A061-00-0A93.00 WILLIAMS FRANKLIN A JR*WILLIAMS HEATHER A	353 TRAILHEAD WAY	77633	776.33
T071700102	2-113D-A061-00-0A94.00 STROUD LIV TRUST	355 TRAILHEAD WAY	63930	639.3
T071700103	2-113D-A061-00-0A95.00 CENTORBI CHAD*CENTORBI AIMEE	357 TRAILHEAD WAY	75326	753.26
T071700104	2-113D-A061-00-0A96.00 KUSMANOFF BORIS*KUSMANOFF JENNIFER	359 TRAILHEAD WAY	76382	763.82
T071700105	2-113D-A061-00-0A97.00 MCMURTRE FAM REVOC TRUST	361 TRAILHEAD WAY	83310	833.1
T071700106	2-113D-A061-00-0A98.00 REISCH MATTHEW*REISCH BRITT	365 TRAILHEAD WAY	84306	843.06
T071700107	2-113D-A061-00-0A99.00 DALAKIS MARK*DALAKIS SONIA	2065 ST MADELEINE DR	67411	674.11
T071700108	2-113D-A061-00-A100.00 SIGMAN JOSEPH M*SIGMAN REBECCA L	2063 ST MADELEINE DR	91717	917.17
T071700109	2-113D-A061-00-A101.00 SHEARIN ROBERT E*SHEARIN JOELLE	2061 ST MADELEINE DR	73125	731.25
T071700110	2-113D-A061-00-A102.00 BURCHETT ANDREW A*DAILY BURCHETT SARAH E	2059 ST MADELEINE DR	74312	743.12
T071700111	2-113D-A061-00-A103.00 LINEHAN MARYANN	2057 ST MADELEINE DR	61885	618.85
T071700112	2-113D-A061-00-A104.00 STACHECKI GEORGE P*STACHECKI CYNTHIA L	2055 ST MADELEINE DR	77948	779.48
T071700113	2-113D-A061-00-A105.00 HORROCKS MICHELLE	2053 ST MADELEINE DR	57603	576.03
T071700114	2-113D-A061-00-A106.00 SCHELLIN LIVING TRUST	2051 ST MADELEINE DR	81123	811.23
T071700115	2-113D-A061-00-A107.00 CONNORS WILLIAM*CONNORS SANDRA	2049 ST MADELEINE DR	80022	800.22
T071700116	2-113D-A061-00-A108.00 VAUGHAN CLAYTON*VAUGHAN HEATHER	2047 ST MADELEINE DR	80167	801.67
T071700117	2-113D-A061-00-A109.00 SYFERT MATTHEW B*SYFERT STEPHANIE R	2045 ST MADELEINE DR	77797	777.97
T071700118	3-157D-A061-00-A109.00 SYFERT MATTHEW B*SYFERT STEPHANIE R	ST MADELEINE DR	5700	57
T071700119	3-157D-A061-00-00B1.00 RIEMAN WARREN E*RIEMAN JANET J	2004 ST MADELEINE DR	56739	567.39
T071700120	3-157D-A061-00-00B2.00 CAMPBELL PATRICIA A REVOC LIV TRUST	2006 ST MADELEINE DR	54213	542.13
T071700121	3-157D-A061-00-00B3.00 POMEROY HARRY W*POMEROY LINDA S TRUST	10 BURGUNDY PLACE DI	55127	551.27
T071700122	3-157D-A061-00-00B4.00 TOWN JAMES C*TOWN JEANNE M	12 BURGUNDY PLACE DI	53832	538.32
T071700123	3-157D-A061-00-00B5.00 CURTIN ROBERT L*CURTIN NANCY L*CURTIN CRAIG R	14 BURGUNDY PLACE DI	63014	630.14
T071700124	3-157D-A061-00-00B6.00 MORGAN CHARLES JR*MORGAN MELODY	16 BURGUNDY PLACE DI	53127	531.27
T071700125	3-157D-A061-00-00B7.00 OSBORN LYNN E*OSBORN IVY J	18 BURGUNDY PLACE DI	59229	592.29
T071700126	3-157D-A061-00-00B8.00 GARDNER DERRELL D*GARDNER JUDY C	20 BURGUNDY PLACE DI	59650	596.5
T071700127	3-157D-A061-00-00B9.00 DOMNICK DAVID L*DOMNICK BARBARA A	22 BURGUNDY PLACE DI	61436	614.36
T071700128	3-157D-A061-00-00B10.00 MARTIN JOHN*MARTIN BARBARA	24 BURGUNDY PLACE DI	59099	590.99
T071700129	3-157D-A061-00-00B11.00 AUBUCHON JAMES*AUBUCHON JANET	26 BURGUNDY PLACE DI	53490	534.9
T071700130	3-157D-A061-00-00B12.00 BEHLMAN DAVID G*BEHLMAN LYNNBETH A	28 BURGUNDY PLACE DI	55794	557.94
T071700131	3-157D-A061-00-00B13.00 CURTIN ROBERT L*CURTIN NANCY L*CURTIN CRAIG R	30 BURGUNDY PLACE DI	54664	546.64
T071700132	3-157D-A061-00-00B14.00 BEREYSO MICHAEL*BEREYSO LINDA	32 BURGUNDY PLACE DI	57721	577.21
T071700133	3-157D-A061-00-00B15.00 STANKOVICH CRAIG M*STANKOVICH DEBORAH A	34 BURGUNDY PLACE DI	47496	474.96
T071700134	3-157D-A061-00-00B16.00 BARCO ALICIA	36 BURGUNDY PLACE DI	54713	547.13
T071700135	3-157D-A061-00-00B17.00 SAEY MICHAEL J*SAEY LORETTA J	38 BURGUNDY PLACE DI	49023	490.23
T071700136	3-157D-A061-00-00B18.00 SAPUTO THOMAS M*SAPUTO BEATRICE M REVOC TRUS'	40 BURGUNDY PLACE DI	61483	614.83
T071700137	3-157D-A061-00-00B19.00 CAMPBELL GREGORY H*CAMPBELL SUSAN V TRUST	42 BURGUNDY PLACE DI	58661	586.61
T071700138	3-157D-A061-00-00B20.00 MAIER JOINT REVOC TRUST	44 BURGUNDY PLACE DI	60625	606.25
T071700139	3-157D-A061-00-00B21.00 ALLOWAY KATHLEEN*DICKEER MARY	46 BURGUNDY PLACE DI	55066	550.66
T071700140	3-157D-A061-00-00B22.00 HUNT DIANNE M REVOCABLE TRUST	48 BURGUNDY PLACE DI	51664	516.64
T071700141	3-157D-A061-00-00B23.00 ANZALONE ROSS J*ANZALONE LYNNETTE C	50 BURGUNDY PLACE DI	52726	527.26
T071700142	3-157D-A061-00-00B24.00 HACKE PAUL*HACKE MOLLY QUAL SPOU TRUST	52 BURGUNDY PLACE DI	59098	590.98
T071700143	3-157D-A061-00-00B25.00 FREIHOFF ERMA REVOC LIV TRUST	54 BURGUNDY PLACE DI	48248	482.48
T071700144	3-157D-A061-00-00B26.00 MARIK GEORGE*MARIK KATHRYN	56 BURGUNDY PLACE DI	58299	582.99
T071700145	3-157D-A061-00-00B27.00 BRINKMANN DENNIS R	58 BURGUNDY PLACE DI	51490	514.9
T071700146	3-157D-A061-00-00B28.00 MEYER DIANA C AGREEMENT OF TRUST	60 BURGUNDY PLACE DI	51831	518.31
T071700147	3-157D-A061-00-00B29.00 LYNN CHARLES E JR*LYNN CHERYL L	62 BURGUNDY PLACE DI	52583	525.83
T071700148	3-157D-A061-00-00B30.00 DIECK TERRY J*DIECK PATRICIA R	64 BURGUNDY PLACE DI	58163	581.63
T071700149	3-157D-A061-00-00B31.00 WILLINGHAM BRENDA R REVOCABLE LIVING TRUST	66 BURGUNDY PLACE DI	51361	513.61
T071700150	3-157D-A061-00-00B32.00 ETZKORN EDWARD G*ETZKORN MARCIA M TRUST	68 BURGUNDY PLACE DI	49663	496.63
T071700151	3-157D-A061-00-00B33.00 WELCH WILLIAM G*WELCH DENISE L	70 BURGUNDY PLACE DI	52234	522.34
T071700152	3-157D-A061-00-00B34.00 O'DONNELL KELLY P REVOC TRUST*O'DONNELL DAWN	2036 ST MADELEINE DR	59959	599.59
T071700153	3-157D-A061-00-00B35.00 RIDDIFORD ARLENE L REVOCABLE TRUST	71 BURGUNDY PLACE DI	53889	538.89
T071700154	3-157D-A061-00-00B36.00 GROVE DALE M*GROVE PATRICIA A	69 BURGUNDY PLACE DI	49715	497.15

T071700155	3-157D-A061-00-0B37.00 RICKERSON ROBERT M*RICKERSON MARILYN	67 BURGUNDY PLACE DI	73991	739.91
T071700156	3-157D-A061-00-0B38.00 TRETTEL FRANK J*TRETTEL BARBARA C	65 BURGUNDY PLACE DI	69057	690.57
T071700157	3-157D-A061-00-0B39.00 CHRISCO VERNON J*CHRISCO TARA L	63 BURGUNDY PLACE DI	65288	652.88
T071700158	3-157D-A061-00-0B40.00 FARR JAMES A*FARR NORMA R	61 BURGUNDY PLACE DI	55630	556.3
T071700159	3-157D-A061-00-0B41.00 GAULT DAVID A*GAULT TINA R REVOCABLE TRUSTS	59 BURGUNDY PLACE DI	58497	584.97
T071700160	3-157D-A061-00-0B42.00 MARTIN HELEN F REVOC LIV TRUST	57 BURGUNDY PLACE DI	58480	584.8
T071700161	3-157D-A061-00-0B43.00 HAMMETT MICHAEL M*HAMMETT LINDA M	51 BURGUNDY PLACE DI	49932	499.32
T071700162	3-157D-A061-00-0B44.00 TRITT THOMAS A*TRITT JOYCE L	39 SOPHIE DR	56854	568.54
T071700163	3-157D-A061-00-0B45.00 SCHOLLE VICKIE L	37 SOPHIE DR	52601	526.01
T071700164	3-157D-A061-00-0B46.00 LANDHOLT JC*LANDHOLT JL TRUST	35 SOPHIE DR	55421	554.21
T071700165	3-157D-A061-00-0B47.00 HOFF JAMES F*HOFF LINDA L	33 SOPHIE DR	59225	592.25
T071700166	3-157D-A061-00-0B48.00 DURST DARREL W*DURST JULIE L	31 SOPHIE DR	69414	694.14
T071700167	3-157D-A061-00-0B49.00 KULPA RONALD C	29 SOPHIE DR	77321	773.21
T071700168	3-157D-A061-00-0B50.00 PITTMAN GERALD R LIVING TRUST	27 SOPHIE DR	52819	528.19
T071700169	3-157D-A061-00-0B51.00 OSHEA STEPHEN N*OSHEA JOANN M REVOC LIV TRUST	25 SOPHIE DR	52347	523.47
T071700170	3-157D-A061-00-0B52.00 BUFFA MICHELE M	23 SOPHIE DR	69554	695.54
T071700171	3-157D-A061-00-0B53.00 PATTON ROSETTA M*HECHT PAM	21 SOPHIE DR	51810	518.1
T071700172	3-157D-A061-00-0B54.00 HIGUCHI JENNIFER	20 SOPHIE DR	48198	481.98
T071700173	3-157D-A061-00-0B55.00 EHART MARY LYNN	22 SOPHIE DR	62821	628.21
T071700174	3-157D-A061-00-0B56.00 DEBOLD MARK A	24 SOPHIE DR	54473	544.73
T071700175	3-157D-A061-00-0B57.00 FEHR DARRYL V*FEHR MICHELLE J JOINT REVOC LIV TRU	26 SOPHIE DR	59244	592.44
T071700176	3-157D-A061-00-0B58.00 ZVANUT MAUREEN A*LENAC ROBERT B REVOC LIV TRUS	28 SOPHIE DR	60167	601.67
T071700177	3-157D-A061-00-0B59.00 JOHNSON JOHN J*JOHNSON LINDA D	30 SOPHIE DR	58549	585.49
T071700178	3-157D-A061-00-0B60.00 JASPER ROBERT G REVOC LIV TRUST	32 SOPHIE DR	59947	599.47
T071700179	3-157D-A061-00-0B61.00 EST WANDA J TRUST AGREEMENT	34 SOPHIE DR	61739	617.39
T071700180	3-157D-A061-00-0B62.00 ACCARDI NICK III*ACCORDI SHERYL	25 BURGUNDY PLACE DI	62426	624.26
T071700181	3-157D-A061-00-0B63.00 TRAVIS GEORGE A*TRAVIS EILEEN E REVOC TRUST	23 BURGUNDY PLACE DI	58979	589.79
T071700182	3-157D-A061-00-0B64.00 CAMMARATA JOSEPH S*CAMMARATA KAREN L	21 BURGUNDY PLACE DI	54172	541.72
T071700183	3-157D-A061-00-0B65.00 WALSTROM CHARLES E*WALSTROM REBECCA S	19 BURGUNDY PLACE DI	68196	681.96
T071700184	3-157D-A061-00-0B66.00 FASCHING RICHARD JOHN	17 BURGUNDY PLACE DI	83540	835.4
T071700185	3-157D-A061-00-0B67.00 REALE THOMAS M*REALE MARGARET A	15 BURGUNDY PLACE DI	58154	581.54
T071700186	3-157D-A061-00-0B68.00 MOORE ROBERT G*MOORE THERESA M	11 BURGUNDY PLACE DI	51585	515.85
T071700187	3-157D-A061-00-0B69.00 HOGENKAMP FRED J*HOGENKAMP JEANNE M	2043 ST MADELEINE DR	44697	446.97
T071700188	3-157D-A061-00-0B70.00 STRUTTMAN MATTHEW J*STRUTTMAN MEGHAN K	2041 ST MADELEINE DR	46170	461.7
T071700189	3-157D-A061-00-0B71.00 CONNER SANDRA K	2039 ST MADELEINE DR	45651	456.51
T071700190	3-157D-A061-00-0B72.00 MANANGI MEGHARAJA K*GANGADHARAPPA REKHA N	2037 ST MADELEINE DR	48384	483.84
T071700191	3-157D-A061-00-0B73.00 EDGE WILLIAM J JR	2035 ST MADELEINE DR	40450	404.5
T071700192	3-157D-A061-00-0B74.00 KAVALI LAXMI PRASAD V*KAVALI RAJYALAXMI*KAVALI S	2033 ST MADELEINE DR	51492	514.92
T071700193	3-157D-A061-00-0B75.00 PIER PEGGY S	2031 ST MADELEINE DR	41180	411.8
T071700194	3-157D-A061-00-0B76.00 PFEIFER JEFFREY*PFEIFER JULIE	2029 ST MADELEINE DR	45577	455.77
T071700195	3-157D-A061-00-0B77.00 LEACH ROBERT*LEACH REGINA	2027 ST MADELEINE DR	47789	477.89
T071700196	3-157D-A061-00-0B78.00 ZANG KURT P SR*ZANG PATRICIA D*ZANG KURT P JR	2025 ST MADELEINE DR	46187	461.87
T071700197	3-157D-A061-00-0B79.00 SANSONE EDWARD J	2023 ST MADELEINE DR	45718	457.18
T071700198	3-157D-A061-00-0B80.00 VAN ROEKEL MARK*VAN ROEKEL REBECCA	2021 ST MADELEINE DR	50167	501.67
T071700199	3-157D-A061-00-0B81.00 LIU XIAOFANG*YAN FENGLAN	2019 ST MADELEINE DR	46359	463.59
T071700200	3-157D-A061-00-0B82.00 HUGO KYLE*HUGO LAURA	2017 ST MADELEINE DR	47366	473.66
T071700201	3-157D-A061-00-0B83.00 POTLURI CHANDRA*POTLURI JAYA	2015 ST MADELEINE DR	45962	459.62
T071700202	3-157D-A061-00-0B84.00 KOZMA KENNETH*KOZMA NICOLE	2013 ST MADELEINE DR	46347	463.47
T071700203	3-157D-A061-00-0B85.00 TOCCO LAURA L RESID TRUST	2011 ST MADELEINE DR	47915	479.15
T071700204	3-157D-A061-00-0B86.00 KERN GEORGE J III	2009 ST MADELEINE DR	60448	604.48
T071700205	3-157D-A061-00-0B87.00 MASON ARCELIA R	2007 ST MADELEINE DR	71344	713.44
T071700206	3-157D-A061-00-0B88.00 COLLINS JOHN*COLLINS FRAN	2005 ST MADELEINE DR	58912	589.12
T071700207	3-157D-A061-00-0B89.00 ASQUITH ELMER RICHARD JR*ASQUITH CYNTHIA K	2003 ST MADELEINE DR	63072	630.72
T071700208	3-157D-A061-00-0C01.00 LAYTON TIMOTHY S*LAYTON KELLY C	201 TOUSSAINT LANDING	98197	981.97
T071700209	3-157D-A061-00-0C02.00 JOHNSON SHANNON DALE	203 TOUSSAINT LANDING	108827	1088.27
T071700210	3-157D-A061-00-0C03.00 HILL TIMOTHY A*HILL LISA A	205 TOUSSAINT LANDING	129484	1294.84
T071700211	3-157D-A061-00-0C04.00 GINNEVER THOMAS JR*GINNEVER ANN	207 TOUSSAINT LANDING	87045	870.45
T071700212	3-157D-A061-00-0C05.00 VIEHMANN BRIAN*VIEHMANN VICKY L	209 TOUSSAINT LANDING	115033	1150.33
T071700213	3-157D-A061-00-0C06.00 THIEMANN LAWRENCE J*THIEMANN JUDITH L LIV TRUST	211 TOUSSAINT LANDING	106741	1067.41
T071700214	3-157D-A061-00-0C07.00 STROUD GREGORY A*STROUD KATHLEEN M	213 TOUSSAINT LANDING	108879	1088.79
T071700215	3-157D-A061-00-0C08.00 GRABOW STEVE*GRABOW JENNIFER	215 TOUSSAINT LANDING	134829	1348.29
T071700216	3-157D-A061-00-0C09.00 BRITT TOM R*BRITT MARIA	217 TOUSSAINT LANDING	124851	1248.51
T071700217	3-157D-A061-00-0C10.00 BRADER WILLIAM*BRADER KATHLEEN	219 TOUSSAINT LANDING	97311	973.11
T071700218	3-157D-A061-00-0C11.00 ROBINETTE BRADLEY*ROBINETTE SHERRY	221 TOUSSAINT LANDING	116099	1160.99
T071700219	3-157D-A061-00-0C12.00 LOVELL SCOTT A*LOVELL BETTY J	223 TOUSSAINT LANDING	104501	1045.01
T071700220	3-157D-A061-00-0C13.00 SIMON BERNARD S*SIMON MICHELLE N REVOC LIV TRU	225 TOUSSAINT LANDING	122064	1220.64
T071700221	3-157D-A061-00-0C14.00 ANDERSON ANTHONY W*ANDERSON MARY E	227 TOUSSAINT LANDING	115114	1151.14
T071700222	3-157D-A061-00-0C15.00 UNGERBOECK DIETER K	229 TOUSSAINT LANDING	110106	1101.06
T071700223	3-157D-A061-00-0C16.00 PALMER RAYMOND*PALMER KATHLEEN	231 TOUSSAINT LANDING	132612	1326.12
T071700224	3-157D-A061-00-0C17.00 MANNION JOINT REVOC TRUST	233 TOUSSAINT LANDING	111489	1114.89
T071700225	3-157D-A061-00-0C18.00 PEER MARK A	232 TOUSSAINT LANDING	158561	1585.61
T071700226	3-157D-A061-00-0C19.00 LAMM THOMAS T JR*LAMM PAMELA S	230 TOUSSAINT LANDING	100983	1009.83
T071700227	3-157D-A061-00-0C20.00 SANGUINETT VICKI A*SANGUINETT GARY M	228 TOUSSAINT LANDING	82980	829.8
T071700228	3-157D-A061-00-0C21.00 MAGNER FAM TRUST	226 TOUSSAINT LANDING	119957	1199.57
T071700229	3-157D-A061-00-0C22.00 NIEMAN MATTHEW T*NIEMAN LORI D	40 COALTER RIDGE CT	83701	837.01
T071700230	3-157D-A061-00-0C23.00 RILEY JOHN T*MARCELINO RILEY CYNTHIA	42 COALTER RIDGE CT	126940	1269.4

T071700231	3-157D-A061-00-0C24.00 PLASTER JASON M*PLASTER KARA	44 COALTER RIDGE CT	100100	1001
T071700232	3-157D-A061-00-0C25.00 MARKOVICH JAMES*MARKOVICH STACY	46 COALTER RIDGE CT	79379	793.79
T071700233	3-157D-A061-00-0C26.00 FASISKA ANDREW*FASISKA JUDY S	48 COALTER RIDGE CT	93523	935.23
T071700234	3-157D-A061-00-0C27.00 SHOCKLEE JOHN D JR*SHOCKLEE HEATHER L	50 COALTER RIDGE CT	85014	850.14
T071700235	3-157D-A061-00-0C28.00 RICCIOTTI NANCY A	52 COALTER RIDGE CT	143725	1437.25
T071700236	3-157D-A061-00-0C29.00 ROBERTS BRIAN*ROBERTS KYLEE	54 COALTER RIDGE CT	120345	1203.45
T071700237	3-157D-A061-00-0C30.00 REIDER MICHAEL*REIDER NAN X	56 COALTER RIDGE CT	91004	910.04
T071700238	3-157D-A061-00-0C31.00 SECCOMBE JONATHAN*SECCOMBE STEPHANIE	49 COALTER RIDGE CT	87339	873.39
T071700239	3-157D-A061-00-0C32.00 N M S REVOC LIV TRUST	47 COALTER RIDGE CT	90326	903.26
T071700240	3-157D-A061-00-0C33.00 WESTPHAL TEDDY M INDENTOF TRUST	45 COALTER RIDGE CT	99760	997.6
T071700241	3-157D-A061-00-0C34.00 APPELBAUM JOHN W*APPELBAUM LAUREN E	43 COALTER RIDGE CT	97524	975.24
T071700242	3-157D-A061-00-0C35.00 KOPPU JEEVAN*KANORIGAL MEGHA	41 COALTER RIDGE CT	94909	949.09
T071700243	3-157D-A061-00-0C36.00 BOWMAN BRIAN M*BOWMAN COLLEEN M	30 TOUSSAINT LANDING	80703	807.03
T071700244	3-157D-A061-00-0C37.00 ZIGAROWICZ EDWARD III*ZIGAROWICZ KATHRYN J	32 TOUSSAINT LANDING	81801	818.01
T071700245	3-157D-A061-00-0C38.00 DEDMAN JOHN DARREN*DEDMAN REBEKAH L	34 TOUSSAINT LANDING	112996	1129.96
T071700246	3-157D-A061-00-0C39.00 NECHIO RICARDO B*NECHIO ELIZABETH A	36 TOUSSAINT LANDING	76444	764.44
T071700247	3-157D-A061-00-0C40.00 HIRSH RONALD	38 TOUSSAINT LANDING	86710	867.1
T071700248	3-157D-A061-00-0C41.00 MARTIN GREG*MARTIN JENNIFER	40 TOUSSAINT LANDING	120598	1205.98
T071700249	3-157D-A061-00-0C42.00 WYNKOOP ROGER D*WYNKOOP MARY K REV LIVING TRI	42 TOUSSAINT LANDING	112970	1129.7
T071700250	3-157D-A061-00-0C43.00 DWYER STEPHEN	31 TOUSSAINT LANDING	91686	916.86
T071700251	3-157D-A061-00-0C44.00 GASWAY LILLIAN	214 TOUSSAINT LANDING	93397	933.97
T071700252	3-157D-A061-00-0C45.00 WERTLEY PAUL H III*WERTLEY LESLIE K	212 TOUSSAINT LANDING	127938	1279.38
T071700253	3-157D-A061-00-0C46.00 GRBCICH CHARLES G*GRBCICH AMY L	210 TOUSSAINT LANDING	100583	1005.83
T071700254	3-157D-A061-00-0C47.00 SCHRICK FREDERICK H*SCHRICK JANET L	208 TOUSSAINT LANDING	101469	1014.69
T071700255	3-157D-A061-00-0C48.00 SCHMIDT STEPHEN E*SCHMIDT MARILYN R	206 TOUSSAINT LANDING	96239	962.39
T071700256	3-157D-A061-00-0C49.00 GLAZE DOUGLAS J*GLAZE DARLENE H	204 TOUSSAINT LANDING	99271	992.71
T071700257	3-157D-A061-00-0C50.00 SUCICH TOBIAS*SUCICH RACHAEL	200 TOUSSAINT LANDING	75176	751.76
T071700258	3-157D-A061-00-000A.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700259	3-157D-A061-00-000B.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700260	2-113D-A061-00-000B.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700261	2-113D-A061-00-000C.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700262	2-113D-A061-00-000D.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700263	3-157D-A061-00-000E.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700264	3-157D-A061-00-000F.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700265	3-157D-A061-00-000G.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700266	3-157D-A061-00-000H.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700267	3-157D-A061-00-000I.00 BARATHAVEN RESIDENTIAL HOMEOWNERS ASSOCIATION	ST MADELEINE DR	0	0
T071700269	3-157D-A061-0L-000B.00 TRUMAN BANK	ST MADELEINE DR	0	0
T071700270	3-157D-A061-0L-000C.00 LINDENWOOD UNIVERSITY	1 ACADEMY PL	0	0
T071700271	3-0109-A061-0L-00C1.00 LINDENWOOD UNIVERSITY	ACADEMY PL	0	0
T071700272	3-157D-A061-00-00P1.00 LINDENWOOD UNIVERSITY	HWY 40 61 E	0	0
T071700273	3-157D-A061-00-00P2.00 LINDENWOOD UNIVERSITY	HWY 40 61 E	0	0
T071700274	3-0109-A061-00-00P3.00 METROPOLITAN PARK & RECREATION DIST	ST MADELEINE DR	0	0
T071700275	3-157D-A061-00-00P4.00 METROPOLITAN PARK & RECREATION DIST	ST MADELEINE DR	0	0
T071700276	2-013D-A061-00-00P5.00 METROPOLITAN PARK & RECREATION DIST	ST MADELEINE DR	0	0
T071700277	2-113D-A061-00-00P6.00 METROPOLITAN PARK & RECREATION DIST	ST MADELEINE DR	0	0
T071700278	3-157D-A061-00-00P7.00 METROPOLITAN PARK & RECREATION DIST	BARATHAVEN BLVD	0	0
T071700279	2-113D-A061-00-00P8.00 METROPOLITAN PARK & RECREATION DIST	ST MADELEINE DR	0	0
T071700280	2-013D-A061-00-00P9.00 METROPOLITAN PARK & RECREATION DIST	ST MADELEINE DR	0	0
T101700006	3-157D-A684-00-0001.00 OFALLON CARE GROUP LLC	1030 BARATHAVEN BLVD	759431	7594.31
T101700007	3-157D-A684-00-0002.00 SIMMONS FIRST NATIONAL BANK	BARATHAVEN BLVD	0	0
T101700008	3-157D-A684-00-0003.00 SIMMONS FIRST NATIONAL BANK	BARATHAVEN BLVD	0	0
T101700009	3-157D-A684-00-0004.00 SIMMONS FIRST NATIONAL BANK	BARATHAVEN BLVD	0	0
T101700010	3-157D-A684-00-000A.00 SIMMONS FIRST NATIONAL BANK	BARATHAVEN BLVD	0	0
				\$ 187,715.35

AGENDA ITEM 6.E.

RESOLUTION NO. 16-002

A RESOLUTION OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016; APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF DARDENNE PRAIRIE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

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

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

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

WHEREAS, Section 67.1471 of the CID Act requires that the District shall submit the proposed 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 Ending December 31, 2016. The budget of the District for the fiscal year ending December 31, 2016, is hereby amended as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approval of Proposed Budget for Fiscal Year Ending December 31, 2017. The proposed budget of the District for the fiscal year ending December 31, 2017, is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District Administrator to Forward Proposed Budget to City. The District's Administrator shall send a copy of the proposed 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 proposed 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.

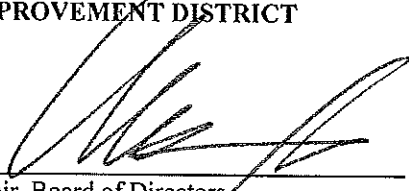
Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

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

Passed this 6th day of October, 2016.

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 October 6, 2016.

BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT


Chair, Board of Directors

[SEAL]

WITNESS my hand and official seal this 6th day of October, 2016.

ATTEST:

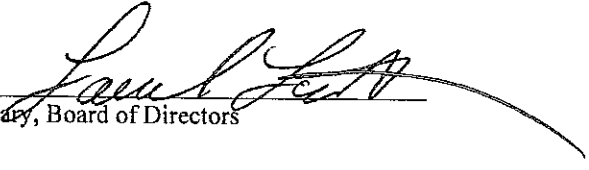

Secretary, Board of Directors

EXHIBIT A

**BARATHAVEN
COMMUNITY IMPROVEMENT DISTRICT**

BUDGET FOR FISCAL YEAR 2017

AND

AMENDED BUDGET FOR FISCAL YEAR 2016

CHAIR

William Laskowsky

BOARD OF DIRECTORS

Craig Stankovich, Vice Chair /
Secretary

Michael Luna, Director

Tom Vonderheid, Treasurer

Dale Grove, Director

Robert Klahr, Executive Director

Laura Lashley, Assistant Secretary

Development Dynamics LLC, District Administrator

**BUDGET MESSAGE
BY DISTRICT ADMINISTRATOR**

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 (as modified or amended from time to time, the "*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 238.280 of the Revised Statutes of Missouri, as amended 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. 992 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 (as defined in the Annexation Agreement) 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) Taxable 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 GRG (as defined in the Annexation Agreement) 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 (as defined in the Annexation Agreement). 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 2014, the CID had CID Property Tax revenues of \$152,752 and interest income of \$3. The CID had total expenditures were \$144,391, consisting of interest payments of \$131,836 on the CID Notes, CID Administrative Costs of \$9,988, trustee fees of \$2,385 and bank fees of \$182. The CID did not pay any principal on the CID Notes, leaving an outstanding balance of \$1,641,000 at the end of the fiscal year ended December 31, 2014.

During 2015, the CID had CID Property Tax revenues of \$149,526 and interest income of \$3. The CID had total expenditures were \$160,688, consisting of interest payments of \$148,237 on the CID Notes, CID Administrative Costs of \$9,885, trustee fees of \$2,385 and bank fees of \$181. The CID did not pay any principal on the CID Notes, leaving an outstanding balance of \$1,641,000 at the end of the fiscal year ended December 31, 2015.

During 2016, the CID anticipates CID Property Tax revenues of approximately \$158,803 and interest income of approximately \$3. The CID anticipates total expenditures of approximately \$160,107, consisting of interest payments of approximately \$148,184 on the CID Notes, CID Administrative Costs of approximately \$10,000, trustee fees of approximately \$1,743 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 fiscal year ending December 31, 2016.

During 2017, the CID anticipates CID Property Tax revenues of approximately \$185,840 and interest income of approximately \$0. The CID anticipates total expenditures of approximately \$185,840, consisting of interest payments of approximately \$173,275 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 fiscal year ending December 31, 2017.

**BaratHaven Community Improvement District 2017
Profit & Loss Budget Overview
January through December**

	<u>Jan - Dec 17</u>
Ordinary Income/Expense	
Income	
Real Prop Tax Trust Fund Inc.	
CID Property Tax Revenue	185,840.00
Total Real Prop Tax Trust Fund Inc.	<u>185,840.00</u>
Total Income	<u>185,840.00</u>
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	<u>180.00</u>
Trustee UMB Expense Accounts	
BH CID Dbt Svc 130733.2 Expense	
Interest Payment	173,275.00
Total BH CID Dbt Svc 130733.2 Expense	<u>173,275.00</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	2,385.00
Total BH CID Rev Acct 130733.4 Exp	<u>2,385.00</u>
Total Trustee UMB Expense Accounts	<u>185,660.00</u>
Total Expense	<u>185,840.00</u>
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
Other Financing Sources/Uses	
Transfer In	
To Debt Service From Revenue	173,275.00
To Operating From Revenue	10,000.00
To Revenue From Prop Tax Trust	185,660.00
Total Transfer In	<u>368,935.00</u>
Total Other Financing Sources/Uses	<u>368,935.00</u>
Total Other Income	<u>368,935.00</u>

Other Expense	
Transfer Out	
From Debt Service to Revenue	173,275.00
From Prop Tax Trust to Revenue	185,660.00
From Revenue To Operating	10,000.00
Total Transfer Out	<u>368,935.00</u>
Total Other Expense	<u>368,935.00</u>
Net Other Income	<u>0.00</u>
Net Income	<u>0.00</u>

Beginning Balance	\$ 809.72
Ending Balance	\$ 809.72

Fund Balance	1/1/2017	Additions	Subtractions	12/31/2017
Property Tax Trust	\$ 122.12	\$ 185,840.00	\$ (185,840.00)	\$ 122.12
Trustee Debt Service	0.50	173,275.00	(173,275.00)	0.50
Trustee Operating	686.22	10,000.00	(10,000.00)	686.22
Trustee Muni Revenue	0.88	-	-	0.88
Trustee Revenue	-	185,660.00	(185,660.00)	-
Total	\$ 809.72	\$ 554,775.00	\$ (554,775.00)	\$ 809.72

Debt Outstanding	1/1/2017	Issued	Retired	12/31/2017
Series 2006 Revenue Note R-1 (replaced by R-5, R-6, R-7, R-8)				
Series 2006 Revenue Note R-2 (replaced by R-4)				
Series 2008 Revenue Note R-3 (a subordinate obligation but not issued; approved via Reso. 08-008, Certificate of Reimbursable Costs #10)	494,000.00	-	-	494,000.00
Series 2006 Revenue Note R-4 (replaced R-2 when Vantage sold to new investor, Nov. 2010)	1,313,000.00	-	-	1,313,000.00
Series 2006 Revenue Note R-5 (replaced portion of R-1 when sold to new investors, March 2012)	148,000.00	-	-	148,000.00
Series 2006 Revenue Note R-6 (replaced portion of R-1 when sold to new investors, March 2012)	73,000.00	-	-	73,000.00
Series 2006 Revenue Note R-7 (replaced portion of R-1 when sold to new investors, March 2012)	74,000.00	-	-	74,000.00
Series 2006 Revenue Note R-8 (replaced portion of R-1 when sold to new investors, March 2012)	33,000.00	-	-	33,000.00
Total	\$ 2,135,000.00	\$ -	\$ -	\$ 2,135,000.00

**BaratHaven Community Improvement District
Profit & Loss Budget vs Actual
January through December 2016**

	<u>Jan - Aug 16</u>	<u>Amended 2016 Budget</u>	<u>Original 2016 Budget</u>
Ordinary Income/Expense			
Income			
Real Prop Tax Trust Fund Inc.			
CID Property Tax Revenue	158,803.30	158,803.30	152,000.00
Total Real Prop Tax Trust Fund Inc.	158,803.30	158,803.30	152,000.00
Trustee UMB Income Accounts			
BH CID Debt Svc 130733.2 Income			
Interest	0.36	0.50	
Total BH CID Debt Svc 130733.2 Income	0.36	0.50	
BH CID Muni Rev 130733.1 Income			
Interest	2.56	2.56	
Total BH CID Muni Rev 130733.1 Income	2.56	2.56	
BH CID Revenue 130733.4 Income			
Interest Income	0.00	0.00	
Total BH CID Revenue 130733.4 Income	0.00	0.00	
Total Trustee UMB Income Accounts	2.92	3.06	
Total Income	158,806.22	158,806.36	152,000.00
Expense			
Real Prop Tax Trust Fund Exp			
Banking Fees			
Service Charge	107.14	180.00	180.00
Total Banking Fees	107.14	180.00	180.00
Total Real Prop Tax Trust Fund Exp	107.14	180.00	180.00
Trustee UMB Expense Accounts			
BH CID Dbt Svc 130733.2 Expense			
Interest Payment	148,184.48	148,184.48	139,435.00
Total BH CID Dbt Svc 130733.2 Expense	148,184.48	148,184.48	139,435.00
BH CID Operating 130733.3 Exp.			
Administration Expense	2,500.00	5,000.00	5,000.00
Audit	2,400.00	2,400.00	2,400.00
Insurance Expense - Oper Fd	1,538.00	1,500.00	1,500.00
Legal Expense	1,100.00	1,100.00	1,100.00
Total BH CID Operating 130733.3 Exp.	7,538.00	10,000.00	10,000.00
BH CID Rev Acct 130733.4 Exp			
Trustee Fees	1,742.50	1,742.50	2,385.00
Total BH CID Rev Acct 130733.4 Exp	1,742.50	1,742.50	2,385.00
Total Trustee UMB Expense Accounts	157,464.98	159,926.98	151,820.00
Total Expense	157,572.12	160,106.98	152,000.00
Net Ordinary Income	1,234.10	-1,300.62	0.00

Other Income/Expense			
Other Income			
Other Financing Sources/Uses			
Transfer In			
To Debt Serv From Muni Rev	1.68	1.68	
To Debt Service From Revenue	148,182.50	148,182.50	139,435.00
To Operating From Revenue	10,000.00	10,000.00	10,000.00
To Rev From Muni Rev	158,602.00	158,602.00	
To Muni Rev From Prop Tax Trust	158,602.00	158,602.00	
To Revenue From Prop Tax Trust	1,323.00	1,323.00	151,820.00
Total Transfer In	<u>476,711.18</u>	<u>476,711.18</u>	<u>301,255.00</u>
Total Other Financing Sources/Uses	<u>476,711.18</u>	<u>476,711.18</u>	<u>301,255.00</u>
Total Other Income	<u>476,711.18</u>	<u>476,711.18</u>	<u>301,255.00</u>
Other Expense			
Transfer Out			
From Muni Rev to DS	1.68	1.68	
From Muni Rev to Revenue	158,602.00	158,602.00	
From Prop Tax Trust to Muni Revenue	158,602.00	158,602.00	
From Prop Tax Trust to Revenue	1,323.00	1,323.00	151,820.00
From Revenue To Debt Service	148,182.50	148,182.50	139,435.00
From Revenue To Operating	10,000.00	10,000.00	10,000.00
Total Transfer Out	<u>476,711.18</u>	<u>476,711.18</u>	<u>301,255.00</u>
Total Other Expense	<u>476,711.18</u>	<u>476,711.18</u>	<u>301,255.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>1,234.10</u>	<u>-1,300.62</u>	<u>0.00</u>

Beginning Balance	\$	2,110.34
Ending Balance	\$	809.72

Fund Balance	1/1/2016	Additions	Subtractions	12/31/2016
Property Tax Trust	\$ 1,423.82	\$ 158,803.30	\$ (160,105.00)	\$ 122.12
Trustee Debt Service	0.30	148,184.68	(148,184.48)	0.50
Trustee Operating	686.22	10,000.00	(10,000.00)	686.22
Trustee Muni Revenue	-	158,604.56	(158,603.68)	0.88
Trustee Revenue	-	159,925.00	(159,925.00)	-
Total	\$ 2,110.34	\$ 635,517.54	\$ (636,818.16)	\$ 809.72

Debt Outstanding	1/1/2016	Issued	Retired	12/31/2016
Series 2006 Revenue Note R-1 (replaced by R-5, R-6, R-7, R-8)				
Series 2006 Revenue Note R-2 (replaced by R-4)				
Series 2008 Revenue Note R-3 (a subordinate obligation but not issued; approved via Reso. 08-008, Certificate of Reimbursable Costs #10)	494,000.00	-	-	494,000.00
Series 2006 Revenue Note R-4 (replaced R-2 when Vantage sold to new investor, Nov. 2010)	1,313,000.00	-	-	1,313,000.00
Series 2006 Revenue Note R-5 (replaced portion of R-1 when sold to new investors, March 2012)	148,000.00	-	-	148,000.00
Series 2006 Revenue Note R-6 (replaced portion of R-1 when sold to new investors, March 2012)	73,000.00	-	-	73,000.00
Series 2006 Revenue Note R-7 (replaced portion of R-1 when sold to new investors, March 2012)	74,000.00	-	-	74,000.00
Series 2006 Revenue Note R-8 (replaced portion of R-1 when sold to new investors, March 2012)	33,000.00	-	-	33,000.00
Total	\$ 2,135,000.00	\$ -	\$ -	\$ 2,135,000.00

The R-1 Notes were allocated between four investors in March 15, 2012 and became Notes R-5, R-6, R-7 and R-8. The R-2 Note ownership change occurred in Nov. 2010 and became Series 2006 Revenue Note R-4. The R-3 Notes have never been formally issued, the Certificate of Reimbursable Costs #10 was approved in the amount of \$1,454,000, allocating \$494,000 to the CID and the remaining \$960,216.01 to the TDD (approved through Resolution 08-008). The total outstanding obligations have been \$2,135,000 since 2008 and have not changed. Accrued interest is calculated and reported annually in the audited financial statements of the CID.

BaratHaven Community Improvement District

Statement of Revenues Collected and Expenditures Paid -

All Funds - Budget and Actual - Cash Basis

For the Year Ended December 31, 2015

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
CID property tax revenues	\$ 123,000	\$ 148,232	\$ 149,526	\$ 1,294
Interest income	-	4	3	(1)
Total Revenues	<u>\$ 123,000</u>	<u>\$ 148,236</u>	<u>\$ 149,529</u>	<u>\$ 1,293</u>
Expenditures:				
Trustee fees	\$ 2,385	\$ 2,365	\$ 2,385	\$ -
Bank fees	180	180	181	(1)
Administrative expenses	5,000	5,000	5,000	-
Insurance expense	1,500	1,500	1,514	(14)
Legal and professional fees	1,100	1,100	971	129
Audit fees	2,400	2,400	2,400	-
Interest expense	110,000	148,237	148,237	-
Total Expenditures	<u>\$ 122,565</u>	<u>\$ 160,802</u>	<u>\$ 160,688</u>	<u>\$ 114</u>
Other Financing Sources (Uses)				
Transfers in	\$ 110,000	\$ 148,235	\$ 148,235	\$ -
Transfers out	(110,000)	(148,235)	(148,235)	-
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>\$ 435</u>	<u>\$ (12,566)</u>	<u>\$ (11,159)</u>	<u>\$ 1,407</u>
Fund Balances - at beginning of the year		13,269	13,269	
Fund Balances - at end of the year		<u>\$ 703</u>	<u>\$ 2,110</u>	

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

RESOLUTION NO. 16-003

A RESOLUTION OF THE BARATHAVEN COMMUNITY IMPROVEMENT DISTRICT AMENDING RESOLUTION NO. 06-011 TO UPDATE CERTAIN OFFICERS AND AGENTS OF THE DISTRICT WHO ARE AUTHORIZED TO ORDER THE PAYMENT OF MONEY FROM THE ACCOUNT OPENED AND MAINTAINED BY THE DISTRICT AT UMB BANK N.A.; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

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

WHEREAS, on May 25, 2006, the Board of Directors of the District adopted Resolution No. 06-011 authorizing UMB Bank, N.A. to be the depository bank for the funds of the District and authorizing certain officers and agents of the District to order payment of money from the account opened and maintained by UMB Bank, N.A. and designated as the "CID Property Tax Account – BaratHaven Community Improvement District" (the "*CID Property Tax Account*"); and

WHEREAS, the Board of Directors of the District has determined that it is necessary to amend Resolution No. 06-011 at Section 2 to update the designation of certain officers and agents of the District to order the payment of money from the CID Property Tax Account.

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

Section 1. Amending Resolution No. 06-011 at Section 2. The Board of Directors of the District hereby deletes Section 2 of Resolution No. 06-011 in its entirety and a new Section 2 shall replace it in its entirety, which shall read as follows:

"Section 2. The Board of Directors of the District hereby authorizes that new banking resolutions be provided to UMB Bank, N.A. to designate the following officers and agents of the District to order the payment of money from the CID Property Tax Account opened and maintained at UMB Bank, N.A.: (a) Chair, currently William Laskowsky; (b) Vice Chair, currently Craig Stankovich; (c) Treasurer, currently Tom Vonderheid; and (d) District Administrator, currently Laura A. Lashley or Patrick A. Nasi. The signature of two of the four aforementioned officers and agents listed in this Section shall be required to order the payment of money from the CID Property Tax Account."

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 take effect and be in full force upon its passage by the District's Board of Directors.

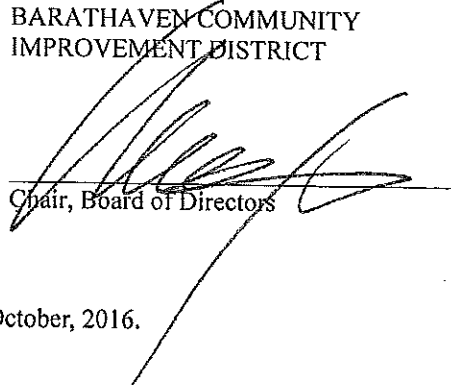
Passed this 6th day of October, 2016.

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 October 6, 2016.

[SEAL]

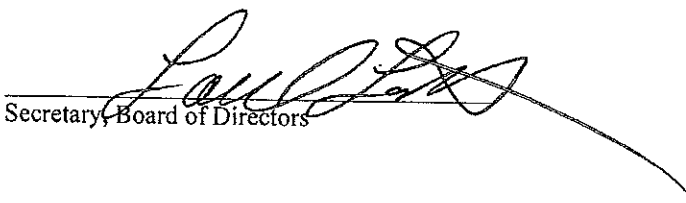


BARATHAVEN COMMUNITY
IMPROVEMENT DISTRICT


Chair, Board of Directors

WITNESS my hand and official seal this 6th day of October, 2016.

ATTEST:


Secretary, Board of Directors

**Bryan Road
Community Improvement District**

Annual Report
Fiscal Year End December 31, 2016

Dardenne Prairie, Missouri

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. Annual Report Overview

This Annual Report is submitted to City of Dardenne Prairie, Missouri (the "City") and the Missouri Department of Economic Development (MoDED) in accordance with provisions within the Community Improvement District Act (the "CID Act"), Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended.

2. District Description

Reporting Period:	January 1, 2016 through December 31, 2016	
Date District Established:	November 6, 2005	
Enacting Ordinance:	City of Dardenne Prairie Ordinance No. 952	
CID Sales Tax Effective Date:	April 1, 2006	
Municipality:	City of Dardenne Prairie 2032 Hanley Road Dardenne Prairie, MO 63368 Phone: 636/561-1718	
County:	St. Charles County	
District Administrator:	Development Dynamics, LLC 1001 Boardwalk Springs Place, Suite 50 O'Fallon, MO 63368 Phone: 636/561-8602	
Governing Board of Directors:	Chair:	Bob Glarner
	Secretary:	Scott Kolbe
	Treasurer:	David Glarner
	Assistant Secretary:	Laura Lashley
	Director:	Gerald Sheidegger
	Director:	Robyn Shaber

3. District Purpose

In order to accommodate the development, significant infrastructure improvements were constructed. More specifically, the improvements included:

- A. sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
- B. construct improvements to the road system to serve the commercial/retail portion of the Development
- C. grading and storm water improvements that are required to serve the road system described in (A) and (B) above;

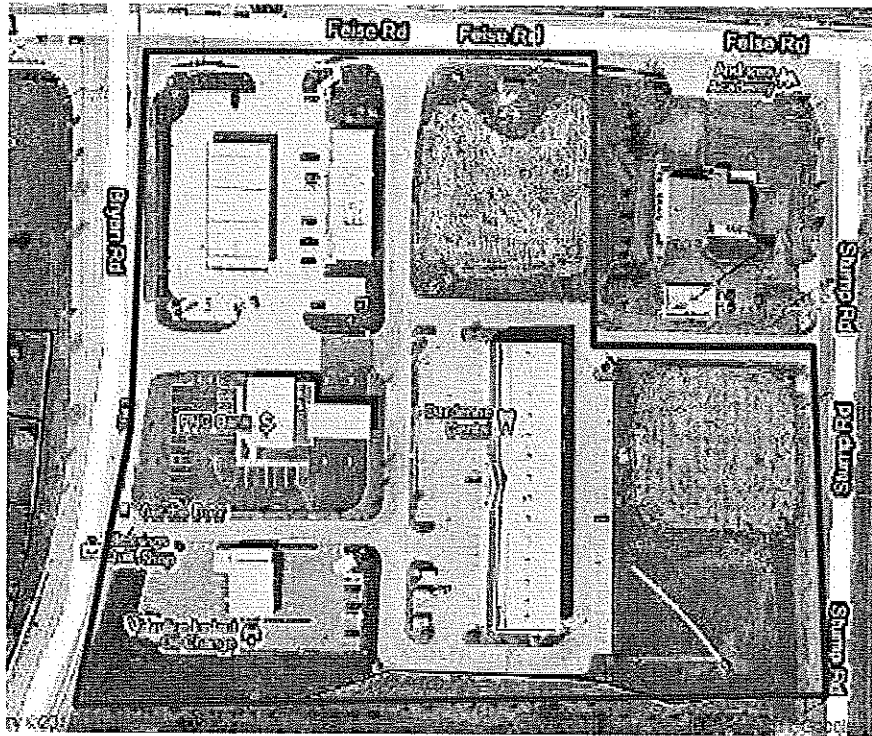
- D. accompanying grading, drainage, pavement, curb, gutter, sidewalk, storm water facilities, signing, striping, lighting, landscaping or other similar or related improvements in connection with items (A) through (C) above;
- E. storm water facilities and improvements to the detention area and grading and landscaping related to the storm water facilities and improvements, which are unrelated to the road system described in (A) through (D) above; and
- F. accompanying professional fees, including without limitation engineering (civil, traffic, and geotechnical), surveying, soil testing, legal, architectural and administration of the proposed District.

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 Feise 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. Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide the tax revenue, tax expenditures, any outstanding indebtedness, and fund balances for the District. Please refer to the Financial Report and Budget Resolutions attached.

Attachments:

- Financial Statement for the Fiscal Year Ended December 31, 2015
- Financial Statement for the Fiscal Year Ended December 31, 2016
- Resolutions for Fiscal Year Ended December 31, 2016
 - **Resolution 2016-01**, A Resolution of the Bryan Road Community Improvement District amending the budget for the year ending December 31, 2016; Approving the budget for the year ending December 31, 2017 with instructions to forward the same to the City of Dardenne Prairie, Missouri in accordance with the Community Improvement District Act.

Bryan Road Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year January 1, 2015 to December 31, 2015

A. Beginning Balance

American Bank, Money Market Account 55103	\$	33,756.67	
			\$ 33,756.67

B. Summary of Receipts

CID Special Assessment	\$	64,369.09	
CID Local Use Tax	\$	98.18	
CID Sales Tax	\$	19,695.23	
Interest Earnings	\$	174.83	
Total Receipts			\$ 84,337.33

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

\$ 46,875.00

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$	46,875.00	
			\$ 46,875.00

F. Statement of Indebtedness
Bonded Indebtedness

Outstanding on 01/01/2015	Issued During 2015	Retired During 2015	Outstanding on 12/31/2015
\$ -	\$ -	\$ -	\$ -

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.	2015 Annual Assessment
61,557	1	T061800064	1	\$17,235.96
42,258	1	T061800065	2	\$11,832.24
53,889	1	T061800066	3	\$15,088.92
50,777	1	T061800067	4	\$14,217.66
95,187	2	T061800068	5	\$4,759.35
37,705	2	T061800069	6	\$1,885.25
341,373				\$65,019.28

Bryan Road Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year January 1, 2016 to December 31, 2016

A. Beginning Balance

American Bank, Money Market Account 55103	\$ 46,875.00	\$ 46,875.00
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B. Summary of Receipts

CID Special Assessment	\$ 64,369.09	
CID Local Use Tax	\$ 182.47	
CID Sales Tax	\$ 24,083.19	
Interest Earnings	\$ 243.27	
Total Receipts		\$ 88,878.02

C. Summary of Disbursements

NID Administration Fee, Trustee Fee	\$ (2,000.00)	
District Administrative Expenses	\$ (2,500.00)	
Insurance Expense	\$ (1,439.00)	
Maintenance Fee	\$ (8,000.00)	
Missouri Department of Revenue Reports	\$ (280.00)	
Storm Sewer Maintenance	\$ (65,000.00)	
Total Disbursements		\$ (79,219.00)

D. Ending Balance

\$ 56,534.02

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$ 56,534.02	\$ 56,534.02
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F. Statement of Indebtedness

Bonded Indebtedness

Outstanding on 01/01/2016	Issued During 2016	Retired During 2016	Outstanding on 12/31/2016
\$ -	\$ -	\$ -	\$ -

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.	2016 Annual Assessment
61,557	1	T061800064	1	\$17,235.96
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53,889	1	T061800066	3	\$15,088.92
50,777	1	T061800067	4	\$14,217.56
95,187	2	T061800068	5	\$4,759.35
37,705	2	T061800069	6	\$1,885.25
341,373				\$65,019.28

RESOLUTION NO. 2016-01

A RESOLUTION OF THE BRYAN ROAD COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET FOR THE YEAR ENDING DECEMBER 31, 2016; APPROVING THE BUDGET FOR THE YEAR ENDING DECEMBER 31, 2017 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, rather, CID revenues are utilized to pay for ongoing maintenance expenses; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit a preliminary budget prior to the beginning of each fiscal year to 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. Amending of Budget for the Fiscal Year 2016. The District budget of the for the year ending December 31, 2016, 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 year ending December 31, 2016.

Section 2. Approval of Preliminary Budget for the Fiscal Year 2017. The budget of the District for the year ending December 31, 2017, 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 budget revenues and expenditures to actual revenues and expenditures for the fiscal year ending December 31, 2017. The ending budget should demonstrate revenues plus fund balance exceed expenditures for the fiscal year.

Section 3. Administrator of the District to Forward Preliminary Budget to City. The District 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.

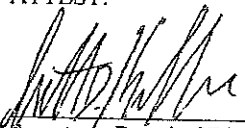
Passed this 31st day of October, 2016.

[SEAL]

BRYAN ROAD COMMUNITY
IMPROVEMENT DISTRICT


Chair, Board of Directors

ATTEST:


Secretary, Board of Directors

Section 3. Administrator of the District to Forward Preliminary Budget to City. The District 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.

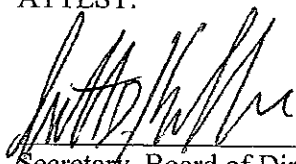
Passed this 31st day of October, 2016.

**BRYAN ROAD COMMUNITY
IMPROVEMENT DISTRICT**

[SEAL]

Chair, Board of Directors

ATTEST:



Secretary, Board of Directors

Section 3. Administrator of the District to Forward Preliminary Budget to City. The District 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.

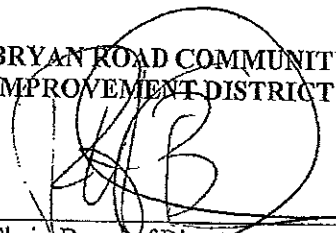
Section 7. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

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

Passed this 31st day of October, 2016.

BRYAN ROAD COMMUNITY
IMPROVEMENT DISTRICT

[SEAL]


Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

EXHIBIT A

**Bryan Road
Community Improvement District**

**ANNUAL BUDGET FOR THE
YEAR ENDING
DECEMBER 31, 2017**

**CHAIR
Robert Glarner**

BOARD OF DIRECTORS

David Glarner, Treasurer	Vacant, Secretary
Scott Kolbe, Director	Jerry Scheidegger, Director

**Development Dynamics LLC
District Administrators**

BUDGET MESSAGE

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 CID 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. The District adopted Resolution No. 2006-04 that provided for the imposition of a sales and use tax of up to one percent upon approval by qualified voters of the District.

In the fiscal year ending December 31, 2015, the District received CID revenues totaling \$84,337.33 in the form of CID special assessment revenue of \$64,369.09, CID sales and use tax revenue of \$19,793.41, and a small amount of miscellaneous revenue. The CID incurred expenses of 71,219.00 comprised of the storm sewer maintenance costs, operating expenses, along with insurance and other small expenses. The year end fund balance was 46,875.00.

During the fiscal year ending December 31, 2016, the District anticipates receiving CID revenues totaling \$88,520 in the form of CID special assessment revenue of \$64,370, CID sales tax revenue of \$23,700, and a small amount of miscellaneous revenue. The District anticipates CID expenses to total approximately \$83,640, comprised of the storm sewer maintenance costs, operating expenses, insurance and other miscellaneous expenses. The anticipated year end fund balance is expected to be approximately \$52,115.

During the fiscal year ending December 31, 2017, the District anticipates receiving CID revenues totaling \$88,570 in the form of CID special assessment revenue of \$64,370, CID sales tax revenue of \$24,000, and limited miscellaneous revenue. The District anticipates CID expenses to total approximately \$83,280, comprised of the storm sewer maintenance, operating expenses, insurance and other miscellaneous expenses. The anticipated year end fund balance is expected to be approximately \$57,405.

**Bryan Road CID
Annual Budget
January 1, 2017 - December 31, 2017**

	Jan - Dec 17
Income	
CID Local Option Use Tax	200.00
CID Sales Tax	24,000.00
CID Special Assessment	64,370.00
Total Income	88,570.00
Operational Expenses	
Administration	2,500.00
Insurance Expense	1,500.00
Legal Expenses	1,500.00
Maintenance Fee	8,500.00
Total Operational Expenses	14,000.00
DOR Reports	280.00
NID Trustee	4,000.00
Storm Sewer Maintenance	65,000.00
Total Expense	83,280.00
Net Income	5,290.00
Beginning Balance	\$ 52,115.00
Ending Balance	\$ 57,405.00

**Bryan Road CID
Amended Budget for Fiscal Year Ending
December 31, 2016**

		Amended 2016 Budget	Original 2016 Budget
	Jan - Sept 16		
Income			
CID Local Option Use Tax	134.84	180.00	120.00
CID Sales Tax	17,807.13	23,700.00	19,000.00
CID Special Assessment	64,369.09	64,370.00	64,370.00
Interest Earnings	201.81	270.00	150.00
Total Income	82,512.87	88,520.00	83,640.00
Expense			
Administrative Expenses			
Administration	2,500.00	2,500.00	2,500.00
Insurance Expense	1,439.00	1,500.00	1,500.00
Legal Expenses	0.00	1,500.00	1,500.00
Maintenance Fee	8,000.00	8,500.00	8,500.00
Total Administrative Expenses	11,939.00	14,000.00	14,000.00
DOR Reports	210.00	280.00	300.00
NID Trustee	2,000.00	4,000.00	4,000.00
Storm Sewer Maintenance	65,000.00	65,000.00	65,000.00
Total Expense	79,149.00	83,280.00	83,300.00
Net Income	3,363.87	5,240.00	340.00
Beginning Balance		\$46,875.00	
Ending Balance		\$52,115.00	

Bryan Road Community Improvement District
Annual Report of Financial Transactions
For the Fiscal Year January 1, 2015 to December 31, 2015

A. Beginning Balance

American Bank, Money Market Account 55103	\$ 33,756.67	
		\$ 33,756.67

B. Summary of Receipts

CID Special Assessment	\$ 64,369.09	
CID Local Use Tax	\$ 98.18	
CID Sales Tax	\$ 19,695.23	
Interest Earnings	\$ 174.83	
Total Receipts		\$ 84,337.33

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

\$ 46,875.00

E. Summary of Ending Balance by Depository

American Bank, Money Market Account 55103	\$ 46,875.00	
		\$ 46,875.00

F. Statement of Indebtedness

Bonded Indebtedness

Outstanding on 01/01/2015	Issued During 2015	Retired During 2015	Outstanding on 12/31/2015
\$ -	\$ -	\$ -	\$ -

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.	2015 Annual Assessment
61,557	1	T061800064	1	\$17,235.96
42,258	1	T061800065	2	\$11,832.24
53,889	1	T061800066	3	\$15,088.92
50,777	1	T061800067	4	\$14,217.56
95,187	2	T061800068	5	\$4,759.35
37,705	2	T061800069	6	\$1,885.25
341,373				\$65,019.28

TREASURER'S REPORT

As of March 31, 2017

Special Revenue Fund	232,290.64
General Fund	3,554,992.04
Parks & Storm Water Fund	106,206.99
Capital Improvement Sales Tax Fund	475,523.14
Municipal Bond Account	2,314.10
Escrow/Bond Account	51,065.28
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	4,422,692.19

COP Series 2016	2,642.43
Bryan Road NID Bond Fund	140,260.18
Bryan Road NID Bond Reserve Fund	121,538.58

Respectfully submitted,



Kim Clark
City Clerk/Treasurer



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

April 13, 2017

Mayor David Zucker
City of Dardenne Prairie
2032 Hanley Rd.
Dardenne Prairie, MO 63368

Subject: Escrow Established by Pulte Homes of St. Louis, LLC - Release No. 1 - Final
Leighton Hollow Lot C
Dardenne Prairie Project No. 970047

Dear Mayor Zucker:

Per the request of Pulte Homes of St. Louis, LLC, and our inspection of the subject development, we recommend a 100% release of the escrow amount established by Pulte Homes of St. Louis, LLC and being held by the City for the completion of the subject development in the amount of \$99,518.71. This is a final release of escrow established by Pulte Homes of St. Louis, LLC for the subject development.

The attached deposit account summary form details the total escrow amounts being held by the City and the amount recommended for this release.

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

Attachment

cc: Board of Aldermen
Kim Clark, City Clerk
Jeff Amelong, Building Code Official
Benjamin Keane, P.E., Pulte Homes of St. Louis, LLC

DARDENNE



www.DardennePrairie.org

City Engineer

Phone 636.978.6008

Fax 636.898.0923

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City Hall

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Dardenne Prairie, MO 63368

Phone 636.561.1718

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Escrow Account Summary

970047_Leighton Hollow

Leighton Hollow Subdivision - Village C

Pulte Homes of St. Louis, LLC

Escrow Release No.: 1 - Final


Last Updated: 04/13/2017

Item	Original Escrow Amount	Previously Released Amount	Reimbursed This Period*	Released To Date	Outstanding Balance
Sanitary Sewers	\$0.00	\$0.00	\$0.00	0%	\$0.00
Water Mains	\$0.00	\$0.00	\$0.00	0%	\$0.00
Rough Grading	\$4,141.23	\$0.00	\$4,141.23	100%	\$0.00
Site/Street	\$11,860.53	\$0.00	\$11,860.53	100%	\$0.00
Storm Sewer	\$13,081.97	\$0.00	\$13,081.97	100%	\$0.00
Erosion Control/Detention	\$35,446.18	\$0.00	\$35,446.18	100%	\$0.00
Common Amenities	\$34,988.80	\$0.00	\$34,988.80	100%	\$0.00
Other	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTALS	\$99,518.71	\$0.00	\$99,518.71	100%	\$0.00

☒ This release is recommended by the City Engineer

☐ This release has been approved by the Board of Aldermen

Prepared by:



Kehoe Engineering Company, Inc.
Luke R. Kehoe, P.E., City Engineer

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,
MISSOURI, AMENDING TITLE II OF THE MUNICIPAL
CODE OF THE CITY OF DARDENNE PRAIRIE BY
DELETING CHAPTER 215 IN ITS ENTIRETY;
ENACTING, IN LIEU THEREOF, A NEW CHAPTER 215;
PROVIDING PROCEDURES FOR THE ABATEMENT OF
NUISANCES AND THE LEVYING OF SPECIAL TAX
BILLS FOR THE COST OF SUCH ABATEMENT;
PROVIDING PROCEDURES FOR DISPOSING OF
ABANDONED PROPERTY; AND OTHER MATTERS
RELATED THERETO**

WHEREAS, pursuant to § 79.370, RSMo., the Board of Aldermen of the City of Dardenne Prairie, Missouri, has the power to pass ordinances for the prevention of nuisances and their abatement; and

WHEREAS, pursuant to § 67.398, RSMo., the Board of Aldermen has the authority to provide for the abatement of a condition of any lot or land that has the presence of a nuisance which is unhealthy or unsafe and declared to be a public nuisance; and

WHEREAS, pursuant to § 71.780, RSMo., the Board of Aldermen has “the power to suppress all nuisances which are, or may be, injurious to the health and welfare of the inhabitants of said cities, or prejudicial to the morals thereof, within the boundaries of said cities and within one-half mile of the boundaries thereof. Such nuisances may be suppressed by the ordinances of said cities, or by such act or order as the charters of said cities authorize them to adopt. If the nuisance is suppressed within the city limits, the expense for abating the same may be assessed against the owner or occupant of the property, and against the property on which said nuisance is committed, and a special tax bill may be issued against said property for said expenses;” and

WHEREAS, pursuant to § 71.285, RSMo., the Board of Aldermen has the authority to declare tall grass and weeds and accumulations of trash on property to be a nuisance; and

WHEREAS, § 304.156.9, RSMo., authorizes the City to adopt an ordinance regulating the removal and sale of abandoned property, consistent with §§ 304.155 to 304.158, RSMo.; and

WHEREAS, § 304.159, RSMo., provides that “Any city ... may prohibit, by ordinance, the storage of inoperable vehicles or other vehicles deemed by such city ... to constitute a public safety hazard;” and

WHEREAS, the Board of Aldermen hereby finds and determines that it is necessary to establish procedures consistent with State law for the timely abatement of public nuisances and disposition of abandoned property within the City;

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

SECTION 1. That Chapter 215 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby deleted in its entirety and replaced, in lieu thereof, with a new Chapter 215, which shall read as follows:

CHAPTER 215. NUISANCES

ARTICLE I. GENERALLY

SECTION 215.010: NUISANCES AFFECTING HEALTH.

A. For the purposes of this Article, the terms set out in this Subsection A shall have the following meaning:

HEARING OFFICIAL: An official, or his/her designee, designated by the Mayor to preside over hearings regarding the existence of a public nuisance under this Article.

INTERESTED PARTIES: All owners and occupants, lessees, lienholders, mortgagees, and all other persons having an interest in the property as shown by the records of the St. Charles County Recorder of Deeds.

CODE ENFORCEMENT OFFICER: The official, or his/her designee, appointed by the Mayor with the approval of a majority of the Board of Aldermen under Section 115.230 of the Municipal Code, who shall have the authority to investigate the existence of public nuisances and undertake nuisance abatement under this Article.

PROPERTY: One or more lots, tracts, or areas of land.

B. The following are declared to be public nuisances:

1. All decayed or unwholesome food offered for sale to the public or offered to the public at no charge.
2. All diseased animals running at large.
3. All stagnant water in ponds or pools.
4. Carcasses of dead animals not buried or destroyed within twenty-four (24) hours after death.
5. Accumulations, wheresoever they may occur, of manure, rubbish, trash, garbage, refuse, junk and human and industrial, noxious or offensive waste, except the normal storage on a farm of manure for agricultural purposes. Accumulations also include partially dismantled or wrecked motor vehicles, equipment or machinery, causing or threatening to cause an environmental or fire hazard, or causing or threatening to cause the accumulation of stagnant water, or causing or threatening to cause the inhabitation therein of rats, mice, snakes or vermin of any kind which are or may be dangerous or prejudicial to the public health.
6. Garbage cans which are not fly-tight, that is, garbage cans which do not prevent the entry of flies, insects and rodents.

7. The pollution of any well, cistern, spring, underground water, stream, lake, canal or body of water by sewage or industrial wastes or other substances harmful to human beings.
8. Dense smoke, noxious fumes, gas and soot, or cinders in unreasonable quantities, or the presence of any gas, vapor, fume, smoke, dust or any other toxic substance on, in or emitted from the equipment of any premises in quantities sufficient to be toxic, harmful or injurious to the health of any employee or to any premises, occupant or to any other person.
9. Common drinking cups, roller towels, combs, brushes or eating utensils in public or semi-public places where not properly sanitized after use.
10. Any vehicle used for septic tank cleaning which does not meet the requirements of this Municipal Code of the City of Dardenne Prairie, Missouri.
11. Any vehicle used for garbage or rubbish disposal which is not equipped with a watertight metal body and provided with a tight metal cover or covers and so constructed as to prevent any of the contents from leaking, spilling, falling or blowing out of such vehicle at any time, except while being loaded, or not completely secured and covered so as to prevent offensive odors from escaping therefrom or exposing any part of the contents at any time.
12. Any and all infestations of flies, fleas, roaches, lice, ticks, rats, mice, snakes, or vermin of any kind, fly maggots, mosquito larvae and hookworm larvae.
13. Unlicensed dumps and licensed dumps not operated or maintained in compliance with the Municipal Code of the City of Dardenne Prairie, Missouri and the Statutes of the State of Missouri.
14. No person shall discharge or cause to be discharged into a stormwater system any waste materials, liquids, vapor, fat, gasoline, benzene, naphtha, oil or petroleum product, mud, straw, lawn clippings, tree limbs or branches, metal or plastic objects, rags, garbage or any other substance which is capable of causing an obstruction to the flow of the storm system or interfere with the proper operation of the system or which will pollute the natural creeks or waterways.
15. The open storage of inoperable vehicles or other vehicles deemed by the City to constitute a public safety hazard. Nothing in this Sub-subsection 15 shall apply to a vehicle which is completely enclosed within a locked building or locked fence and not visible from adjacent public or private property, nor to any vehicle upon the property of a business licensed as salvage, swap, junk dealer or towing facility so long as the business is operated in compliance with its business license and the property is in compliance with applicable zoning ordinances. Nothing in this Section shall apply to construction and agricultural equipment which is not required to be licensed for travel on public roads and which is placed and/or stored in compliance with all other ordinances of the City.
 - a. No automobile repair business or automobile dealer or storage facility may have vehicles that are in a state of being dismantled in plain view.
 - b. Automobile repair businesses and storage facilities shall not store unregistered vehicles in the public view. To the extent that automobile dealerships, except new

motor vehicle franchise dealerships, perform repair services for the public at large or repair vehicles owned by the owner or operator of such dealership, unregistered vehicles in need of or awaiting repair shall not be stored in public view by such dealership. All such vehicles must either be stored inside a building or within a fenced and screened area behind the front building line of the business. In the case of a storage facility, the fenced area must be screened from view from adjacent public or private property.

16. All other acts, practices, conduct, business, occupation callings, trades, uses of property and all other things detrimental or certain to be detrimental to the health of the inhabitants of the City of Dardenne Prairie.

C. Unlawful To Cause, Maintain Within City Or One-Half Mile Thereof. It is unlawful for any interested party to cause, permit or maintain a nuisance on any property within the City of Dardenne Prairie or within one-half (½) mile of the corporate limits of the City of Dardenne Prairie, Missouri. Additionally, it is unlawful for any person or his/her agent, servant, representative or employee to cause or maintain a nuisance on the land or property of another with or without permission.

SECTION 215.020: REGULATION OF PORTABLE STORAGE UNITS.

A. As used in this Section, the following terms shall mean as follows:

ACCESSORY BUILDING: A subordinate building customarily incidental to and located on the same lot occupied by a main building, subordinate in area, extent, or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building. For the purposes of this Section, an accessory building differs from a temporary storage device, portable on demand storage unit and storage shed in that it is constructed pursuant to a building permit, and is permanently affixed to realty.

PORTABLE STORAGE UNIT: A container designed, constructed and commonly used for non-permanent placement on property for the purpose of temporary storage of personal property.

STORAGE SHED: A prefabricated structure designed, intended and installed on property primarily for the long term storage of yard, pool and garden equipment and similar personal property.

STORAGE TRAILERS: Includes trucks, trailers and other vehicles or parts of vehicles designed to be hitched or attached to trucks, tractors or other vehicles for movement from place to place used as a temporary storage device.

B. It shall be unlawful and deemed a public nuisance for any person to park, place or suffer placement of a portable storage unit upon any lot or property in the City of Dardenne Prairie other than on a concrete, asphalt or other improved surface.

C. It shall be unlawful and deemed a public nuisance for any person to park, place or suffer placement of a portable storage unit upon any lot or property in the City of Dardenne Prairie for more than fourteen (14) consecutive days or on more than three (3) occasions in any twelve (12) month period.

D. A permit may be obtained from the City of Dardenne Prairie to extend the fourteen (14) day time frame, on only one (1) occasion, for no more than fourteen (14) additional days for an

administrative fee of twenty-five dollars (\$25.00). A permit must be obtained for each portable storage unit.

E. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried out pursuant to a valid building permit, nor to the placement of permitted accessory buildings or storage sheds.

SECTION 215.030: ABATEMENT PROCEDURE

A. *Initial Investigation of Nuisances.* Whenever a complaint is made to a law enforcement officer, the Code Enforcement Officer, or other official of the City regarding the existence of a public nuisance, the Code Enforcement Officer shall promptly cause to be inspected the property on which it is alleged that such public nuisance exists.

B. *Summary Abatement of Nuisances.* After investigation of the alleged public nuisance, if the Code Enforcement Officer determines that a public nuisance exists and poses an immediate specifically identified risk to public health or safety, the Code Enforcement Officer may immediately abate the public nuisance. Such abatement costs shall be certified by the City Clerk and assigned to the annual real estate tax bill for the property. When summary abatement is authorized, prior notice of the abatement to any interested party is not required. Following summary abatement, the Code Enforcement Officer shall cause to be posted on the property at which the nuisance abatement occurred a notice describing the action(s) taken to abate the nuisance. If the public nuisance involves a dangerous building, the City shall follow the procedures in Chapter 505 of the Municipal Code.

C. *Abatement of Nuisances in Other Cases.* Upon receiving a complaint, or as a result of investigation by the Code Enforcement Officer, whenever the Code Enforcement Officer has probable cause to believe that a public nuisance exists and summary abatement under Subsection B is not required, the Code Enforcement Officer shall cause written notice to be delivered by personal service, first-class mail certified mail, return receipt requested, to both the occupant of the property at the property address and the owner of property at the last known address of the owner, if not the same. Such notice shall contain:

1. A statement that the Code Enforcement Officer has probable cause to believe that a public nuisance exists at the property in violation of this Article;
2. A specific description of each condition of the lot or land declared to be a public nuisance;
3. Identification of the action required to remedy the public nuisance;
3. An order to abate or commence removal of each condition identified in the notice within a reasonable time, but not less than ten (10) days;
4. An order that if the property continues to be used in such a manner, a hearing will be held before the Hearing Official to determine the existence of a public nuisance at the property, and, if a public nuisance is determined to exist at the property, the Hearing Official will determine an appropriate penalty including, but not limited to, an abatement order and/or an order that the property may not be occupied for a period not to exceed one (1) year; and
5. That the hearing may be held without the presence of any interested party.

If any interested party's address is unknown and cannot be located, notice may be given by posting at the property and publication in a newspaper of general circulation in the City, once per week for two consecutive weeks.

D. After reasonable time to pursue removal or abate the nuisance, if the Code Enforcement Officer has probable cause to believe that a public nuisance continues to exist at the property, the Code Enforcement Officer shall cause a second (2nd) notice to be served on the owner and occupant of the property in accordance with the procedures of Subsection C. Said notice shall advise the owner and occupant that:

1. The Code Enforcement Officer believes that a public nuisance continues to exist at the property; and
2. The Hearing Official will hold a hearing at a specified date and time, not sooner than ten (10) days after the date of the second (2nd) notice, and at a location specified in the notice, to determine whether a public nuisance exists at the property.

E. *Hearing.* The Hearing Official shall conduct a full and adequate hearing upon the question of whether a public nuisance exists. At the hearing, interested parties may be represented by counsel, and all interested parties shall have an opportunity to be heard and present such evidence as is relevant to a determination of:

1. Whether a public nuisance exists or not;
2. Whether the procedures required by this Article have been substantially followed; and
3. Whether the interested party(ies) knew of the existence of the public nuisance at the property.

The testimony shall be under oath, which may be administered by the Hearing Official, and a written record of the hearing may be prepared by a reporter, the cost of which shall be borne by the party requesting the creation of the record. In lieu of a written record of the hearing, the Hearing Official may order that an audio recording of all testimony be made and a copy thereof preserved and, if needed, subsequently transcribed, which record then shall be used for all purposes the same as a transcript reported by a reporter.

F. *Order of the Hearing Official.* After hearing all evidence, the Hearing Official shall issue an order making specific findings of fact and conclusions of law, based upon competent and substantial evidence, finding whether a public nuisance exists or not at the property. All such orders shall be in writing, state the evidence supporting the order, and shall be delivered to the owner and occupant of the property by first-class mail, certified mail, return receipt requested, personal delivery, or by publication to any owner or occupant whose address is unknown, and if notice is published or such order provides that the property shall be closed for a certain period, then such order shall also be posted at the property.

G. If the Hearing Official finds and determines that a public nuisance exists at the property, he/she may order that the public nuisance be abated. The Hearing Official shall set a reasonable time frame, based upon the character of public nuisance, in which such abatement must be completed. The Hearing Official, upon written application by the owner or occupant, may grant additional time for an owner or occupant to effect the abatement of the public nuisance, provided that such extension is limited to a specific time frame. If the owner or occupant fail to abate the

public nuisance within such time frame, the City may enter onto the affected property to abate such public nuisance and all costs incurred by the City shall be the responsibility of the interested party(ies). Further, if the Hearing Official finds that the interested party(ies) knew of the existence of the public nuisance at the property or failed to abate the public nuisance after being ordered to do so, the Hearing Official may also order, in lieu of City abatement, that the property be closed and not occupied or used for a period of time not to exceed one (1) year.

H. *Appeals.* Any interested party may appeal the decision of the Hearing Official pursuant to the procedures of Chapter 536, RSMo., as amended, within thirty (30) days of the date an order is issued.

I. *Costs To Be Certified.* The costs of performance of the abatement order and the proof of notice to the owner of the property shall be certified to the City Clerk, who shall cause a special tax bill therefor against the property to be prepared and collected by the City Collector with other taxes assessed against the property. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be deemed a personal debt against the property owners and shall also be a lien on the property from the date the tax bill is delinquent until paid. Each special tax bill shall be issued by the City Clerk and delivered to the City Collector on or before the first day of June of each year. Such tax bills if not paid when due shall bear interest at the rate of eight (8) percent per annum.

J. The closure of any property pursuant to this Article shall not constitute an act of possession, ownership or control by the City of the closed property.

K. Nothing contained in this Article shall relieve the interested parties of any property from complying with the building, fire, property maintenance, and zoning codes or any other ordinance that regulate the condition or use of the property.

SECTION 215.040: VIOLATIONS AND PENALTIES

A. It shall be unlawful for any person to:

1. Cause or maintain any public nuisance.
2. Fail to obey an order to cease and/or abate a public nuisance issued pursuant to this Article.
3. Occupy, use or permit any other person to occupy or use any property ordered closed pursuant to this Article.
4. Damage or remove any notice or order posted at any property pursuant to this Article.

Any persons who shall commit such unlawful acts or otherwise violate this Article shall be deemed guilty of an offense and upon each conviction within a twelve month period shall be punished by a fine of two hundred dollars for the first violation, two hundred seventy-five dollars for the second violation, three hundred fifty dollars for the third violation, and four hundred fifty dollars for the fourth and any subsequent violations. Each and every day any violation of the provisions of this Article continues shall constitute a separate offense.

B. In addition to any and all other remedies available to the City under this Article, in law or in equity, the City Attorney, or such other person authorized by the Board of Aldermen, is

authorized to initiate a civil action to cause the abatement or removal of any public nuisance under this Article or any other ordinance of this City, or under the laws of the State of Missouri.

C. In the event the City initiates a civil action to cause the abatement or removal of any public nuisance, the City shall be authorized to seek the award of costs and reasonable attorney's fees upon the successful prosecution of such civil action from the court.

ARTICLE II. WEEDS, HIGH GRASS OR OTHER VEGETATION, AND TRASH

SECTION 215.050: WEEDS, HIGH GRASS OR OTHER VEGETATION, AND TRASH.

A. Failure To Keep Weeds, High Grass And Other Vegetation Cut And Removed, A Nuisance. Except as otherwise provided in Section 71.285, RSMo., as amended, all persons owning any lot, tract of land or ground in the City, except property zoned for agricultural purposes, shall keep the weeds, high grass and other vegetation growing on such property cut and removed. Whenever such weeds, high grass or other vegetation shall attain the height of six (6) inches, it shall be deemed a public nuisance.

B. Allowing Trash to Accumulate, A Nuisance. Except as otherwise provided in Section 71.285, RSMo., as amended, all persons owning any lot, tract of land or ground in the City shall not allow trash to accumulate on such property. Whenever trash accumulates on any lot, tract of land or ground in the City, it shall be deemed a public nuisance.

C. Unlawful To Maintain Such Nuisance. It shall be unlawful for any person to create or maintain a nuisance as defined in Subsections A or B.

D. Liability. Whenever weeds, high grass or other vegetation in violation of Subsection A of this Section are allowed to grow, or whenever trash is allowed to accumulate in violation of Subsection B of this Section, on any part of any lot, tract of land or ground within the City, the owner of the lot, tract of land or ground or, in case of joint tenancy, tenancy by entireties or tenancy in common, each owner thereof shall be liable.

E. Notice. The Code Enforcement Officer shall give a hearing after ten (10) days' notice thereof either personally or by United States mail to the owner or owners, or his/her or their agents, or by posting such notice on the premises; thereupon, the Code Enforcement Officer may declare the weeds, high grass, other vegetation or trash accumulation to be a nuisance and order the same to be abated within five (5) days.

F. Disposition.

1. In case the weeds, high grass or other vegetation are not cut down and removed within the five (5) days, the Code Enforcement Officer shall have the weeds, high grass or other vegetation cut down and removed and shall certify the costs of same to the City Clerk.

2. In case the accumulated trash is not removed within the five (5) days, the Code Enforcement Officer shall have the trash removed and shall certify the costs of same to the City Clerk

G. Tax Bill. The cost of abatement includes a fee for the City's costs in administering this Section, which fee shall not exceed fifty dollars (\$50.00) per hour. The City Clerk shall cause a special tax bill therefore against the property to be prepared and to be collected by the City Collector with other taxes assessed against the property; and the tax bill from the date of its

issuance shall be a first (1st) lien on the property until paid and shall be prima facie evidence of the recitals therein and of its validity, and no mere clerical error or informality in the same, or in the proceedings leading up to the issuance, shall be a defense thereto. Each special tax bill shall be issued by the City Clerk and delivered to the City Collector on or before the first (1st) day of June of each year. Such tax bills if not paid when due shall bear interest at the rate of eight percent (8%) per annum.

H. Recurring Offense. If weeds, high grass or other vegetation are allowed to grow, or trash is allowed to accumulate, on the same property in violation of this Section more than once during the same growing season in the case of weeds, high grass or other vegetation, or more than once during a calendar year in the case of trash, the Code Enforcement Officer may order that the weeds, high grass, other vegetation or trash in violation of this Section be abated within five (5) business days after notice is sent to or posted on the property. In case the weeds, high grass, other vegetation or trash in violation of this Section are not removed within the five (5) days, the Code Enforcement Officer may have the weeds, high grass, other vegetation or trash in violation of this Section removed and the cost of the same shall be billed in the manner described in Subsection G of this Section.

I. Penalty. Any person violating any of the provisions of this Section, upon conviction, shall be punished by a fine of:

1. Fifty dollars (\$50.00) for the first (1st) violation;
2. One hundred dollars (\$100.00) on the second (2nd) violation;
3. Two hundred dollars (\$200.00) on the third (3rd) violation; and
4. Five hundred dollars (\$500.00) on the fourth (4th) and all additional violations thereafter.

J. Civil Action. Notwithstanding the foregoing, the City may, in addition to or in the alternative to following the procedures set forth above, initiate a civil cause of action in the Circuit Court of St. Charles County, Missouri, for abatement of nuisances within the borders of the City, and the City may, upon successful prosecution of such cause of action, request that the court award reasonable attorney's fees incurred by the City in such action.

ARTICLE III. ABANDONED PROPERTY

SECTION 215.060: DEFINITIONS.

As used in this Article, the following terms shall have the meanings set out herein:

ABANDONED PROPERTY: Any unattended motor vehicle, trailer, all-terrain vehicle, outboard motor or vessel removed or subject to removal from public or private property as provided in this Article, whether or not operational. For any vehicle towed from the scene of an accident at the request of law enforcement and not retrieved by the vehicle's owner within five (5) days of the accident, the agency requesting the tow shall be required to write an abandoned property report or a criminal inquiry and inspection report.

AUTOMOBILE REPAIR BUSINESS: Any business enterprise licensed by the City whose principal purpose is to conduct repairs to motor vehicles.

FREEWAY: A divided state highway with four (4) or more lanes, with no access to the throughways except the established interchanges and with no at-grade crossings.

INTERSTATE HIGHWAY: A state highway included in the national system of interstate highways located within the boundaries of Missouri, as officially designated or as may be hereafter designated by the state highways and transportation commission with the approval of the Secretary of Transportation, pursuant to Title 23, U.S.C., as amended.

PERSON: Any natural person, corporation or other legal entity.

RIGHT-OF-WAY: The entire width of land between the boundary lines of a public road or State highway, including any roadway.

ROADWAY: That portion of a public road or State highway ordinarily used for vehicular travel, exclusive of the berm or shoulder.

STATE HIGHWAY: A highway constructed or maintained by the state highways and transportation commission with the aid of state funds or United States government funds, or any highway included by authority of law in the state highway system, including all right-of-way.

SECTION 215.070: LIMITATION ON DISPLAY FOR SALE OF MOTOR VEHICLES, TRAILERS AND BOATS.

It shall be unlawful for any person, except a person licensed by the City to sell new or used motor vehicles, trailers or boats or a person displaying no more than one (1) operable and/or registered motor vehicle, trailer or boat on any paved or graveled area of property owned or occupied by that person as the person's principal residence, to display or to permit the display of any motor vehicle, trailer or boat within the corporate limits of the City of Dardenne Prairie for purposes of sale of the motor vehicle, trailer or boat. For purposes of this Article, the display on any motor vehicle, trailer or boat of any sign or message written directly on the motor vehicle, trailer or boat indicating the motor vehicle, trailer or boat is for sale shall be deemed to be conclusive evidence of a violation of this Article.

SECTION 215.080: ABANDONED VEHICLES, BOATS AND TRAILERS PROHIBITED.

No person shall abandon any motor vehicle, boat or trailer on the right-of-way of any public road or State highway or on any private real property owned by another without his/her consent.

SECTION 215.090: TOWING OF ABANDONED PROPERTY ON PUBLIC REAL PROPERTY.

A. Any law enforcement officer, or an official of the City where the City's real property is concerned, may authorize a towing company to remove to a place of safety:

1. Any abandoned property on the right-of-way of:

a. Any State highway or interstate highway or freeway in an urbanized area of the City left unattended for ten (10) hours, or immediately if a law enforcement officer determines that the abandoned property is a serious hazard to other motorists, provided that commercial motor vehicles not hauling materials designated as hazardous under 49 U.S.C. 5103(a) may only be removed under this Section to a place of safety until the owner or owner's representative has had a reasonable opportunity to contact a towing company of choice;

b. Any State highway or interstate highway or freeway outside of an urbanized area of the City left unattended for more than twenty-four (24) hours, or after four

(4) hours if a law enforcement officer determines that the abandoned property is a serious hazard to other motorists, provided that commercial motor vehicles not hauling waste designated as hazardous under 49 U.S.C. 5103(a) may only be removed under this Section to a place of safety until the owner or owner's representative has had a reasonable opportunity to contact a towing company of choice;

c. Any state highway other than an interstate highway or freeway in an urbanized area of the City, left unattended for more than ten (10) hours; or

d. Any state highway other than an interstate highway or freeway outside of an urbanized area of the City, left unattended for more than twenty-four (24) hours; provided that commercial motor vehicles not hauling waste designated as hazardous under 49 U.S.C. 5103(a) may only be removed under this Section to a place of safety until the owner or owner's representative has had a reasonable opportunity to contact a towing company of choice;

2. Any unattended abandoned property illegally left standing upon any highway or bridge if the abandoned property is left in a position or under such circumstances as to obstruct the normal movement of traffic where there is no reasonable indication that the person in control of the property is arranging for its immediate control or removal.

3. Any abandoned property which has been abandoned under Section 215.080 herein or Section 577.080, RSMo.

4. Any abandoned property which has been reported as stolen or taken without consent of the owner.

5. Any abandoned property for which the person operating such property is arrested for an alleged offense for which the officer is required to take the person into custody and where such person is unable to arrange for the property's timely removal.

6. Any abandoned property which due to any other State law or City ordinance is subject to towing because of the owner's outstanding traffic or parking violations.

7. Any abandoned property left unattended in violation of a State law or City ordinance where signs have been posted giving notice of the law or where the violation causes a safety hazard.

8. Any abandoned property for which the person operating such property or vehicle eludes arrest for an alleged offense for which the law enforcement officer would have taken the offender into custody.

B. Any law enforcement officer within the City may immediately remove any abandoned, unattended, wrecked, burned or partially dismantled property, spilled cargo or other personal property from the right-of-way of any interstate highway, freeway, or state highway if the abandoned property, cargo or personal property is creating a traffic hazard because of its position in relation to the interstate highway, freeway, or state highway. The provisions of this Subsection B shall not apply to vehicles transporting any material which has been designated as hazardous under Section 5103(a) of Title 49, U.S.C.

C. Any law enforcement agency authorizing a tow pursuant to this Section in which the abandoned property is moved from the immediate vicinity shall complete a crime inquiry and

inspection report. Any law enforcement officer within the City authorizing a tow pursuant to this Section where property is towed away from the immediate vicinity shall report the tow to the local law enforcement agency within two (2) hours along with a crime inquiry and inspection report. Any local government agency, other than a law enforcement agency, authorizing a tow pursuant to this Section where property is towed away from the immediate vicinity shall report the tow to the local law enforcement agency within two (2) hours along with a crime inquiry and inspection report.

D. Neither the law enforcement officer, government agency official nor anyone having custody of abandoned property under his direction shall be liable for any damage to such abandoned property occasioned by a removal authorized by this Section, other than damages occasioned by negligence or by willful or wanton acts or omissions.

SECTION 215.100: TOWING OF ABANDONED PROPERTY ON PRIVATE REAL PROPERTY.

A. Generally. The City may tow motor vehicles from real property which are deemed a public safety hazard pursuant to Section 215.010.B.15 or are derelict, junk, scrapped, disassembled or otherwise harmful to the public health. The City shall perform such tow pursuant to the provisions of Section 215.110. When a local government agency authorizes a tow under this Subsection A, it shall report the tow to the local law enforcement agency within two (2) hours with a crime inquiry and inspection report.

B. Towing Authorized By City. If a person abandons property on any real property owned by another without the consent of the owner or person in possession of the real property, at the request of the person in possession of the real property, any local law enforcement officer may authorize a towing company to remove such abandoned property from the property in the following circumstances:

1. The abandoned property is left unattended for more than forty-eight (48) hours; or
2. In the judgment of a Law Enforcement Officer, the abandoned property constitutes a safety hazard or unreasonably interferes with the use of the real property by the person in possession.

C. Towing Authorized By Real Property Owner, Lessee Or Property Or Security Manager.

1. The owner of real property or lessee in lawful possession of the real property or the property or security manager of the real property may authorize a towing company to remove abandoned property or property parked in a restricted or assigned area without authorization by a Law Enforcement Officer only when the owner, lessee or property or security manager of the real property is present. A property or security manager must be a full-time employee of a business entity. An authorization to tow pursuant to this Subsection C may be made only under any of the following circumstances:

- a. Sign. There is displayed in plain view at all entrances to the property a sign not less than seventeen (17) by twenty-two (22) inches in size with lettering not less than one (1) inch in height prohibiting public parking and indicating that unauthorized abandoned property or property parked in a restricted or assigned area will be removed at the owner's expense, disclosing the maximum fee for all charges related to towing and storage, and containing the telephone number of the local traffic law enforcement agency where information can be obtained or a

twenty-four (24) hour staffed emergency information telephone number by which the owner of the abandoned property or property parked in a restricted or assigned area may call to receive information regarding the location of such owner's property.

b. Unattended on owner-occupied residential property. The abandoned property is left unattended on owner-occupied residential property with four (4) residential units or less and the owner, lessee or agent of the real property in lawful possession has notified the appropriate law enforcement agency, and ten (10) hours have elapsed since that notification.

c. Unattended on other private real property. The abandoned property is left unattended on private real property and the owner, lessee or agent of the real property in lawful possession of real property has notified the appropriate law enforcement agency, and ninety-six (96) hours have elapsed since that notification.

2. Pursuant to this Section, any owner or lessee in lawful possession of real property that requests a towing company to tow abandoned property without authorization from a law enforcement officer shall at that time complete an abandoned property report which shall be considered a legal declaration subject to criminal penalty pursuant to Section 575.060, RSMo. The report shall be in the form designed, printed and distributed by the Missouri Director of Revenue and shall contain the following:

- a. The year, model, make and abandoned property identification number of the property and the owner and any lienholders, if known;
- b. A description of any damage to the abandoned property noted by owner, lessee or property or security manager in possession of the real property;
- c. The license plate or registration number and the State of issuance, if available;
- d. The physical location of the property and the reason for requesting the property to be towed;
- e. The date the report is completed;
- f. The printed name, address and telephone number of the owner, lessee or property or security manager in possession of the real property;
- g. The towing company's name and address;
- h. The signature of the towing operator;
- i. The signature of the owner, lessee or property or security manager attesting to the facts that the property has been abandoned for the time required by this Section and that all statements on the report are true and correct to the best of the person's knowledge and belief and that the person is subject to the penalties for making false statements;
- j. Space for the name of the law enforcement agency notified of the towing of the abandoned property and for the signature of the Law Enforcement Official receiving the report; and

k. Any additional information the Missouri Director of Revenue deems appropriate.

3. Any towing company which tows abandoned property without authorization from a local law enforcement agency pursuant to Subsection B of this Section shall deliver a copy of the abandoned property report to such local law enforcement agency. The copy may be produced and sent by facsimile machine or other device which produces a near exact likeness of the print and signatures required, but only if the local law enforcement agency has the technological capability of receiving such copy and has registered the towing company for such purpose. The report shall be delivered within two (2) hours if the tow was made from a signed location pursuant to Subsection C.1.a of this Section, otherwise the report shall be delivered within twenty-four (24) hours.

4. The local law enforcement agency, after receiving such abandoned property report, shall record the date on which the abandoned property report is filed with the local law enforcement agency and shall promptly make an inquiry into the National Crime Information Center (NCIC) and any statewide Missouri law enforcement computer system to determine if the abandoned property has been reported as stolen. The local law enforcement agency shall enter the information pertaining to the towed property into the statewide law enforcement computer system and a Law Enforcement Officer shall sign the abandoned property report and provide the towing company with a signed copy.

5. The local law enforcement agency, after receiving notification that abandoned property has been towed by a towing company, shall search the records of the Missouri Department of Revenue and provide the towing company with the latest owner and lienholder information on the abandoned property, and if the tower has online access to the Department of Revenue's records, the tower shall comply with the requirements of Section 304.155, RSMo. If the abandoned property is not claimed within ten (10) working days, the towing company shall send a copy of the abandoned property report signed by a Law Enforcement Officer to the Department of Revenue.

6. No owner, lessee or property or security manager of real property shall knowingly authorize the removal of abandoned property in violation of this Section.

7. Any owner of any private real property causing the removal of abandoned property from that real property shall state the grounds for the removal of the abandoned property if requested by the registered owner of that abandoned property. Any towing company that lawfully removes abandoned property from private property with the written authorization of the property owner or the property owner's agent who is present at the time of removal shall not be held responsible in any situation relating to the validity of the removal. Any towing company that removes abandoned property at the direction of the landowner shall be responsible for:

a. Any damage caused by the towing company to the property in the transit and subsequent storage of the property; and

b. The removal of property other than the property specified by the owner of the private real property from which the abandoned property was removed.

D. Damage To Property. The owner of abandoned property removed from private real property may recover for any damage to the property resulting from any act of any person causing the removal of, or removing, the abandoned property.

E. Real Property Owner Liability. Any owner of any private real property causing the removal of abandoned property parked on that property is liable to the owner of the abandoned property for double the storage or towing charges whenever there has been a failure to comply with the requirements of this Article.

F. Written Authorization Required — Delegation Of Authority To Tow.

1. Except for the removal of abandoned property authorized by the local law enforcement agency pursuant to this Section, a towing company shall not remove or commence the removal of abandoned property from private real property without first obtaining written authorization from the real property owner. All written authorizations shall be maintained for at least one (1) year by the towing company.

2. General authorization to remove or commence removal of abandoned property at the towing company's discretion shall not be delegated to a towing company or its affiliates except in the case of abandoned property unlawfully parked within fifteen (15) feet of a fire hydrant or in a fire lane designated by a Fire Department or the State Fire Marshal.

G. Towing Company Liability. Any towing company, or any affiliate of a towing company, which removes or commences removal of abandoned property from private property without first obtaining written authorization from the property owner or lessee, or any employee or agent thereof, who is present at the time of removal or commencement of the removal, except as permitted in Subsection F of this Section, is liable to the owner of the property for four (4) times the amount of the towing and storage charges, in addition to any applicable ordinance violation penalty, for a violation of this Section.

SECTION 215.110: GENERAL PROVISIONS AND PROCEDURES.

A. Payment Of Charges. The owner of abandoned property removed as provided in this Article shall be responsible for payment of all reasonable charges for towing and storage of such abandoned property.

B. Crime Inquiry And Inspection Report. Upon the towing of any abandoned property pursuant to Section 215.090 or under authority of a Law Enforcement Officer or local governmental agency pursuant to Section 215.100, the law enforcement agency that authorized such towing or was properly notified by another government agency of such towing shall promptly make an inquiry with the National Crime Information Center (NCIC) and any statewide Missouri law enforcement computer system to determine if the abandoned property has been reported as stolen and shall enter the information pertaining to the towed property into the statewide law enforcement computer system.

If the abandoned property is not claimed within ten (10) working days of the towing, the tower who has online access to the Department of Revenue's records shall make an inquiry to determine the abandoned property owner and lienholder, if any, of record. In the event that the records of the Department of Revenue fail to disclose the name of the owner or any lienholder of record, the tower shall comply with the requirements of Subsection (3) of Section 304.156, RSMo. If the tower does not have online access, the law enforcement agency shall submit a crime inquiry and inspection report to the Missouri Director of Revenue. The law enforcement

agency shall also provide one (1) copy of the report to the storage facility and one (1) copy to the towing company. A towing company that does not have online access to the Department's records and that is in possession of abandoned property after ten (10) working days shall report such fact to the law enforcement agency with which the crime inquiry and inspection report was filed. The crime inquiry and inspection report shall be designed by the Director of Revenue and shall include the following:

1. The year, model, make and property identification number of the property and the owner and any lienholders, if known;
2. A description of any damage to the property noted by the Law Enforcement Officer authorizing the tow;
3. The license plate or registration number and the State of issuance, if available;
4. The storage location of the towed property;
5. The name, telephone number and address of the towing company;
6. The date, place and reason for the towing of the abandoned property;
7. The date of the inquiry of the National Crime Information Center, any statewide Missouri law enforcement computer system, and any other similar system which has titling and registration information to determine if the abandoned property had been stolen. This information shall be entered only by a local law enforcement agency;
8. The signature and printed name of the Law Enforcement Officer authorizing the tow and the towing operator;
9. The name of the towing company, the signature and printed name of the towing operator, and an indicator disclosing whether the tower has online access to the Department's records; and
10. Any additional information the Missouri Director of Revenue deems appropriate.

C. Reclaiming Property. The owner of such abandoned property, or the holder of a valid security interest of record, may reclaim it from the towing company upon proof of ownership or valid security interest of record and payment of all reasonable charges for the towing and storage of the abandoned property.

D. Lien for Reasonable Charges. Any person who removes abandoned property at the direction of a law enforcement officer or an officer of a government agency where that agency's real property is concerned as provided in this Section shall have a lien for all reasonable charges for the towing and storage of the abandoned property until possession of the abandoned property is voluntarily relinquished to the owner of the abandoned property or to the holder of a valid security interest of record. Any personal property within the abandoned property need not be released to the owner thereof until the reasonable or agreed charges for such recovery, transportation or safekeeping have been paid or satisfactory arrangements for payment have been made, except that any medication prescribed by a physician shall be released to the owner thereof upon request. The company holding or storing the abandoned property shall either release the personal property to the owner of the abandoned property or allow the owner to inspect the property and provide an itemized receipt for the contents. The company holding or storing the

property shall be strictly liable for the condition and safe return of the personal property. Such lien shall be enforced in the manner provided under Section 304.156, RSMo.

E. Lienholder Repossession. If a lienholder repossesses any motor vehicle, trailer, all-terrain vehicle, outboard motor or vessel without the knowledge or cooperation of the owner, then the reposessor shall notify the local law enforcement agency where the repossession occurred within two (2) hours of the repossession and shall further provide the local law enforcement agency with any additional information the local law enforcement agency deems appropriate. The local law enforcement agency shall make an inquiry with the National Crime Information Center and the Missouri statewide law enforcement computer system and shall enter the repossessed vehicle into the statewide law enforcement computer system.

F. Notice To Owner/Tow Lien Claim. Any towing company which comes into possession of abandoned property pursuant to this Article and who claims a lien for recovering, towing or storing abandoned property shall give notice to the title owner and to all persons claiming a lien thereon, as disclosed by the records of the Missouri Department of Revenue or of a corresponding agency in any other State. The towing company shall notify the owner and any lienholder within ten (10) business days of the date of mailing indicated on the notice sent by the Missouri Department of Revenue pursuant to Section 304.156, RSMo., by certified mail, return receipt requested. The notice shall contain the following:

1. The name, address and telephone number of the storage facility;
2. The date, reason and place from which the abandoned property was removed;
3. A statement that the amount of the accrued towing, storage and administrative costs are the responsibility of the owner, and that storage and/or administrative costs will continue to accrue as a legal liability of the owner until the abandoned property is redeemed;
4. A statement that the storage firm claims a possessory lien for all such charges;
5. A statement that the owner or holder of a valid security interest of record may retake possession of the abandoned property at any time during business hours by proving ownership or rights to a secured interest and paying all towing and storage charges;
6. A statement that, should the owner consider that the towing or removal was improper or not legally justified, the owner has a right to request a hearing as provided in this Section to contest the propriety of such towing or removal;
7. A statement that if the abandoned property remains unclaimed for thirty (30) days from the date of mailing the notice, title to the abandoned property will be transferred to the person or firm in possession of the abandoned property free of all prior liens; and
8. A statement that any charges in excess of the value of the abandoned property at the time of such transfer shall remain a liability of the owner.

G. A towing company may only assess reasonable storage charges for abandoned property towed without the consent of the owner. Reasonable storage charges shall not exceed the charges for vehicles which have been towed with the consent of the owner on a negotiated basis. Storage charges may be assessed only for the time in which the towing company complies with the procedural requirements of Sections 304.155 to 304.158, RSMo.

H. Physical Search Of Property. In the event that the Missouri Department of Revenue notifies the towing company that the records of the Department of Revenue fail to disclose the name of the owner or any lienholder of record, the towing company shall attempt to locate documents or other evidence of ownership on or within the abandoned property itself. The towing company must certify that a physical search of the abandoned property disclosed no ownership documents were found and a good faith effort has been made. For purposes of this Section, "good faith effort" means that the following checks have been performed by the company to establish the prior State of registration and title:

1. Check of the abandoned property for any type of license plates, license plate record, temporary permit, inspection sticker, decal or other evidence which may indicate a State of possible registration and title;
2. Check the law enforcement report for a license plate number or registration number if the abandoned property was towed at the request of a law enforcement agency;
3. Check the tow ticket/report of the tow truck operator to see if a license plate was on the abandoned property at the beginning of the tow, if a private tow; and
4. If there is no address of the owner on the impound report, check the law enforcement report to see if an out-of-state address is indicated on the driver license information.

I. Petition In Circuit Court. The owner of the abandoned property removed pursuant to this Article or any person claiming a lien, other than the towing company, within ten (10) days after the receipt of notification from the towing company pursuant to Subsection F of this Section may file a petition in the Associate Circuit Court in the County where the abandoned property is stored to determine if the abandoned property was wrongfully taken or withheld from the owner. The petition shall name the towing company among the defendants. The petition may also name the agency ordering the tow or the owner, lessee or agent of the real property from which the abandoned property was removed. The Missouri Director of Revenue shall not be a party to such petition but a copy of the petition shall be served on the Director of Revenue.

J. Notice To Owner. Notice as to the removal of any abandoned property pursuant to this Article shall be made in writing within five (5) working days to the registered owner and any lienholder of the fact of the removal, the grounds for the removal, and the place to which the property has been removed by either:

1. The public agency authorizing the removal; or
2. The towing company, where authorization was made by an owner or lessee of real property.

If the abandoned property is stored in any storage facility, a copy of the notice shall be given to the operator of the facility. The notice provided for in this Section shall include the amount of mileage if available shown on the abandoned property at the time of removal.

K. Tow Truck Requirements. Any towing company which tows abandoned property for hire shall have the towing company's name, City and State clearly printed in letters at least three (3) inches in height on the sides of the truck, wrecker or other vehicle used in the towing.

L. Storage Facilities. Persons operating or in charge of any storage facility where the abandoned property is stored pursuant to this Article shall accept cash for payment of towing and storage by a registered owner or the owner's agent claiming the abandoned property.

M. Disposition Of Towed Property. Notwithstanding the provisions of Section 301.227, RSMo., any towing company who has complied with the notification provisions in Section 304.156, RSMo., including notice that any property remaining unredeemed after thirty (30) days may be sold as scrap property may then dispose of such property as provided in this Subsection M. Such sale shall only occur if at least thirty (30) days has passed since the date of such notification, the abandoned property remains unredeemed with no satisfactory arrangements made with the towing company for continued storage, and the owner or holder of a security agreement has not requested a hearing as provided in Section 304.156, RSMo. The towing company may dispose of such abandoned property by selling the property on a bill of sale as prescribed by the Director of Revenue to a scrap metal operator or licensed salvage dealer for destruction purposes only. The towing company shall forward a copy of the bill of sale provided by the scrap metal operator or licensed salvage dealer to the Director of Revenue within two (2) weeks of the date of such sale. The towing company shall keep a record of each such vehicle sold for destruction for three (3) years that shall be available for inspection by law enforcement and authorized Department of Revenue officials. The record shall contain the year, make, identification number of the property, date of sale, and name of the purchasing scrap metal operator or licensed salvage dealer and copies of all notifications issued by the towing company as required in this Chapter. Scrap metal operators or licensed salvage dealers shall keep a record of the purchase of such property as provided in Section 301.227, RSMo., Scrap metal operators and licensed salvage dealers may obtain a junk certificate as provided in Section 301.227, RSMo., on vehicles purchased on a bill of sale pursuant to the Section.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. 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 4. 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 remainder of this page is intentionally left blank.]

Read two times, passed, and approved this _____ day of _____, 2017.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2017.

Mayor

Attest:

City Clerk

BILL NO. 17- 22

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,
MISSOURI, AUTHORIZING THE MAYOR TO ACCEPT THE
GRANT OF A PERMANENT UTILITY EASEMENT FROM
STORAGEQ1 LLC**

WHEREAS, pursuant to § 79.010, RSMo., the City of Dardenne Prairie “may purchase, hold, lease, sell or otherwise dispose of any property, real or personal, it now owns or may hereafter acquire.”

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

SECTION 1. That the form, terms, and provisions of the Permanent Utility Easement attached hereto, marked as Exhibit “A”, and incorporated by reference herein, by and between the City of Dardenne Prairie, Missouri and StorageQ1 LLC be and they hereby is in all respects approved, and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver, accept and administer on behalf of the City such Permanent Utility Easement in substantially the form attached hereto as conveyed therein.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. 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 4. 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.

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Read two times, passed, and approved this _____ day of _____, 2017.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2017.

Mayor

Attest:

City Clerk

"Exhibit A"

DOCUMENT TYPE: PERMANENT UTILITY EASEMENT

DATE OF DOCUMENT:

3-6-17

GRANTOR: STORAGEQ1 LLC
12675 ROTT ROAD
ST. LOUIS, MO 63127

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

PROPERTY ADDRESS: 7351 HIGHWAY N
DARDENNE PRAIRIE, MO 63368

CITY/MUNICIPALITY: CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

LEGAL DESCRIPTION: A TRACT OF LAND IN US SURVEY 1669, TOWNSHIP 46
NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY,
MISSOURI.

REFERENCE DEED: DEED BOOK 5503 PAGE 1310

PERMANENT UTILITY EASEMENT

TO WHOM IT MAY CONCERN:

KNOWN ALL MEN BY THESE PRESENTS. That *StorageQ1 LLC*, ("Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid by The City of Dardenne Prairie, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on the City of Dardenne Prairie, its successors and assigns the right to build and maintain public utilities, including the right to confer upon AmerenUE, Centurylink Telephone Company, Laclede Gas Company, Duckett Creek Sanitary Sewer District and Public Water Supply District #2 any public utility easement rights deemed necessary, on the tract of ground legally described and as shown hachured on the attached "Utility Easement Exhibit" marked Exhibit "A" and made a part hereof, and also a temporary easement area adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned public utilities, as set forth on Exhibit "A". The City of Dardenne Prairie may from time to time enter upon said easement area to construct, reconstruct, maintain, or repair the aforesaid public utilities, and may assign its rights herein to the State of Missouri, County of St. Charles, AmerenUE, Centurylink Telephone Company, Laclede Gas Company, Duckett Creek Sanitary Sewer District and Public Water Supply District #2. The permanent utility easement(s) hereby granted is irrevocable and shall continue forever.

Grantor does hereby covenant to the City of Dardenne Prairie that Grantor is lawfully seized and possessed of the real estate above described that Grantor has a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that Grantor shall forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties hereto have executed these presents the day and years first above written.

GRANTOR:

StorageQ1 LLC,

By: Dale Stoecklein, manager

Name: Dale Stoecklein, manager

Title: Manager

GRANTEE:

City of Dardenne Prairie

By: _____

Name: _____

Title: _____

STATE OF MO

SS.

COUNTY OF St. Louis

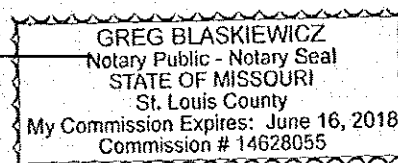
On this 6 day of March, 2017 before me personally appeared Dale A Stoecklein who being by me duly sworn did say that he/she is a member of StorageQ1 LLC, a Limited Liability Company duly organized and existing under the laws of the state of Missouri, and that the foregoing instrument was signed on behalf of said Limited Liability Company by authority of its members and that said member, declared said instrument to be the free act and deed of said Limited Liability Company.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: 6/16/18

Notary Public: [Signature]

Print Name: Greg Blaskiewicz



STATE OF _____

SS.

COUNTY OF _____

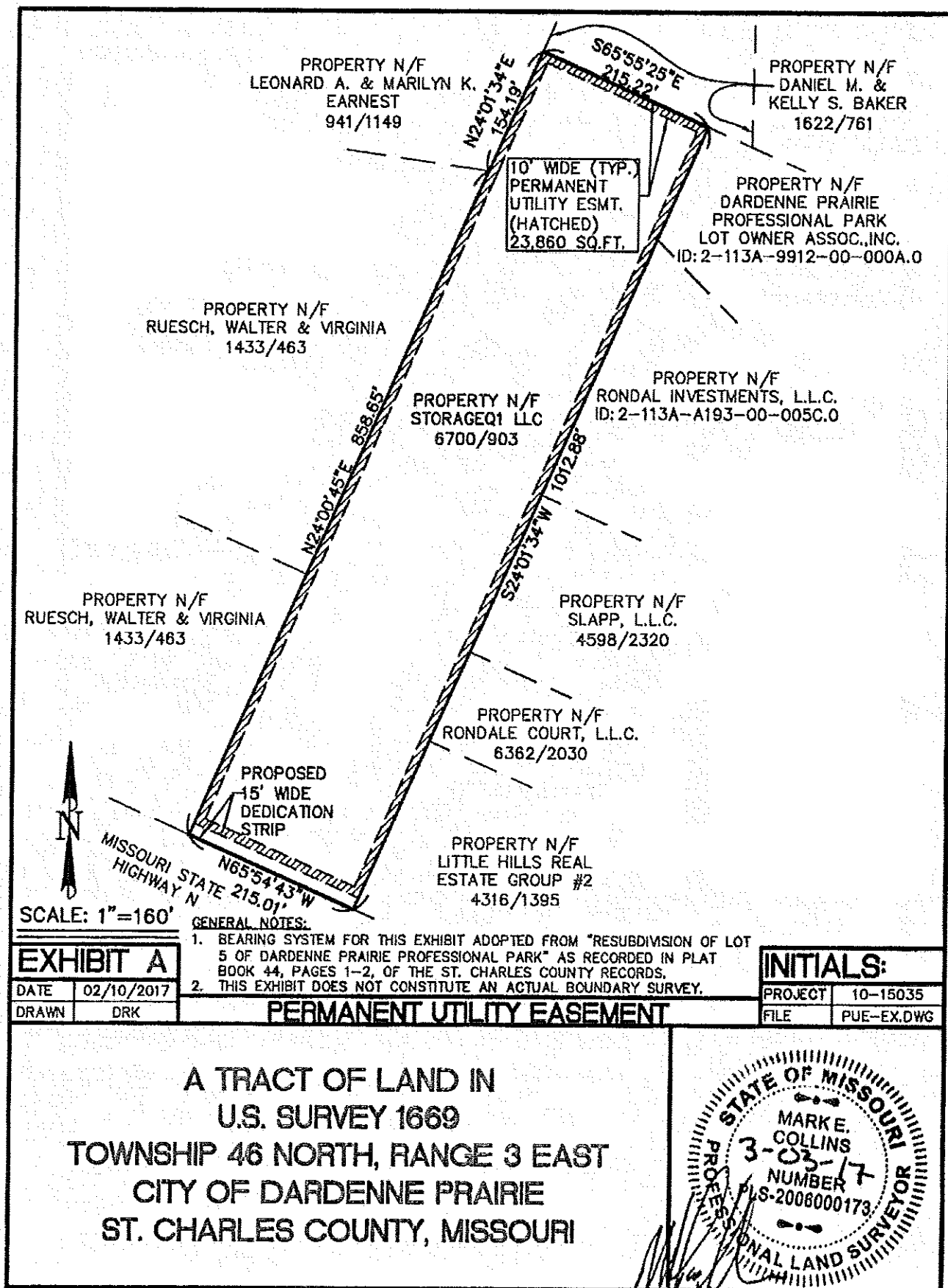
On this _____ day of _____, 20____ before me personally appeared _____ who being by me duly sworn did say that he/she is the _____ of the City of Dardenne Prairie, Missouri, a Municipal Corporation of the State of Missouri and that the seal affixed to the foregoing is the seal of said City, and that said instrument was signed and sealed in behalf of said city, by authority of its Board of Alderman; and that said _____ acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: _____

Notary Public: _____

Print Name: _____



PROPERTY N/F
LEONARD A. & MARILYN K.
EARNEST
941/1149

PROPERTY N/F
DANIEL M. &
KELLY S. BAKER
1622/761

PROPERTY N/F
DARDENNE PRAIRIE
PROFESSIONAL PARK
LOT OWNER ASSOC., INC.
ID: 2-113A-9912-00-000A.0

PROPERTY N/F
RUESCH, WALTER & VIRGINIA
1433/463

PROPERTY N/F
STORAGEQ1 LLC
6700/903

PROPERTY N/F
RONDAL INVESTMENTS, L.L.C.
ID: 2-113A-A193-00-005C.0

PROPERTY N/F
RUESCH, WALTER & VIRGINIA
1433/463

PROPERTY N/F
SLAPP, L.L.C.
4598/2320

PROPERTY N/F
RONDALE COURT, L.L.C.
6362/2030

PROPERTY N/F
LITTLE HILLS REAL
ESTATE GROUP #2
4316/1395

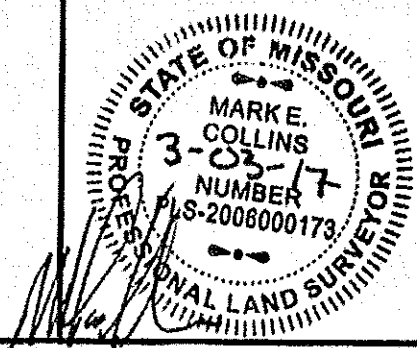
PROPOSED
15' WIDE
DEDICATION
STRIP

MISSOURI STATE
HIGHWAY N

SCALE: 1"=160'

EXHIBIT A		INITIALS:	
DATE	02/10/2017	PROJECT	10-15035
DRAWN	DRK	FILE	PUE-EX.DWG

A TRACT OF LAND IN
U.S. SURVEY 1669
TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI



BILL NO. 17-23

ORDINANCE NO. _____

**AN ORDINANCE PROVIDING FOR THE ACCEPTANCE
OF THE DEDICATION OF THE STREETS AND STORM
SEWERS IN VILLAGE C OF THE LEIGHTON HOLLOW
AMENDED SUBDIVISION**

WHEREAS, pursuant to Ordinance No. 1152, the Board of Aldermen for the City of Dardenne Prairie approved the Record Plat for Leighton Hollow Amended, said Record Plat being on file with the St. Charles Recorder of Deeds Office at Plat Book 44, Page 318; and

WHEREAS, pursuant to said Record Plat, the storm sewers within Leighton Hollow, Village C were dedicated for public use, all in accordance with §§ 445.010, *et seq*, RSMo.; and

WHEREAS, City has conducted its final inspection of the streets and storm sewers in Leighton Hollow Village C and has recommended acceptance of the streets and storm sewers for maintenance;

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

SECTION 1. The City of Dardenne Prairie, Missouri does hereby accept for maintenance as streets and storm sewers of the City of Dardenne Prairie, Missouri, certain streets and storm sewers located in Village C of Leighton Hollow Amended, a subdivision filed for record in Plat Book 44, Page 318, in the office of the Recorder of Deeds of St. Charles County, Missouri and being within the City of Dardenne Prairie, Missouri. Notwithstanding any other provision of this ordinance to the contrary, the City's acceptance of the streets storm sewers in Leighton Hollow Village C subdivision shall not include acceptance of any detention basin outfall structures or downstream storm sewers or channels.

SECTION 2. That the streets and storm sewers identified in Section 1 of this Ordinance shall from and after the passage and approval of this Ordinance, be maintained by the City of Dardenne Prairie, Missouri from funds of the said City and that owner of the property upon which said streets and storm sewers lie shall thereafter be relieved from further obligation with respect to the maintenance of streets and storm sewer mains, except as may be contained within the executed Escrow Agreement Guaranteeing Improvements on file with the City.

SECTION 3. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the

provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 4. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

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

Read two times and passed this _____ day of _____, 2017.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this _____ day of _____, 2017.

Mayor

Attest: _____
City Clerk

BILL NO. 17-24

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SCHEDULES I AND II OF TITLE III OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE; PROVIDING FOR PERMANENT STOP SIGNS IN THE CITY; AND ESTABLISHING SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY WITH TRAFFIC VIOLATIONS TO BE CONTROLLED BY THE ST. CHARLES COUNTY POLICE DEPARTMENT

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

SECTION 1. That Schedule II of the Title III of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by the addition of the following designated permanent stop signs:

Northbound Leighton Estates Drive at Weldon Spring Road

Eastbound Leighton Hollow Drive at Weldon Spring Road

Westbound Leighton Hollow Drive at Keighly Crossing

Southbound Durham Garden Court at Leighton Hollow Drive

Northbound Durham Garden Drive at Leighton Hollow Drive

Westbound Durham Garden Drive at Keighly Crossing

Eastbound Keighly Crossing at Regents Court

Northbound Regents Court at Durham Garden Drive

SECTION 2. That it shall be unlawful for any driver to drive at speeds in excess of twenty-five (25) miles per hour on any of the following streets within the City:

Leighton Estates Court,

Durham Garden Drive,

Keighly Crossing from its intersection with Leighton Hollow Drive traveling south and

Regents Court.

SECTION 3. That Schedule I of Title III of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended consistent with Section 2 of this Ordinance.

SECTION 4. The City Engineer is authorized and directed to provide a copy of this ordinance to the appropriate office of St. Charles County Government, which is responsible for street and road maintenance including installation of traffic control devices for the City pursuant to contract, requesting that stop signs and speed limit signs be installed at the intersections and streets described in Sections 1 and 2 of this Ordinance.

SECTION 5. Violations of the traffic regulations and fines pertaining to these stop signs and speed limits shall be pursuant to the Traffic Code of the City of Dardenne Prairie and will be controlled and enforced by the St. Charles County Police Department.

SECTION 6. 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 7. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 8. 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, Miss

Read two (2) times, passed, and approved this _____ day of _____, 2017.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2017.

Mayor

Attest:

City Clerk