Tentative Agenda

Board of Aldermen Regular Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
March 26, 2026, at 6:30 PM

A. Call to Order, Mayor Len Pagano

B. Roll Call

C. Opening Ceremonies

1. Invocation: Scott Drachnik, 2Rivers Church
2. Pledge of Allegiance
3. Proclamation: National Vietnam War Veterans Day

D. Approval of Minutes

1. Board of Aldermen Work Session Meeting of March 12, 2026; and Regular Board of Aldermen Meeting of March 12, 2026

E. Reports of Officers, Boards, and Commissions

1. Mayoral Report of Appointments to Boards and Commissions
2. City Administrator’s Report
    a. Economic Development Council (EDC) of St. Charles County - Scott Drachnik
    b. Annual Comprehensive Financial Report - Fiscal Year Ending Sept. 30, 2025
    c. Strategic Operations Plan Status Update
3. Report of Director, Planning, Community and Economic Development
    a. Municipal Code Changes - Powers
4. St. Peters Business Spotlight

F. Open Forum

1. Citizens Petitions and Comments
2. Communications from the Elected Officials
3. Announcements

G. Public Hearings

H. Unfinished Business Items

I. New Business Items

1. Bill No. 26-36: An Ordinance of the City of St. Peters, Missouri, establishing the date and time of the regular meetings of the Board of Aldermen for November 2026, November 2027, and November 2028 [Sponsored by Mayor Pagano]

2. Bill No. 26-37: An Ordinance providing for and relating to stop signs in the City of St. Peters, Missouri, by establishing permanent multi-way stops upon approaching or crossing or entering the intersection of Queensbrooke Boulevard and Woodstone Drive, from all directions, and amending table II-A of schedule II of title III of the Municipal Code of the City of St. Peters providing for stop intersections [Sponsored by Alderman Barclay & Alderman Trupiano]

3. Bill No. 26-38: An Ordinance amending or repealing certain sections and enacting new sections of the Municipal Code of the City of St. Peters, Title II: Public Health, Safety and Welfare and Title IV: Land Use dealing with the establishment of Zoning and Regulating Land Use in the city limits of the City of St. Peters, Missouri and providing for the establishment of Regulations for Land Subdivision in the limits of the City of St. Peters, Missouri

4. Bill No. 26-39: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri to issue purchase orders for the procurement of asphaltic concrete material

5. Bill No. 26-40: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri to enter into a contract with America's Parking Remarking, Incorporated, for the 2026 Pavement Marking Program

6. Bill No. 26-41: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri to execute an Agreement for Professional Services with RJN Group, Inc., to complete the 2026 Sanitary Sewer Evaluation Study

7. Bill No. 26-42: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri to issue two purchase orders for 2026 General Hauling Services for the City of St. Peters on an as-needed basis

8. Bill No. 26-43: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri to execute an agreement with Rowles Electric to replace the lighting in Rec-Plex South Rinks A & B.

9. Bill No. 26-44: An Ordinance accepting for maintenance the dedication of certain streets, streetlights, street signs, sanitary sewer lines, storm sewer lines, and water distribution lines in and connected to Birdie Hills Crossing

10. Bill No. 26-45: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri, to execute two (2) Easement Agreements granting temporary construction easements to St. Charles County for the Dardenne Creek Blueway Project

11. Bill No. 26-46: An Ordinance accepting for maintenance the dedication of certain streets, street signs, sanitary sewer lines, storm sewer lines, and water distribution lines in and connected to Fairmount Grove

12. Bill No. 26-47: An Ordinance authorizing the City Administrator of the City of St. Peters, Missouri to enter into an agreement providing for a temporary construction easement for the Jungermann Rd Resurfacing Phase 2 Project, Federal Project No. STBG-7302(711) (Sommer Enterprises, LLC)

13. Bill No. 26-48: An Ordinance approving a record plat in the City of St. Peters,

Missouri, for the purpose or recording in St. Charles County, Missouri (Genesis One)

14. Bill No. 26-49: An Ordinance of the City of St. Peters, Missouri, amending various provisions of Chapter 605 of the St. Peters City Code and regulating certain businesses relating to the display and sale of consumable industrial hemp

15. Bill No. 26-50: An Ordinance of the City of St. Peters, Missouri, authorizing amendments to the Trust Indenture, Lease Agreement and Performance Agreement relating to the City's Taxable Industrial Revenue Bonds (FedEx Ground Package System, Inc. Project), Series 2017; authorizing the assignment of said bonds and the documents entered into in connection with the issuance of said bonds; and authorizing the City to execute certain documents and take certain other actions in connection with said assignment

16. A Resolution of the City of St. Peters, Missouri, supporting State Elected Officials in regulating intoxicating hemp related products

17. A Resolution concerning voluntary annexation Cleary/Loomis/Ehlenbeck property, 1824 Elm Tree Street

J. Executive Session re: Litigation, Real Estate, Personnel, and Security pursuant to Section 610.021(1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6)

K. Adjournment

Agenda Posted at City Hall: March 20, 2026
By: L. Schroeder, City Clerk

Next Regular Board of Aldermen Meeting: April 9, 2026

The meeting is available for viewing at www.sptvnow.net

CITY OF ST. PETERS
BOARD OF ALDERMEN WORK SESSION MINUTES
March 12, 2026

CALL TO ORDER

Board President Bateman called the Work Session to order at approximately 5:00 p.m. on Thursday, March 12, 2026, at the St. Peters Justice Center located at 1020 Grand Teton Drive.

ROLL CALL

Deputy City Clerk Scott Baumgartner called the roll. The following Elected Officials were present: Mayor Len Pagano; Ward 1: Alderman Rocky Reitmeyer and Alderman Joyce Townsend; Ward 2: Alderman Randy Green and Board President Alderman Judy Bateman; Ward 3: Alderman Dave Kuppler and Alderman Melissa Reimer; Ward 4: Alderman Patrick Barclay and Alderman Nick Trupiano. A quorum was established.

The following staff were present: Bill Malach, City Administrator; Andrew Ramirez, Police Chief; Elliot Schneider, Environmental and Fleet Services Manager; Amy Heckart, Operations Support Services Manager; Dan Emrick, Parks & Recreation Services Manager, Burt Benesek, Staff Support Services Manager; Liane Sargent, Transportation Development Services; Amy Haddock, Water and Environment Services Manager; Scott Baumgartner, Deputy City Clerk; and John Young, City Attorney, was also present. Lisa Schroeder, City Clerk, was absent.

COMMUNICATIONS FROM BOARD MEMBERS/ALDERMANIC REPRESENTATIVES

Committee reports were given during this time.

BOARD OF ALDERMEN ITEMS FOR DISCUSSION

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS: None.

MAYOR/CITY ADMINISTRATOR ITEMS

UNFINISHED BUSINESS ITEMS: None.

NEW BUSINESS ITEMS:

Alderman Kuppler moved, and Alderman Bateman seconded the motion to remove the Discussion/Change Dates of November 2026, 2027, and 2028 BOA Regular Meeting from the agenda. All in favor, the motion was approved.

DISCUSSION/CHANGE DATES OF NOVEMBER 2026, 2027, AND 2028 BOA REGULAR MEETING – MAYOR

Mayor Pagano discussed the scheduling conflict for the 2026, 2027 and 2028 November Board of Aldermen meeting dates due to the National League of Cities conference. Mayor Pagano presented calendars displaying the proposed new November dates. The proposed date for 2026 is November 12, 2026, the 2nd Thursday of the month. The proposed date for 2027 is November 15, 2027, the second Monday of the month. Mayor Pagano explained this was to allow time after November 3, 2027, Planning and Zoning Commission meeting in addition to planning around the NLC conference. In 2028 the proposed date is November 9, 2028, the second Thursday of the month. City Administrator Malach stated staff is fine with the recommendation. **Alderman Barclay and Alderman Reimer seconded the motion to draft an ordinance for the next meeting. All in favor, the motion was approved. Alderman Townsend moved, and Alderman Green seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda for approval. All in favor, the motion was approved.**

Alderman Kuppler moved, and Alderman Reimer seconded the motion to remove the McClay Road Resurfacing and Improvements Engineering Services Recommendation from the agenda. All in favor, the motion was approved.

MCCLAY ROAD RESURFACING & IMPROVEMENTS ENGINEERING SERVICES RECOMMENDATION – SARGENT

Ms. Sargent gave a summary of the McClay Road Resurfacing project. The scope of the project includes the following: replace damaged concrete slabs and diamond grind surface, replace sidewalk along the south side of McClay Road, install multi-use path along the north side of McClay Road, and improve the Harvester Road Intersection. The overall project has been awarded 80% Federal reimbursement funding, and the city would be responsible for 20%. City staff will apply for county road board funding at the end of March which, if approved, will reduce the city's overall costs. On February 12, 2026, the city received two proposals. Staff recommends executing an Engineering Services Agreement with CDG Engineers, Inc. of St. Louis, Missouri with an agreement value of $360,000.00. The FY'26 budget is approximately $364,000.00. CDG Engineers' submitted proposal held the best combination of skilled staff, project approach, and related project experience. **This is Item I-04 on tonight's agenda.**

Alderman Kuppler noted that adding a right-turn lane is essential for traffic and would improve overall traffic flow.

Alderman Reimer moved, and Alderman Green seconded the motion to remove the Suemandy Drive Resurfacing and Intersection Improvements Engineering Services Recommendation from the agenda. All in favor, the motion was approved.

SUEMANDY DRIVE RESURFACING & INTERSECTION IMPROVEMENTS ENGINEERING SERVICES RECOMMENDATION – SARGENT

Ms. Sargent gave a presentation and discussed the scope of the Suemany Drive Resurfacing and Intersection Improvement project. This project includes resurfacing and intersection improvements on Suemandy Drive, replacing damaged curb and gutter, mill and overlay asphalt pavement, replace sidewalk and fill gaps, replace guardrail, replace signal at Grand Teton Drive, and improve the Executive Centre Parkway Intersection. This project is detailed in the five-year Capital Improvement Project. The proposed schedule includes design in 2026, acquisitions in 2027, and construction in 2029. The $3.6 million project is eligible for 80% federal reimbursement funding. City staff will apply for County Road Board funding at the end of March which, if approved, will reduce the city's overall costs. The city received four proposals. The recommendation is to execute an Engineering Services Agreement with Horner & Shifrin, Inc., with an agreement value of $356,517.24. Alderman Kuppler asked for details on the scoring method used. Ms. Sargent explained the City's scoring plan. Mr. Malach gave further information on state laws regarding receiving bids. **This is Item I-05 on tonight's agenda.**

Alderman Bateman moved, and Alderman Reitmeyer seconded the motion to remove Asphaltic Concrete Materials Purchase Order Renewals Recommendation from the agenda. All in favor, the motion was approved.

ASPHALTIC CONCRETE MATERIALS PURCHASE ORDER RENEWALS RECOMMENDATION – SARGENT

Ms. Sargent gave a presentation on the asphaltic concrete materials purchase order renewals. She explained this request is to authorize blanket purchase orders to Bridgefield LLC and Missouri Asphalt Products, LLC, each in the amount of $1,531,600.00 effective March 28, 2026. Funds will be allocated from the respective project budgets where the materials are utilized. Upon approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Green moved, and Alderman Reitmeyer seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Bateman seconded the motion to remove 2026 Concrete Slab Replacement Program Bid Recommendation from the agenda. All in favor, the motion was approved.

PAVEMENT MARKING PROGRAM CONTRACT RENEWAL RECOMMENDATION – SARGENT

Ms. Sargent gave a presentation on the 2026 pavement marking program which consists of the placement of painted long line and intersection long line painting in the city. One bid was received. The 2025 contract was awarded to the sole bidder, America's Parking Remarking, Inc. The recommendation is to award the 2026 pavement marking program to America's Parking Remarking, Inc. The company has agreed to hold 2025-unit cost pricing. The award amount is $294,047.25. The FY'26 Transportation Trust Fund for this project is $385,990.00. With approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. Mayor Pagano mentioned he hears from residents having issues seeing the white lines at night, especially when it is raining. Ms. Sargent stated she will work with Amanda Rich on this issue. **Alderman Green moved, and Alderman Townsend seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Kuppler seconded the motion to remove FY26 Sanitary Sewer Evaluation Survey Professional Services Recommendation from the agenda. All in favor, the motion was approved.

FY26 SANITARY SEWER EVALUATION SURVEY PROFESSIONAL SERVICES RECOMMENDATION – HADDOCK

Ms. Haddock gave a presentation on the FY'26 Sanitary Sewer Evaluation Survey Professional Services Recommendation. She explained the Sanitary Sewer Evaluation Survey (SSES) Program begins 2018 and recommends contracting with an engineering company to perform annual inspections to identify deficiencies and sources of inflow and infiltration (I/I) and to prioritize repair methods to the city's sanitary sewer system. Ms. Haddock recommends award to the RJN Group for the FY'26 SSES contract. They are qualified consultants performing work since 2018. They have provided quality work within budget. The scope of the FY'26 SSES involves evaluation of 65,523 lineal feet of sanitary sewer mains. The work would include footage review, smoke testing, dye water testing, inspection data summary, GIS mapping, recommended repairs and cost estimates. This year, the city will complete the Meter Basin 14 (North portions of Ward 1 and Ward 3). It will take four months of field work, with a final report available by year-end. The initial amount for the contract is $138,444.33. The FY'26 Budget is $145,800.00. With approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Kuppler moved, and Alderman Reimer seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Reimer moved, and Alderman Barclay seconded the motion to remove Consumable Industrial Hemp Regulations Ordinance from the agenda. All in favor, the motion was approved.

CONSUMABLE INDUSTRIAL HEMP REGULATIONS ORDINANCE – RAMIREZ

Chief stated City Attorney Young drafted an ordinance regarding consumable industrial hemp. This ordinance establishes regulations and prevents sales to individuals under the age of 21. With approval, an authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda.

Alderman Barclay requested slides to be presented at the next meeting so parents can see the products. Alderman Townsend stated she received a handout that she has been showing at HOA meetings. She mentioned everyone who sees this information is surprised to learn this information. Alderman Reimer was also shocked by what the products looked like and stated kids might not realize what they are eating. **Alderman Townsend moved, and Alderman Reimer seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Barclay moved, and Alderman Reimer seconded the motion to remove Resolution Supporting State Elected Officials in Regulating Intoxicating Hemp Related Products from the agenda. All in favor, the motion was approved.

RESOLUTION SUPPORTING STATE ELECTED OFFICIALS IN REGULATING INTOXICATING HEMP RELATED PRODUCTS - RAMIREZ

Chief Ramirez gave a presentation about the resolution in support HB2641 and SB904 which propose regulations on intoxicating hemp related products. The resolution cites concerns for packaging that may appeal to children. With approval, an authorizing resolution will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Townsend moved, and Alderman Trupiano seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

Alderman Townsend asked if there was no provision for an emergency agenda change. Attorney Young responded that there is not a provision in the context of a resolution to the general assembly. There is nothing that would prohibit having board directing staff to communicate, but the resolution could not be approved. City Administrator Malach would be glad to send a letter next week including a copy of the draft resolution and then follow up with the signed version once it is finalized. **Alderman Townsend moved, and Alderman Trupiano seconded the motion to approve the City Administrator to send a letter next week including a copy of the draft resolution and then follow up with signed version once it is finalized. All in favor, the motion was approved.**

Alderman Kuppler moved, and Alderman Trupiano seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.

MISCELLANEOUS UPDATES – MALACH

City Administrator Malach stated there were five miscellaneous updates.

GENERAL HAULING SERVICES – SARGENT

Ms. Sargent gave an update on General Hauling Services. Cathy McDaniel Trucking LLC has provided general hauling services to the city for nearly 19 years. The Streets Department primarily uses services for asphalt, milling, and pavement operations. In late February, the city was notified that Cathy McDaniel retired and closed her business. Her company held the 2025 general hauling contract that was set to expire on May 31, 2026. The contract has since rebid and set to reopen on March 16, 2026. With approval, a bid recommendation and authorizing ordinance will be placed on March 26, 2026, Board of Aldermen Meeting Agenda. **Alderman Green moved, and Alderman Barclay seconded the motion to place this item on the March 26, 2026, Board of Aldermen meeting agenda. All in favor, the motion was approved.**

QUEENSBROOKE/WOODSTONE UNWARRANTED STOP SIGN UPDATE – SARGENT

Section 335 in city code, December 18th the BOA approved the installation of temporary stop signs at the intersection of Queensbrooke Blvd and Woodstone Drive. The signs were installed on January 12th and the public comment period ended on February 26th. City staff will present a summary of comments at the March 26th work session meeting and an authorizing ordinance for permanent stop sign installation for board consideration.

AMERICA 250 BANNERS – EMRICK

Mr. Emrick gave a presentation on the roadway banners. The city has a total of 104 banners across the city, on roads such as Mexico Road and City Hall, Mexico Road and Spencer Road, Mexico Road and Grand Teton Drive, Mexico Road and Mid Rivers Mall, and Suemandy and Grand Teton Drive near the Justice Center. The current banners exceed the pole rating and are causing damage to the poles. The banners need to be 2 feet shorter to prevent damage to the poles. The materials will cost $9,000 which would include adding banners to Main Street. Mr. Emrick presented the idea to convert the banner to the 250th USA anniversary banners for the remainder of the year, then use the city of St. Peters stock banners afterwards.

Alderman Townsend shared she is thrilled and thinks this is a great idea. Alderman Barclay asked what the plan for the America250 banners is when the city is finished with them at the end of the year. He suggested raising money for Meals on Wheels, donating, etc. Mr. Emrick will speak with staff and determine what they will do.

REC-PLEX SOUTH ICE RINK LIGHTING – EMRICK

Mr. Emrick gave a presentation on the project to replace the lighting on both Rink A & B at Rec-Plex South. The current budget is $150,000. The city received three bids as of yesterday. The installation window is June-July 2026 as this would have the lowest impact. Mr. Emrick requested a double reading at the next Board of Aldermen meeting on March 26, 2026. **Alderman Bateman moved, and Alderman Reimer seconded the motion to place this item on the March 26, 2026, Board of Aldermen work session and regular Board of Aldermen meeting agenda. All in favor, the motion was approved.**

REVIEW WHISTLE STOP 301 URBAN MARKETS AGREEMENT & 2025 TWILIGHT MARKET EVENTS – POWERS

Ms. Powers gave a presentation on the Whistle Stop 301 agreement. As part of the FY21 budget the city authorized study of a multi-vendor market in the Old Town area. The study was completed in the summer of 2022 by Market Ventures, Inc. of Portland, Maine. The study included meetings with key business owners and community leaders to determine the goals and feasibility of a market. The goals of the market were to create a destination draw to the Old Town area, support existing commercial businesses, and enhance economic development in the Old Town area. Based on direction from the consultant, the city determined at that time, the most direct approach is the partner with Whistle Stop 301 to support monthly markets that were already planned. Whistle Stop uses the open space next to their building as market space. They have partnered with 311 Wine House and Beer Garden for Twilight Markets. The agreement includes city support for promotion of the Urban Market – now called Twilight Markets, installation of directional signage, closing of Depot St., for market area, restrooms and food trucks (as needed), and financial support for music and restrooms. The agreement approved in 2023 by the Board of Aldermen and renews each year unless either party terminates the agreement. Ms. Powers stated the operator indicated the markets were a success and plans to continue them in 2026. 78 vendor participants during the 2023 season. Ms. Powers shared an overview of 311 Wine House and how most of their high sales figures were on Twilight Market dates. Customer traffic on market nights typically ranges from 140 to 190 guests, compared to approximately 20 to 60 guests on non-market nights.

Ms. Powers introduced Ms. Katie Luther, who was present to answer questions. Ms. Luther explained that businesses in Old Town are still experiencing the effects of the 2022 floods and believes there is untapped potential in the area. She noted that some businesses continue to struggle and require additional support. To help promote events, she has been utilizing Facebook events. However, she stated that the events are currently operating at a loss and are not sustainable in their current form. She added that greater collaboration with the city could help improve the event's success.

Alderman Bateman asked Ms. Luther whether the markets had previously been held on Fridays. Ms. Luther clarified that they have always taken place on Saturdays. She explained that the events were originally scheduled from noon to 4 p.m., but due to conflicts with other markets, the hours were adjusted to 3–7 p.m. Alderman Bateman asked what a partnership with the city would look like. Ms. Luther explained that she is seeking increased advertising support, such as promotion on billboards, in the city magazine, and on the website, along with a stronger effort to encourage residents to visit Main Street. Alderman Bateman then inquired about vendor fees, and Ms. Luther stated that vendors pay $50 per tent, while youth entrepreneurial tents are free. She also asked whether she had considered partnering with other organizations. Ms. Luther expressed interest in hosting an event on Main Street but noted it would require closing the street for a few hours each Saturday. Alderman Bateman asked whether the city could sponsor the event on billboards. City Administrator Malach responded that the agreement would need to be amended, as billboard advertising is not currently included. Mr. Malach also outlined the existing methods the city uses to promote the market, including the city website, magazines, and other communication channels.

Alderman Barclay stated that if the city cannot provide a benefit to all, it should not extend it to a single business or group. He added that he does not support the city paying $4,000 for music during the markets. Ms. Luther explained that she submits invoices monthly and noted it would be helpful if the city could commit to paying musicians directly.

Alderman Kuppler remarked that, without additional support, it seems this initiative is not expanding. He agreed with Ms. Luther that if this current agreement is ineffective, the city should either withdraw or identify a more effective path forward. He acknowledged the value of Old Town and expressed openness for a new strategy. Ms. Luther reported that the April 11 event generated 627 responses from interested participants, even without any advertising. She also noted that 27 vendors have signed up and paid, including 14 youth entrepreneurial vendors.

Alderman Reitmeyer asked whether she had drawn any ideas from markets in surrounding cities. Alderman Townsend urged the board to do more and consider whether staff can take on additional items from the list, noting that the city may not be fully meeting its obligations under the agreement. She emphasized that this effort involves Old Town as a whole, not just a single business, and expressed that the city should take a more active role in providing support. She encouraged the board to step up and move forward with additional discussions soon.

Bill Malach clarified that there is nothing to approve at this time unless a motion is made to terminate the agreement, which will otherwise remain in effect. He added that any amendments would need to be considered as part of a future update, potentially going into 2027.

Alderman Reimer suggested organizing Main Street businesses into a group and distributing flyers to increase awareness of upcoming events. Alderman Townsend responded that she was not comfortable with waiting until 2027 for changes, stating that Ms. Luther has current expectations of support from the city that should be addressed sooner.

City Administrator Malach indicated that staff can meet with Ms. Luther to review the agreement, but any amendments would require board approval at a formal meeting. Mayor Pagano asked whether an RBA would be necessary, and Mr. Malach confirmed that any amendments would need to be brought forward through an RBA at a future work session.

BOARD MEETING AGENDA ITEM REVISIONS – MALACH

There were no meeting agenda item revisions.

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE, AND PERSONNEL, PURSUANT TO SECTION 610.021(1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022(1-6)

There was no executive session.

ADJOURNMENT OF THE WORK SESSION

Alderman Bateman moved, and Alderman Kuppler seconded the motion to adjourn the Work Session meeting. The motion carried, and the Work Session was adjourned at approximately 6:46 p.m.

Submitted by,

Scott Baumgartner
Deputy City Clerk

CITY OF ST. PETERS
BOARD OF ALDERMEN REGULAR MEETING MINUTES
March 12, 2026

CALL TO ORDER

Mayor Len Pagano called the Board of Aldermen meeting to order at 6:55 p.m. on March 12, 2026, at the St. Peters Justice Center located at 1020 Grand Teton Drive.

ROLL CALL

Deputy City Clerk Scott Baumgartner called the roll. The following Elected Officials were present:
Ward 1 – Alderman Rocky Reitmeyer and Alderman Joyce Townsend
Ward 2 – Alderman Randy Green and Board President Alderman Judy Bateman
Ward 3 – Alderman Dave Kuppler and Melissa Reimer
Ward 4 – Alderman Patrick Barclay and Alderman Nick Trupiano
A quorum was established, and Mayor Len Pagano presided.

The following staff were present: Bill Malach, City Administrator; Andrew Ramirez, Police Chief; Elliot Schneider, Environmental and Fleet Services Manager; Amy Heckart, Operations Support Services Manager; Dan Emrick, Parks & Recreation Services Manager, Burt Benesek, Staff Support Services Manager; Liane Sargent, Transportation Development Services; Amy Haddock, Water and Environment Services Manager; Scott Baumgartner, Deputy City Clerk; and John Young, City Attorney, was also present. Lisa Schroeder, City Clerk was absent.

OPENING CEREMONIES

INVOCATION: Youth Minister Luke Perstrope, First Baptist Church

Youth Minister Luke Perstrope delivered the invocation.

PLEDGE OF ALLEGIANCE:

Mayor Len Pagano led the Pledge of Allegiance.

Alderman Reitmeyer stepped out of the meeting in progress at 6:57 p.m.

OATH OF OFFICE: MELISSA DOSS, POLICE LIEUTENANT

Melissa Doss, Police Lieutenant, was administered the Ceremonial Oath of Office by Chief Ramirez. Lieutenant Doss introduced her father in attendance.

Alderman Reitmeyer returned to the meeting in progress at 7:02 p.m.

PRESENTATION: JAY AND CAROLINE HENGES WETLAND PARK AND EDUCATION CENTER - RYAN GRAHAM, ST. CHARLES COUNTY PARKS DIRECTOR

Mr. Graham delivered a presentation on the Wetland Park and Education Center, providing background on the St. Charles County Blueway Network. He highlighted a recent collaboration with the St. Charles County Parks Department, Great River Habitat, and the Missouri Department of Conservation. He described the center as a valuable conservation resource that balances recreation with preservation. The park encompasses 785 acres of protected wetland green space and is primarily a passive park, offering limited hunting opportunities during the designated season.

Alderman Green inquired whether there are any plans to develop campsites. Mr. Graham responded that no campsites are currently planned but noted that camping is available nearby at Riverside Landing Park.

Alderman Barclay asked about kayak return procedures. Mr. Graham explained that kayaks must currently be returned to the original rental location, though they are working on implementing a more flexible system.

Alderman Reitmeyer asked about special duck seasons. Mr. Graham stated that any such events would be coordinated with the Missouri Department of Conservation and within waterfowl hunting season.

PROCLAMATION: IRISH HERITAGE MONTH

Alderman Reitmeyer presented the proclamation for Irish American Heritage Month to the Ancient Order of Hibernians of St. Charles County, Michael J. Roarty Division. Bob Gonzales accepted the proclamation and spoke regarding the Hibernians' contributions to the community. Also present was bagpiper Kevin Hennessy.

PROCLAMATION: ARBOR DAY

Alderman Bateman presented the Arbor Day proclamation to Dan Emrick, Parks & Recreation Services Manager. Mr. Emrick invited residents to stop by the Rec-Plex or St. Peters Golf Club on Saturday, April 4th, Arbor Day, for free tree seedlings.

APPROVAL OF MINUTES

BOARD OF ALDERMEN WORK SESSION MEETING OF FEBRUARY 26, 2026, AND REGULAR BOARD OF ALDERMEN MEETING OF FEBRUARY 26, 2026

Alderman Kuppler moved, and Alderman Reimer seconded the motion to approve the Board of Aldermen Work Session meeting minutes of February 12, 2026, and the Regular Board of Aldermen meeting minutes of February 12, 2026. All in favor, the motion carried, and the minutes were approved as presented.

REPORTS OF OFFICERS, BOARDS, AND COMMISSIONS

MAYORAL REPORT OF APPOINTMENTS TO BOARDS AND COMMISSIONS:

CITY ADMINISTRATOR'S REPORT: None

REPORT OF DIRECTOR OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT: None

ST. PETERS BUSINESS SPOTLIGHT: Helping Hands Thrift Store, 427 South Church Street - Tim and Beverly Evans

Mr. Evans delivered a presentation on his nonprofit organization, which has been operating at its current location for two and a half months. Originally founded in St. Charles, the organization has been serving foster children for six years. The nonprofit provides foster children with free access to items in the store. Mr. Evans noted that the store is currently open and accepting donations daily from 10:00 a.m. to 6:00 p.m., and is closed on Wednesdays.

OPEN FORUM

Katie Lowe, 6 Silver City Court, St. Peters, MO 63376, spoke in support of modifying the City Code to allow chickens on properties less than one acre. She also shared her son's positive experience participating in TeenPact at the State Capitol in Jefferson City, where he presented a mock bill related to backyard chickens.

COMMUNICATIONS FROM THE ELECTED OFFICIALS:

Elected Officials made comments during this time.

PUBLIC HEARINGS: None

UNFINISHED BUSINESS ITEMS

There were no unfinished business items on the agenda.

NEW BUSINESS ITEMS

MOTION/APPROVED: BILL NO. 26-28 ORDINANCE NO. 8275 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI, TO EXECUTE A CONTRACT CHANGE ORDER NO. 1 WITH SAK CONSTRUCTION, LLC FOR THE CURED-IN-PLACE PIPE (CIPP) LINING CONTRACT 25-152

Alderman Reitmeyer moved, and Alderman Bateman seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved, and Alderman Bateman seconded the motion to read Bill No. 26-28 for the first time. The motion carried, and Alderman Reitmeyer read the Bill. Alderman Townsend moved, and Alderman Green seconded the motion to read the Bill for the second time. The motion carried, and Alderman Green read the Bill. Alderman Green moved, and Alderman Reitmeyer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill 26-28 passed, becoming Ordinance Number 8275.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-29 ORDINANCE NO. 8276 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH J OROS ENVIRONMENTAL, INC. FOR THE REMOVAL AND LAND APPLICATION OF LIME RESIDUAL

Alderman Kuppler moved, and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Kuppler moved, and Alderman Reitmeyer seconded the motion to read Bill No. 26-29 for the first time. The motion carried, and Alderman Reimer read the Bill. Alderman Trupiano moved, and Alderman Green seconded the motion to read the Bill for the second time. The motion carried, and Alderman Barclay read the Bill. Alderman Reimer moved, and Alderman Bateman seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-29 passed, becoming Ordinance Number 8276.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-30 ORDINANCE NO. 8277 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH AMCON MUNICIPAL CONCRETE, LLC FOR THE 2026 CONCRETE SLAB REPLACEMENT PROGRAM

Alderman Reimer moved, and Alderman Green seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved, and Alderman Green seconded the motion to read Bill No. 26-30 for the first time. The motion carried, and Alderman Bateman read the Bill. Alderman Kuppler moved, and Alderman Reitmeyer seconded the motion to read the Bill for the second time. The motion carried, and Alderman Townsend read the Bill. Alderman Bateman moved, and Alderman Green seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-30 passed, becoming Ordinance Number 8277.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-31 ORDINANCE NO. 8278 BILL AUTHORIZING THE CITY ADMINISTRATOR OF ST. PETERS, MISSOURI TO NEGOTIATE AND EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR DESIGN OF THE MCCLAY RD RESURFACING & IMPROVEMENTS PROJECT (STBG-7303(629))

Alderman Kuppler moved, and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Kuppler moved, and Alderman Reimer seconded the motion to read Bill No. 26-31 for the first time. The motion carried, and Alderman Kuppler read the Bill. Alderman Barclay moved, and Alderman Trupiano seconded the motion to read the Bill for the second time. The motion carried, and Alderman Trupiano read the Bill. Alderman Barclay moved, and Alderman Reimer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-31 passed, becoming Ordinance Number 8278.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-32 ORDINANCE NO. 8279 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO NEGOTIATE AND EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT FOR DESIGN OF THE SUEMANDY DR RESURFACING & INTERSECTION IMPROVEMENTS PROJECT (STBG-7303(630))

Alderman Reitmeyer moved, and Alderman Green seconded the motion to introduce the Bill. The motion carried. Alderman Reitmeyer moved, and Alderman Green seconded the motion to read Bill No. 26-32 for the first time. The motion carried, and Alderman Reitmeyer read the Bill. Alderman Reimer moved, and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried, and Alderman Green read the Bill. Alderman Reitmeyer moved, and Alderman Green seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-32 passed, becoming Ordinance Number 8279.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-33 ORDINANCE NO. 8280 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT WITH BARTON ELECTRIC, INC TO REPLACE THE ATHLETIC FIELD LIGHTING, POLES, AND CONTROL CABINET ON CITY CENTRE PARK DIAMOND 18

Alderman Green moved, and Alderman Reitmeyer seconded the motion to introduce the Bill. The motion carried. Alderman Green moved, and Alderman Reitmeyer seconded the motion to read Bill No. 26-33 for the first time. The motion carried, and Alderman Reimer read the Bill. Alderman Bateman moved, and Alderman Reimer seconded the motion to read the Bill for the second time. The motion carried, and Alderman Barclay read the Bill. Alderman Kuppler moved, and Alderman Green seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-33 passed, becoming Ordinance Number 8280.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-34 ORDINANCE NO. 8281 BILL AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AGREEMENTS PROVIDING FOR A TEMPORARY CONSTRUCTION EASEMENT AND/OR ROADWAY MAINTENANCE AND UTILITY EASEMENT FOR THE JUNGERMANN RD RESURFACING PHASE 2, FEDERAL PROJECT NO. STBG-7302(711) (GATEWAY METRO FEDERAL CREDIT UNION, GREAT SOUTHERN BANK)

Alderman Reimer moved, and Alderman Bateman seconded the motion to introduce the Bill. The motion carried. Alderman Reimer moved, and Alderman Bateman seconded the motion to read Bill No. 26-34 for the first time. The motion carried, and Alderman Bateman read the Bill. Alderman Bateman moved, and Alderman Townsend seconded the motion to read the Bill for the second time. The motion carried, and Alderman Townsend read the Bill. Alderman Barclay moved, and Alderman Reimer seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-34 passed, becoming Ordinance Number 8281.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

MOTION/APPROVED: BILL NO. 26-35 ORDINANCE NO. 8282 BILL APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (UPRIGHT DESIGN SUBDIVISION)

Alderman Kuppler moved, and Alderman Reimer seconded the motion to introduce the Bill. The motion carried. Alderman Kuppler moved, and Alderman Reimer seconded the motion to read Bill No. 26-35 for the first time. The motion carried, and Alderman Kuppler read the Bill. Alderman Kuppler moved, and Alderman Barclay seconded the motion to read the Bill for the second time. The motion carried, and Alderman Trupiano read the Bill. Alderman Kuppler moved, and Alderman Trupiano seconded the motion to put the Bill to a final vote. The motion was approved, and Bill No. 26-35 passed, becoming Ordinance Number 8282.

Barclay: Yes Reimer: Yes Green: Yes Reitmeyer: Yes
Trupiano: Yes Kuppler: Yes Bateman: Yes Townsend: Yes
AYES: 8 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0 MAYOR:

EXECUTIVE SESSION RE: LITIGATION, REAL ESTATE, AND PERSONNEL, PURSUANT TO SECTION 610.021 (1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6)

Alderman Bateman moved, and Alderman Barclay seconded the motion to enter the Executive Session re: Litigation, Real Estate, And Personnel, Pursuant to Section 610.021(1)(2)(3)(9)(12)(13)(14)(18)(19)(20) & 610.022 (1-6) and then adjourn the Board of Aldermen meeting from the Executive Session. With the motion approved, roll call was taken as follows: Alderman Barclay, yes; Board President Alderman Bateman, yes; Alderman Kuppler, yes; Alderman Reimer, yes; Alderman Reitmeyer, yes; Alderman Green, yes; Alderman Townsend, yes; Alderman Trupiano, yes.

ADJOURNMENT OF THE REGULAR BOARD OF ALDERMEN MEETING

The Regular Board of Aldermen meeting was adjourned to Executive Session at approximately 8:31 p.m.

Submitted by,

Scott Baumgartner
Deputy City Clerk

CITY OF ST. PETERS, MISSOURI

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED SEPTEMBER 30, 2025

Submitted By:

Dawn Blazier
Director of Finance

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March 23, 2026

Honorable Mayor,
Board of Alderman and
Citizens of St. Peters, Missouri

The Annual Comprehensive Financial Report of the City of St. Peters, Missouri (City) for the fiscal year ended September 30, 2025, is hereby submitted.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The accounting firm of Kerber, Eck & Braeckel LLP was retained by the City to perform an annual audit. The independent auditors' report on the financial statements is included at the front of the financial section of this report.

General Accepted Accounting Principles requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE GOVERNMENT

The City, incorporated in 1910, is a fourth-class city located in St. Charles County, Missouri. The City currently occupies a land area of 22.48 square miles and services a population of approximately 61,398. The City is traversed by Interstate 70, which provides direct access to St. Louis, approximately 20 miles east of the City, and to Kansas City, approximately 220 miles west of the City. Regularly scheduled air passenger and freight service is available at Lambert St. Louis International Airport located approximately 12 miles east of the City on Interstate 70. Commercial air service is available at two private airports within St. Charles County and at a public airport operated by St. Charles County. Barge service is available on the Mississippi River located approximately 5 miles from St. Peters. The City is served by two railroads; the Norfolk & Southern and the Burlington-Northern, and common-carrier truck lines.

The legislative body of the City is the Board of Aldermen, which is comprised of eight aldermen and a mayor. Two aldermen are elected from each of the City's four wards and serve four-year terms. The Mayor, elected at large to serve a four-year term, is the presiding officer of the Board of Aldermen. The Mayor may vote in the event of a tie vote by the Board of Aldermen. Additionally, the Mayor has veto power. A City Administrator is appointed by the Mayor with the advice and consent of the Board of Aldermen. The City Administrator is the chief assistant to the Mayor and is responsible for the day-to-day management of the City's business and staff. The City Administrator is also responsible for the employment and discharge of City employees under policies established by the Board of Aldermen.

The City has several advisory boards and committees composed of citizens appointed by the Mayor with the advice and consent of the Board of Aldermen. The advisory boards and committees include, among others, St. Peter’s Green Team, Health and Wellness Advisory Committee, the Parks, Recreation and Arts Advisory Board, the Veterans Memorial Commission, the Senior Advisory Committee and other Ad Hoc committees. In addition, the Mayor with the advice and consent of the Board of Aldermen appoints citizens to other boards and commissions which have responsibility for governmental functions relating to zoning and building codes. These boards and commissions are the Planning and Zoning Commission, the Board of Adjustment, and the Board of Appeals.

The City has approximately 647 full-time equivalent employees and provides a full range of services, including police protection; the construction and maintenance of roads, bridges and other infrastructure within the City; programs to assist low to moderate income residents; storm water control programs; and recreational activities and cultural events. In addition, the City provides water and sewer services, solid waste collection, and operates a solid waste transfer facility and recycling center.

Annually, the City’s long-range Capital Improvement Plan is re-evaluated and updated. The Mayor, Board of Aldermen and City Administrator work together to set the goals, which are based upon input from citizens, the Mayor and Board of Aldermen and City staff, for the City for the upcoming fiscal year. A Capital Improvement Plan is then approved and serves as the blueprint for the preparation of future budgets.

Incorporating the Capital Improvement Plan, the City Administrator prepares an annual budget for the General, Special Revenue, and Debt Service Funds for the fiscal year commencing the following October. In addition, budgets for the 370 Lakeside Park Fund, Golf and Banquet Center Fund, Recreation Fund, Environmental Services, and Water Sewer Funds are prepared on a basis similar to that of the general governmental funds in order to better manage these funds. Expenditures may not legally exceed appropriation at the fund level.

After a proposed budget is prepared, it is submitted to the Board of Aldermen for review. The Board of Aldermen may revise, alter, increase or decrease the items contained in the proposed budget, provided that total authorized expenditures from any fund do not exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year. Following public hearings on the proposed budget, the annual operating budgets are approved through the adoption of the budget ordinance by the affirmative vote of a majority of the members of the Board of Aldermen and approval by the Mayor on or before September 1 of the preceding budget year. If the budgets have not been passed and approved on or before the last day preceding the budget year (September 30), the budgets and appropriations for the current fiscal year shall be deemed to be re-budgeted and re-appropriated for the budget year until a new budget is adopted and approved.

The City Administrator is authorized to make changes in budget line items, within a fund budget, so long as the same is not already encumbered and does not increase the total fund budget. If it is determined that the original budgeted revenues and expenditures need to be increased or decreased, the Board of Aldermen may, by ordinance, make such changes in budgeted revenues and expenditures so long as the total authorized expenditures from any fund do not exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year. If it appears probable that revenues available will be insufficient to meet the amount appropriated, the Board of Aldermen may, by ordinance, reduce one or more appropriations.

In addition, the City maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City's Board of Aldermen. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. All appropriations and related encumbrances lapse at the end of each fiscal year, but all contractual obligations of the City whose performance cannot be completed by the City within the current fiscal year remain appropriated in the ensuing budget year and are included by the City's budget officer in the proposed budget or budget amendment of the ensuing fiscal year. All encumbrances are supported by either a purchase order or a contract.

As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

FACTORS AFFECTING FINANCIAL CONDITION

Local Economy

The City's diversified economy and commercial growth is attributable to its transportation network, central location in the United States, and expanding resources of labor and materials. Residential growth has been considerable as an outgrowth of expanded employment opportunities in the area. At the same time, the City continues to grow as a suburban community.

The City currently has approximately 2,300 business establishments. There are several major shopping corridors in St. Peters and the City serves as a shopping hub to surrounding communities located throughout the County. The City's retail service area encompasses an estimated 30-mile radius with a population of approximately 350,000 in the 10-mile radius immediately surrounding the City. The largest shopping center in the City, Mid Rivers Mall (the "Mall"), is also the largest shopping center in the County. The Mall opened in 1987. The Mall contains approximately 1,000,000 square feet with a food court, a 14-screen Marcus Theater, and over 100 stores including the following anchors: J.C. Penney, Macy's and Dillards.

In addition, a 245,000 square foot retail development, "The Shoppes At Mid Rivers" began opening stores in calendar year 2017 on 25 acres near I-70 and the Mid Rivers Mall Drive. Newer retail businesses to this area include: Old Navy, Discount Tire Company of Missouri, Inc., Cooper's Hawk Winery & Restaurant, Gulf Shores Place, Academy Sports + Outdoor, Burlington, Ross Dress for Less, Ulta Beauty, OshKosh, Carters, Famous Footwear, Pappy's Smokehouse and Outback Steakhouse.

Other major retailers in the City include Costco, Menards, Home Depot, Hackmann's Home Centers, Great Central Lumber, Hobby Lobby, two Dierberg's grocery stores, three Schnucks grocery stores, two Aldi grocery stores, two Walmart Markets, Best Buy, Target, Kohls, and a Walmart Superstore, among others.

Premier 370 Business Park is an 850-acre business community located at Highway 370 near Interstate 70 with access to rail and only 15 miles from Lambert International Airport. With more than 4 million square feet of space of developable area, Premier 370 accommodates a full spectrum of real estate business solutions including build-to-suit, design build, and "GREEN" environmentally conscious development. Businesses currently located in the Premier 370 Business Park include Amazon, Dayton Freight, FedEx Ground, Central States Manufacturing, Best Buy, Grove Collaborative, Saia LTL Freight, Medline Industries, DMI, RB (Reckitt Benckiser) and Trane Technologies.

The real estate market continues to be strong for new single-family multi-family housing developments, even with less large land tracts available. In 2025, 77 single family and 316 attached single-family units were completed or are currently under construction. The largest increase is in multi-family development, with 917 apartment units completed within the past 12 months. In addition, 144 apartment and multi-family units are currently approved or expected to be completed in 2026, with another 216 units being planned. Our City has also experienced growth in the senior living developments also, with 211 units completed and 91 skilled nursing units under construction and expected to be completed in 2026.

According to the U.S. Census Bureau, 2025 Quick Facts for St. Peters, the age distribution of St. Peters is close to that of the state of Missouri. Approximately 20.9% of St. Peters' residents are under the age of 18 years. Older adults, 65 and above, comprise roughly 19.4% of the population. The median age of St. Peters' population is 41.1 years.

In addition, according to the U.S. Census Bureau, 2025 Quick Facts for St. Peters, the percentage of the City's adult population who graduated from high school was 95.9% and 39.2% of the population obtained a bachelor's degree or higher. This compares favorably to the state of Missouri which had a population graduated from high school of 91.9% and a population obtaining a bachelor's degree or higher of 32.4%.

OTHER INFORMATION

Certificate of Achievement Award

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for our Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2023. The City has received this prestigious award since 1991. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City elected not to apply for this award for the fiscal year ended September 30, 2024. We believe our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

The preparation of the Annual Comprehensive Financial Report was made possible by the dedicated service of the entire staff of the Finance Department. Each member of the department and all City employees who supplied information have my sincere appreciation for the contributions made in the preparation of this report.

In closing, without the leadership, interest, and support of the Mayor, Board of Aldermen and the City Administrator, preparation of this report would not have been possible.

Respectfully submitted,

Dawn Blazier
Director of Finance

City of St. Peters, Missouri

Mayor
Len Pagano

Aldermen

Ward I	Ward II
John “Rocky” Reitmeyer	Judy Bateman
Joyce Townsend	Randy Green

Ward III	Ward IV
Dave Kuppler	Patrick Barclay
Melissa Reimer	Nick Trupiano

City Administrator
William Malach

City of St. Peters Organizational Chart

Financial Section

City of St. Peters

Independent Auditors' Report

To Honorable Mayor and Members
of the Board of Aldermen
City of St. Peters, Missouri

Report on the Audit of the Financial Statements

Opinions
We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of St. Peters, Missouri (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Prior Period Adjustment
We draw attention to Note P to the financial statements, which shows the District restated beginning environmental fund net position and beginning business-type activities net position to recognize a gain on disposal of capital assets for the year ended September 30, 2024. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and 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 fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement issuance date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, other supplementary information, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards*, we have also issued our report dated March 23, 2026 on our consideration of the City'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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Kerber, Eck & Braeckel LLP

St. Louis, Missouri
March 23, 2026

Management's Discussion and Analysis

This section of the City of St. Peters' annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year that ended on September 30, 2025. Please read this section in conjunction with the transmittal letter at the front of this report and the City's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City exceed its liabilities and deferred inflows (net position) at the end of the fiscal year by approximately $415.95 million. Net position is comprised of $354.52 million net investment in capital assets; $8.30 million restricted for debt service; $14.19 million restricted for transportation; $2.39 million for sewer lateral and water line residential repairs; $20.99 million for park and stormwater; $1.68 million restricted for net pension asset; $1.24 million restricted for other purposes; $17.55 million unrestricted and available for the City's business-type activities; and ($4.91 million) unrestricted for governmental purposes.
- Total net position increased by approximately $28.00 million over the course of this year's operations. Governmental activities increased by approximately $17.39 million, and business-type activities increased by $10.61 million. Explanations for these changes will be discussed in more detail throughout this report.
- In prior fiscal years, the City adopted GASB Statement No. 68, "Accounting and Reporting for Pensions", GASB Statement No. 74, "Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans", and Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions". The objective of these statements is to improve the usefulness of information about pension benefits and post-employment benefits other than pensions (Other Post Employment Benefit "OPEB") and revise and establish new financial reporting requirements for most governments whose employees are provided with those benefits. The current year impact of the guidance increased net position by $1.58 million of which $1.07 million is in governmental activities and $0.51 million is in business-type activities.
- The City retained the same property tax rate that we have had since 2007 of 77 cents per $100 of assessed valuation.
- Every other year, the County Assessor reassesses the value of all real property located within the City. Fiscal year 2025 was not a reassessment year. The assessed valuation for 2025 for property values in the City decreased by $8.50 million or 0.46%.
- Sales tax revenue for general, transportation, and local parks increased by $2.92 million or approximately 6.30% and property tax revenue increased by $0.18 or approximately 1.21%.
- Program revenues are revenues directly associated with a function or program and come from sources other than the City's tax base. This year program revenue increased $12.71 million. Program revenues are segregated into three areas, charges for services, operating grants and contributions, and capital grants and contributions.
- This year grants and contributions increased $8.66 million from the prior year with most of the change related to increased general government and economic development grants and contribution recognized upon completion of road construction.
- Charges for services increased by approximately $4.05 million, approximately 8.15%. Charges for services related to governmental activities increased by $0.32 million. Charges for services related to water and sewer increased by $2.09 million, solid waste increased by $1.44 and recreation increased by $0.20.
- General revenues are comprised of all revenues that do not qualify as program revenues. For the City, the majority of general revenues are made up of property, sales, and franchise taxes. During the year general revenues, exclusive of transfers between activities, increased by $3.54 million. The primary reason for the increase was due to increases in taxes and earnings on investments.

OVERVIEW OF THE FINANCIAL STATEMENTS

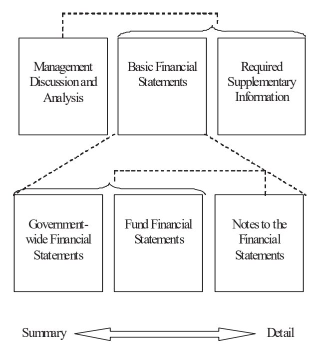
This annual report consists of three parts: the introductory section; the financial section which includes the auditors' report, management's discussion and analysis, the basic financial statements, and required supplementary information, other supplementary information that presents schedules for non-major budgeted governmental funds, budget-based schedules for enterprise activities; and a statistical section presenting other information for the City. The basic financial statements include two kinds of statements that present different views of the City.

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the City’s overall financial status.

- The remaining statements are fund financial statements that focus on individual parts of the City government, reporting the City’s operations in more detail than the government-wide statements.

    - The governmental fund statements tell how general government services like public safety were financed in the short term as well as what remains for future spending.
    - Proprietary fund statements offer short-and long-term financial information about the activities the government operates like businesses, such as the water and sewer system.
    - Fiduciary fund statements offer short-and long-term financial information about the activities where the government is the trustee or agent for someone else’s resources, such as the post-retirement benefit plan for City employees.

Figure MDA-1
Required Components of the City of St. Peters’s
Annual Financial Report



The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements. Figure MDA-1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining statements that provide details about our non-major governmental funds which are added together and presented in a single column in the basic financial statements.

Figure MDA-2 summarizes the major features of the City’s financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management’s discussion and analysis explains the structure and content of each of the statements.

Figure MDA-2
Major Features for the City of St. Peters Government-wide and Fund Financial Statements

	Government-wide Statements	Fund Statements		
		Governmental Funds	Proprietary Funds	Fiduciary Funds
Scope	Entire City government (except fiduciary Funds) and the City's component units	The activities of the City that are not proprietary or fiduciary, such as police and parks	Activities the City operates similar to private businesses: the waterworks and sanitary sewerage system, the solid waste activities, the City's transfer station and recycling facility (Central Materials Processing Facility), the City's Recreation Fund, the golf and banquet center, and the 370 Lakeside Park operations	Instances in which the city is the trustee or agent for someone else's resources, such as the post retirement benefit plan for City employees.
Required Financial Statements	Statement of net position Statement of activities	Balance sheet Statement of revenues, expenditures, and changes in fund balances	Statement of net position Statement of revenues, expenses, and changes in net position Statement of cash flows	Statement of fiduciary net position Statement of changes in fiduciary net position
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter: no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term	All assets and liabilities, both short-term and long-term
Type of inflow/outflow information	All revenue and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenue and expenses during year, regardless of when cash is received or paid	All revenue and expenses during year, regardless of when cash is received or paid

GOVERNMENT-WIDE STATEMENTS

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash was received or paid.

The two government-wide statements report the City's net position and how they have changed. Net position—the difference between the City's assets, deferred inflows/outflows and liabilities—is one way to measure the City's financial health, or position.

- Over time, increases or decreases in the City's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the health of the City you need to consider additional non-financial factors such as changes in the City's property tax base and the condition of the City's roads.

The government-wide financial statements of the City are divided into two categories:

- *Governmental activities*—Most of the City's basic services are included here, such as the police, public works, parks department, and general administration. Property taxes and sales taxes finance most of these activities.

- *Business-type activities*—The City charges fees to cover the costs of certain services it provides. The City's waterworks and sewerage system, solid waste collections (which includes a transfer station and recycling facility), and recreation activities are included here.

Financial Analysis Of The City As A Whole

Net position

The following table reflects the condensed statements of net position as of September 30. The business-type activities 2024 amounts have been restated to account for correction of an error as discussed in Note P to the financial statements:

Table MDA-3
City of St. Peter's Net Position

	Governmental Activities		Business-type Activities		Total	
Assets	2024	2025	2024	2025	2024	2025
Current and other assets	$ 95,414,044	$ 99,910,458	$ 44,891,150	$ 48,470,470	$ 140,305,194	$ 148,380,928
Capital assets (net of depreciation)	336,419,797	337,649,012	94,018,844	98,824,963	430,438,641	436,473,975
Total assets	431,833,841	437,559,470	138,909,994	147,295,433	570,743,835	584,854,903
Deferred outflows of resources	33,367,279	32,132,757	16,424,456	15,816,649	49,791,735	47,949,406
Liabilities						
Long-term obligations	129,148,567	123,421,985	62,275,534	59,302,487	191,424,101	182,724,472
Other liabilities	15,979,603	11,154,712	4,904,378	4,893,906	20,883,981	16,048,618
Total liabilities	145,128,170	134,576,697	67,179,912	64,196,393	212,308,082	198,773,090
Deferred inflows of resources	14,477,125	12,128,261	5,798,434	5,951,801	20,275,559	18,080,062
Net position						
Net investment in capital assets	272,558,580	281,885,466	65,180,473	72,632,393	337,739,053	354,517,859
Restricted	41,483,166	46,009,887	5,259,659	2,784,810	46,742,825	48,794,697
Unrestricted	(8,445,921)	(4,908,084)	11,915,972	17,546,685	3,470,051	12,638,601
Total Net Position	$ 305,595,825	$ 322,987,269	$ 82,356,104	$ 92,963,888	$ 387,951,929	$ 415,951,157

As seen in Table MDA-3, the City's total assets of $584.85 million include $148.38 million in current and other assets and $436.47 million in capital assets.

Citywide assets increased during the fiscal year by $14.11 million. The majority of this change relates to increased cash and investments ($15.63 million), and increased capital assets ($6.04 million). Those increases were offset by a decrease in the net pension asset ($7.27 million). The change in capital assets will be discussed in detail later and the details of the changes in the net pension liability (asset) can be found in Note E.

Deferred outflows of resources decreased by $1.84 million. The majority of this change is related to an increase in the deferred amount of pension calculated in accordance with GASB Statements 68 and 71 of $6.60 million, a decrease to the deferred amount of other post-retirement benefits calculated in accordance with GASB 74 and 75 of $8.25 million, and a decrease in the deferred charge on refunding of $0.19. Pension and OPEB activities are explained in detail in Note E and Note K, respectively.

The City's total liabilities of $198.77 million include $173.20 million that is not due or payable in the next fiscal year and $25.57 million in other liabilities. A $8.70 million decrease in long-term obligations is primarily, the result of the debt payments during the year, and a decrease in the OPEB liability. Activity related to OPEB is explained in detail in Note K. The other liabilities remained relatively flat.

During the year, deferred inflows of resources decreased by $2.20 million, primarily due to the recognition of the deferred contribution revenue related to the completion of road construction. Activity related to pension and OPEB deferred inflows remained relatively unchanged and are explained in detail in Note E and Note K, respectively.

As stated earlier, the total net position of approximately $415.95 million is comprised of $354.52 million net investment in capital assets; $8.30 million restricted for debt service; $14.19 million restricted for transportation; $2.39 million for sewer lateral and water line residential repairs; $20.99 million for park and stormwater; $1.68 million restricted for net pension asset; $1.24 million restricted for other purposes; $17.55 million unrestricted and available for the City's business-type activities; and ($4.91 million) unrestricted for governmental purposes.

Figure MDA-8
Net Cost of City of St. Peter's
Governmental Activities

	Total Cost of Services	Net Cost of Services
Administration	$ 5,299,717	$ 5,299,717
Engineering	3,286,398	3,286,398
General government	1,557,318	(2,435,020)
Interest on long-term debt	2,495,872	2,495,872
Other	9,440,211	9,111,535
Parks and recreation	6,640,855	5,986,575
Police	20,533,875	12,949,440
Public Works	18,762,061	9,300,875
	$ 68,016,307	$ 45,995,392

Changes in Net Position

The City's combined net position increased by $28.00 million during fiscal year 2025 as a result of the activity shown in Table MDA-4. The business-type activities 2024 amounts have been restated to account for correction of an error as discussed in Note P to the financial statements.

Table MDA-4
City of St. Peter's Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenues						
Program Revenues						
Charges for services	$ 4,596,930	$ 4,915,988	$ 45,119,526	$ 48,853,383	$ 49,716,456	$ 53,769,371
Operating grants and contributions	5,698,936	10,945,456	4,800	895,108	5,703,736	11,840,564
Capital grants and contributions	3,467,407	6,159,471	530,429	362,302	3,997,836	6,521,773
General Revenue						
Property tax	15,215,562	15,400,314	-	-	15,215,562	15,400,314
Sales tax	46,414,384	49,336,878	-	-	46,414,384	49,336,878
Other taxes	4,987,842	5,061,523	-	-	4,987,842	5,061,523
Earnings on investments	1,119,319	1,753,327	741,171	1,349,436	1,860,490	3,102,763
Gain on disposition of capital assets	134,940	73,994	745,804	(91,559)	880,744	(17,565)
Other	1,066,116	1,080,769	-	-	1,066,116	1,080,769
Total revenues	82,701,436	94,727,720	47,141,730	51,368,670	129,843,166	146,096,390
Expenses						
General government	2,338,846	1,557,318	-	-	2,338,846	1,557,318
Administration	4,078,835	5,299,717	-	-	4,078,835	5,299,717
Economic development	605,017	640,627	-	-	605,017	640,627
Police	18,822,276	20,533,875	-	-	18,822,276	20,533,875
Ranger Division	636,522	588,639	-	-	636,522	588,639
Municipal court	631,614	726,564	-	-	631,614	726,564
Public works	21,701,134	18,762,061	-	-	21,701,134	18,762,061
Engineering	2,568,516	3,286,398	-	-	2,568,516	3,286,398
Fleet maintenance	671,789	975,078	-	-	671,789	975,078
Health	1,167,380	1,259,933	-	-	1,167,380	1,259,933
Facility maintenance department	1,512,790	1,794,329	-	-	1,512,790	1,794,329
Parks and recreation	6,294,118	6,640,855	-	-	6,294,118	6,640,855
Communications	1,527,726	1,708,580	-	-	1,527,726	1,708,580
Community and arts	394,393	431,655	-	-	394,393	431,655
Senior Center	114,934	25,698	-	-	114,934	25,698
Information technology	2,530,065	1,289,108	-	-	2,530,065	1,289,108
Interest on long-term debt and other	3,001,201	2,495,872	-	-	3,001,201	2,495,872
Waterworks/sanitary sewer	-	-	17,595,224	17,884,050	17,595,224	17,884,050
Solid waste	-	-	14,813,512	15,632,468	14,813,512	15,632,468
Recreation	-	-	16,161,535	16,564,337	16,161,535	16,564,337
Total expenses	68,597,156	68,016,307	48,570,271	50,080,855	117,167,427	118,097,162
Increase (decrease) in net position before transfers	14,104,280	26,711,413	(1,428,541)	1,287,815	12,675,739	27,999,228
Transfers	(7,435,482)	(9,319,969)	7,435,482	9,319,969	-	-
Increase in net position	6,668,798	17,391,444	6,006,941	10,607,784	12,675,739	27,999,228
Beginning Net Position, as restated	298,927,027	305,595,825	76,349,163	82,356,104	375,276,190	387,951,929
Ending Net Position	$ 305,595,825	$ 322,987,269	$ 82,356,104	$ 92,963,888	$ 387,951,929	$ 415,951,157

For the fiscal year ended September 30, 2025, government-wide revenues totaled $146.10 million. Of this, approximately thirty-seven percent of all revenues are derived from charges for services and another approximately thirty-four percent from sales tax.

Figure MDA-5
City of St. Peters
Sources of Revenue for Fiscal Year 2025

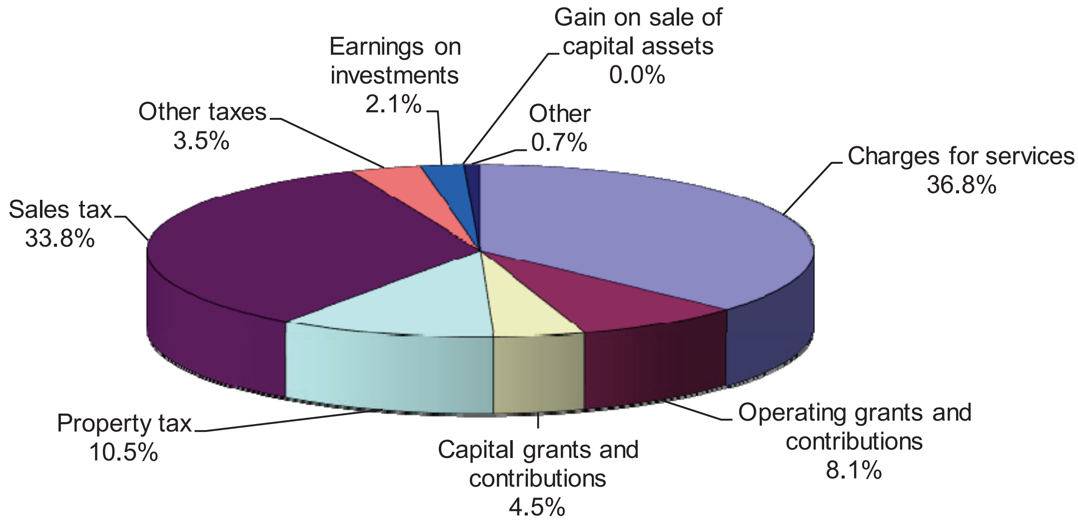
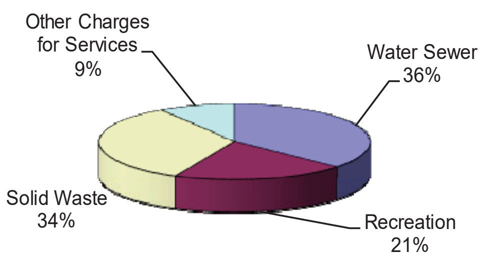


Figure MDA-6
City of St. Peters
Analysis of Charges for Services Revenue

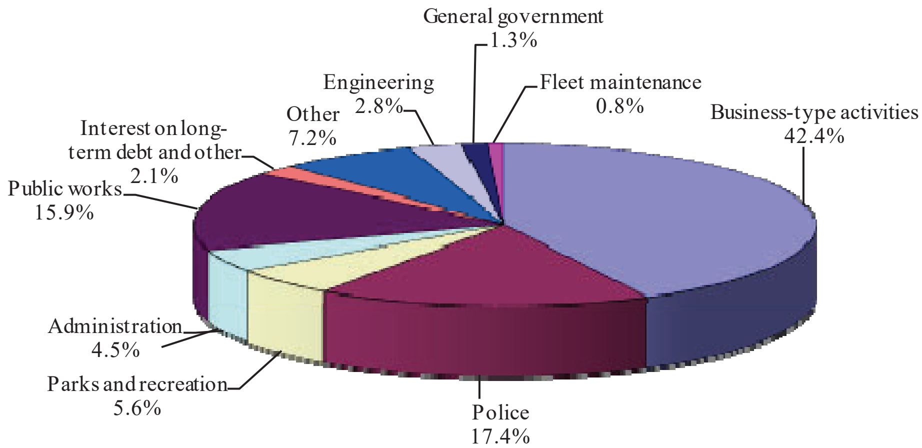


The largest source of revenue relates to charges for services which are derived from fees for the users of the City's waterworks and sewerage system, solid waste, and users of the City's programs such as athletic programs at the REC-PLEX, the City's recreational complex, our golf and banquet center, and our park that accommodates camping. As seen in Figure MDA-6, the City's water and sewer operations and solid waste operations account for approximately seventy percent of all charges for services, followed by Recreation and other charges for services.

The second largest revenue source for the entire city is sales tax, which during the 2025 fiscal year equaled $49.34 million. The City has a 1% sales tax to fund general governmental activities, a .5% sales tax that funds the City's transportation activity (road construction and maintenance), and a .5% sales tax for park and stormwater activities.

During fiscal year 2025, the total cost of all programs and services was $118.10 million. The City's expenses cover a range of services including parks and recreation, law enforcement, administration, and public works. As seen below approximately 42.4% of all city expenses are business-type activities and the remaining approximately 57.6% relate to governmental activities.

Figure MDA-7
City of St. Peters
Functional Expense for Fiscal Year 2025



Governmental Activities

Revenues for the City's governmental activities total $94.73 million, of which approximately 52% is sales tax, 16% is property tax and 23% is for program revenues such as charges for services and grants and contributions. Expenses for the City's governmental activities totaled $68.02 million, and transfers out from governmental activities were $9.32 million, increasing governmental net position by $17.39 million.

As stated earlier, the cost of all governmental activities this year was $68.02 million; however, the amount that our taxpayers paid for these services through City taxes was $46.00 million. Figure MDA-8 presents the cost of each of the City's largest programs as well as the programs' net cost (total cost less fees generated by the activities and intergovernmental aid). The net cost shows the financial burden that was placed on the City's taxpayers by each of these functions. The remaining cost was related to programs that charge those who directly benefit ($4.92 million) and from grants and contributions ($17.10 million). The City paid for the $46.00 million "public benefit" portion with taxes, interest income, and other revenues.

There was not a significant change in revenue related to charges for services for governmental activities. This revenue increased by $0.32 million during the year.

Revenue derived from operating and capital grant revenues during the fiscal year increased by $7.94 million due primarily to general government and economic development grants and contribution recognized upon road construction completion. Grants vary from year to year and are projected in both the annual budget and the long-range financial plan.

General governmental revenues other than transfers increased by $3.77 million, most of which has been previously discussed. Transfers increased by approximately $1.88 million over the two years and are discussed in more detail in Note H.

Total costs associated with the governmental activities decreased by $0.58 million. Variances between the current year and prior year costs can be attributed primarily to the following:

- The general government function decreased by $0.78 million.
- The administration function increased by $1.20 million.
- The police function increased by $1.71 million.
- The public works function decreased by $2.94 million.
- The combined change in all other activities was not material at either the function level or in the aggregate.

Business-Type Activities

Revenues (excluding transfers) of the City's business-type activities increased by $4.23 million to $51.37 million; expenses increased by $1.51 million to a total of $50.08 million; and transfers in the current fiscal year increased by $1.88 million. These changes resulted in an overall net position for the fiscal year of $92.96 million. (Refer to Table MDA-4.) Factors contributing to these results included:

Business-type charges for services increased by $3.73 million due to a combination of increased activity and increases in rates charged.

Business-type operating and capital grants and contributions increased by $0.72 million in the water and sewer function related primarily to increases during the year in some federal and state grants.

General revenues for the City's business-type activities decreased by $0.22 million primarily due to decreases in non-recurring sale of capital assets offset by an increase in earnings on investments.

Costs associated with the business-type activities increased by $1.51 million. The changes experienced in fiscal year 2025 from the prior year include:

- Water/Sanitary Sewer activities increased slightly by approximately $0.29 million.
- Recreation activities increased slightly by approximately $0.40 million.
- Solid waste and recycling activities increased slightly by approximately $0.82 million.

FUND FINANCIAL STATEMENTS

Another major section of the basic financial statements is the fund financial statements. These statements provide more detailed information about the City's most significant *funds*—not the City as a whole. A fund is a grouping of related accounts used to track specific sources of funding and spending for particular purposes.

The City of St. Peters has three kinds of funds:

- Governmental funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements are prepared on a modified accrual basis, which means they measure only current financial resources, uses and balances of spendable resources available at the end of the fiscal year. Therefore, capital assets and other long-lived assets, along with long-term liabilities, are not presented in the governmental fund statements. Because the governmental funds' statements provide a detailed short-term view that helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs, it is useful to compare the information presented for the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

- Proprietary funds – Services for which the City charges customers a fee are generally reported in proprietary funds. The City of St. Peters has only one type of proprietary fund, the enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements: the City's waterworks and sewerage system, solid waste activities, transfer station and recycling facility, recreation, golf and banquet center, and 370 Lakeside Park. Proprietary fund statements are prepared on a full-accrual method and include all their assets and liabilities, current and long-term. This is the same basis used in the government–wide statements.

- Fiduciary funds – The City is a trustee, or fiduciary, for its employees' post-retirement benefit program. It is also responsible for ensuring that the assets reported in this fund are used for their intended purposes. The City's fiduciary activities are reported in a separate statement of fiduciary net position and a statement of changes in fiduciary net position. We exclude these activities from the City's government-wide financial statements because the City cannot use these assets to finance our activities.

Financial Analysis Of The City's Funds

As discussed earlier, there are two types of statements included in the basic financial statements. This discussion relates to the fund financial statements that focus on individual parts of the City government, reporting the City's operations in more detail than the government-wide statements. These statements are prepared on a modified accrual basis for the governmental funds and (as in the government-wide statements) on a full accrual method for the business-type activities or proprietary funds. A reconciliation from the fund statements to the government-wide statements is provided to display the differences between the two reporting methods.

The City has nine individual governmental funds. Information is presented separately in the governmental fund statements for the general fund, the transportation trust fund, the local parks and stormwater fund, the debt service fund, and the capital projects fund all of which are considered major funds. Data from the other four governmental funds are combined into a single, aggregated presentation.

Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the other supplementary information section of this report. The City of St. Peters adopts an annual budget for each of the major funds and a budgetary comparison schedule has been provided to demonstrate compliance with this budget.

The City's governmental funds reported a combined fund balance of $87.67 million, an increase of $14.39 million from the prior fiscal year. Unassigned fund balance constitutes $34.46 million and the remainder of fund balance is either restricted or assigned or non-spendable to indicate that it is not available for new spending because it has already been committed for the following:

- Non-spendable ($373,918)
- Restricted for:
  - Transportation ($14,236,140)
  - Sewer lateral projects ($2,109,802)
  - Water line repair projects ($286,746)
  - Grants ($861,005)
  - Police services ($379,126)
  - Debt service ($6,130,866)
  - Local parks and stormwater ($20,988,518)
- Assigned for:
  - Capital projects ($547,597)
  - Debt service ($2,415,000)
  - Other ($2,868,606)
  - Subsequent year budget ($2,016,669)

The primary reasons for changes in fund balance include those highlighted in the financial highlights section of this document. In addition, these other changes in fund balance should be noted:

The General Fund serves as the chief operating fund of the City. It is used to account for all financial resources except those that are required to be accounted for in another fund. The activities of the general fund include law enforcement, administration, governmental, parks, and engineering. During fiscal year 2025, the General Fund's fund balance increased by $5.14 million. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund operating expenditures. Unassigned fund balance represents 75% of the total general fund operating expenditures and total fund balance represents 95% of the total general fund operating expenditures.

Key factors for the change in the General Fund's fund balance include events discussed previously and the following:

- Revenue totaled $55.48 million, which is a $6.64 million increase from the prior year.
  - Property and sales tax revenue increased by $2.10 million.
  - Intergovernmental revenue increased by $4.04 million.

- There were also modest increases/decreases in other revenues which collectively accounted for an increase of $0.50 million.

- Expenditures increased by $2.58 million or 5.91% over the prior year.
  - The largest single increase was related to the police function. Those expenditures increased by approximately $1.22 million.

- The General Fund transferred $4.18 million to other funds during the year (see Note H for details).

- We continued efforts to limit operating costs to the amount received in operating resources, not utilizing one-time windfalls to cover everyday expenditures.

The other major governmental funds of the City are the Transportation Trust Fund, the Local Parks and Storm Water Fund, the Debt Service Fund, and the Capital Projects Fund.

The fund balance in the Transportation Trust Fund increased by $4.37 million to $14.24 million. The change in fund balance is attributed to expenditures for maintenance of the City's existing infrastructure and new infrastructure construction of $10.80 million and debt service and related fees of $0.55 million offset by resources of $15.72 million. All of the fund balance is restricted for transportation ($14.24 million). This is a project-driven fund and therefore certain revenues and expenditures will fluctuate year to year depending on that year's specific projects. Revenues and expenditures are forecasted for road projects on a long-term basis in the City's Capital Improvement Plan to ensure adequate funding and fund balance are available.

The fund balance in the Local Park and Storm Water Fund increased by $3.68 million to $20.99 million. This fund is used to account for revenues dedicated to park and stormwater projects. The revenue from this fund comes from a dedicated sales tax and had $14.06 million in revenue during the year which was $2.31 million higher than the prior year due primarily to increased sales tax and intergovernmental revenue. Total expenditures increased by $1.86 million due primarily to increase capital outlay, while transfers out increased by $0.93 million.

Fund balance in the Debt Service Fund increased by $1.10 million resulting in a total ending balance of $5.44 million, all of which is available for debt service in future years. All expenditures in this fund are related to debt service.

The Capital Projects Fund had a $0.43 million decrease in fund balance, resulting in a total fund balance (deficit) of ($0.27) million.

The other four non-major governmental funds had a fund balance increase of $0.13 million to a total of $3.26 million. The changes can be attributed to:

- An increase of $0.14 million in the Sewer Lateral Repair Program Fund to repair our residents' sewer laterals.
- A decrease of $0.05 million in the Water Service Line Repair Program Fund to repair our residents' water lines.
- An increase of $0.05 million in the CDBG Sub-Recipient Fund that provides funding to low-to-moderate income projects.

- A decrease of $0.01 million in the County Sewer Lateral Repair Program Fund that repairs the sewer laterals for out-of-City users of our Sewer system.

GENERAL FUND BUDGETARY HIGHLIGHTS

Over the fiscal year, the City's elected officials revise the budget. These revisions generally are amendments and supplemental appropriations approved during the long-term Capital Improvement Plan process, adjustments to reflect the actual beginning account balances from the prior year's actual results, incorporate adjustments for carried-over items from the previous budget year, reflect any changes in estimates used when the original budget was adopted, or reflect changes for unanticipated events that may arise throughout the fiscal year. The significant variations between the original and final budget include:

- Of the $3.02 million increase in revenues, $2.40 million is related to intergovernmental revenue to account for additional grants. In addition, there was a minor increase in miscellaneous revenue of $0.62.
- Of the $2.30 million increase in expenditures, $3.16 million is related to capital outlay due primarily to increased grants. There were minor increases/decreases in other functions, netting to a $0.86 decrease in expenditures.

Figure MDA-9
Variations from Final General Fund Budget To Actual Results

	Variance With Final Budget - Positive (Negative)
Revenues	
Sales tax	$ 1,582,821
Property tax	274,593
Utility franchise tax	583,823
Cigarette tax	(46,294)
Licenses and permits	(845,296)
Interest	471,266
Intergovernmental	2,475,380
Fines and forfeitures	191,784
Charges for services	220,130
Miscellaneous	(73,360)
Total Revenues	4,834,847
Expenditures	
General government	339,169
Administration	493,597
Economic Development	170,349
Police	1,578,590
Ranger division	135,768
Municipal court	119,450
Public works	287,353
Engineering	(203,334)
Fleet maintenance	(136,463)
Health department	280,939
Facility maintenance	190,139
Parks and recreation	652,367
Communications	284,965
Community and arts	36,025
Senior Center	1,342
Information technology	1,687,245
Capital outlay	2,851,720
Debt service:	
Interest and fiscal charges	(2,457,836)
Other	(2,650)
Total Expenditures	6,308,735
Revenues Over Expenditures	11,143,582
Other Financing Sources (Uses):	(1,390,418)
Revenues Over Expenditures and Other Financing Uses	9,753,164
Fund Balances	
Budget basis:	
Unreserved:	
Beginning of year	-
Transfer from reserved	(6,818,571)
End of year	2,934,593
Reserved:	
Beginning of year	-
Transfer to unreserved	6,818,571
End of Year	6,818,571
Budget basis, end of year	$ 9,753,164

Overall, the City ended the fiscal year $9,753,164 better than budget with unreserved fund balance of $30,754,416. The variations between the final budget and actual amounts can be seen in Figure MDA-9 above.

The significant variations between the actual results and the final budget include:

- Various tax revenue exceeded the budget by $2,394,945.
- Licenses and permits revenue was under the budget by $845,296.
- Intergovernmental revenues exceeded the budget by $2,475,380.
- Administration expenses were under the budgeted amount by $493,597
- Police expenses were under the budgeted amount by $1,578,590
- Parks and recreation expenses were under the budgeted amount by $652,367.
- Information technology expenses were under the budgeted amount by $1,687,245.
- Capital outlay expenses were under the budgeted amount by $2,851,720
- Debt service expenses were over the amounts budgeted by $2,460,486.

CAPITAL ASSET AND DEBT ADMINISTRATION

Long-Term Debt

At September 30, 2025, the City had several debt issues outstanding. Below is a summary of the City's debt:

Figure MDA-10
City of St. Peter's Outstanding Debt

	2024	2025
Governmental Activities		
General Obligation (G.O.) Bonds	$ 42,430,000	$ 39,020,000
Certificate of Participation	4,745,000	4,160,000
Development Notes	13,305,000	11,925,000
Missouri Transportation Finance Corporation (MTFC) Loan	-	-
TOTAL	$ 60,480,000	$ 55,105,000
Business-type Activities		
Water/Sewer Revenue Bonds (Net of Unaccreted Capital Appreciation)	$ 21,114,616	$ 19,504,823
Certificate of Participation	7,065,000	6,165,000
TOTAL	$ 28,179,616	$ 25,669,823
Total		
General Obligation (G.O.) Bonds	$ 42,430,000	$ 39,020,000
Certificate of Participation	11,810,000	10,325,000
Development Notes	13,305,000	11,925,000
Missouri Transportation Finance Corporation (MTFC)	-	-
Water/Sewer Revenue Bonds (Net of Unaccreted Capital Appreciation)	21,114,616	19,504,823
TOTAL	$ 88,659,616	$ 80,774,823

Under the statutes of the State of Missouri, the City's general obligation bonded debt is limited to no more than 10% of the most recent assessed valuation of the City. At September 30, 2025, the City was well within this limit with a legal debt margin of $154,807,912. This does not include an additional debt limit of 10% of assessed valuation available for street or sewer improvements. This additional debt margin amounted to $188,387,191 at September 30, 2025. Additional information about the City's long-term debt is presented in Note F to the financial statements. There has been no change in the City credit ratings assigned by Moody's investor service.

Capital Assets

At the end of fiscal year 2025, the City had invested $436.47 million (net of accumulated depreciation) in a broad range of capital assets including land, structures and improvements, machinery and equipment, water and sewer lines, vehicles, and infrastructure. The net increase in the City of St. Peters' investment in capital assets that relate to activity in fiscal year 2024 was $6.04 million.

- $18.41 million in new assets.
- $19.80 million in depreciation.
- $7.43 million increase in construction in progress.

This year's major capital assets for governmental activities include:

- Governmental assets placed in service during the year include $0.14 million of structures and improvements, $0.66 million in machinery and equipment purchases, $0.94 million of vehicles, $7.54 million of infrastructure along with a net increase in construction in progress of $3.76 million.

This year's major capital assets for business-type activities include:

- In the Water and Sewer Fund, we placed in service the following capital assets:
  - $3,225,201 in water and sewer lines (including dedications).
  - $239,182 in vehicles and other machinery and equipment related to the water and sewer operations.
  - $2,508,338 net decrease in construction in progress.

- The major changes in the Environmental Services Fund:
  - $9,526,366 for replacement equipment and vehicles.
  - $863,933 for structures and improvements.
  - $36,536 net increase in construction in progress.

- In the Recreation Fund, we placed into service the following capital assets:
  - $1,152,217 for structures and building improvements to Rec-Plex.
  - $102,534 for machinery and equipment.
  - $15,367 net increase in construction in progress.

- The Golf & Banquet fund placed into service the following capital assets:
  - $34,339 for machinery and equipment.
  - $4,335 net increase in construction in progress.

- The Lakeside 370 fund placed into service the following capital assets:
  - $94,370 for machinery and equipment.
  - $16,799 for vehicles
  - $141,635 net increase in construction in progress.

More detailed information about the City's capital assets is presented in Note D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Our focus while preparing the fiscal 2025/26 budget was to maintain current service levels and continue making progress toward our Vision strategic plan priorities. The City is conservative when projecting and budgeting revenues and expenses, and this philosophy was followed during the fiscal year 2025/26 budget process to ensure that all commitments can be met.

The proposed fiscal 2025/26 budget assumes the property tax will be kept at the same rate of 77 cents per $100 of assessed valuation. Property tax revenue is based on an estimated tax rate of $.4754 in the General Fund and $.2946 in the Debt Service Fund. The limit on the rate that can be levied for the General Fund is set by state statutes and the Missouri Constitution. These rates are subject to change after we receive our final assessed valuation from the County, and we will calculate the tax rate ceiling based on the final valuation. Tax rates will be established by the Board of Aldermen on or before September 30 each year. Also included in property tax revenue is a surcharge for commercial property, penalties, and interest. Property tax generated is projected to increase by 7.20% (a $397,000 increase in the General Fund and an $692,300 increase in the Debt Service Fund).

In fiscal year 2024/25 we estimated a 1% growth in sales tax revenue, compared to the actual 3% growth experienced in 2023/24. Fortunately, our 2024/25 growth estimate was conservative, and St. Peters instead experienced a 6.30% growth in sales tax revenue. The 2025/26 budget continues to utilize a conservative 1.4% sales tax growth rate, reflective of broader national economic trends. Application of a 1.4% growth rate results in an overall $634,027 increase in sales tax revenue citywide.

In 2023, St. Peters voters authorized Proposition M, a 3% local sales tax on retail sales of adult-use recreational marijuana, which became effective October 1, 2024. The proposed budget includes $800,000 estimated annual revenue from this tax.

While the City is maturing, St. Peters continues grow a diverse economic base, improving City's long-term economic sustainability. This diversity, coupled with continued development and associated sales tax growth, along with the application of new technologies and more efficient practices allowed the City maintain or improve City services without any increases to property tax rates.

While preparing the 2025/26 budget, consideration was given to both the needs of the City of St. Peters during the 2025/26 fiscal year and also the impact that the budget will have on our long-range needs as set out in the Five-Year Capital Improvement Plan (CIP). In line with the City's aim to follow the City's Comprehensive Plan, we used the CIP as a guideline for the requested funding level of new programs and equipment purchases. The Five-Year CIP incorporates all potential needs including long-term operational expense, vehicle, equipment, and information system replacement programs. Future operational expenditures associated with capital purchases are identified during the CIP discussions and are included in the current budget and in future CIP forecasting. A summary of the current CIP can be found in the capital section of the budget document, and the full CIP can be found on the City's website under the 5-Year Plan: Capital Improvements Plan (CIP).

Revenue generation opportunities are limited for municipalities and as we do every year, we have reviewed fees in all of our funds and propose fee increases in our Enterprise Funds as needed to maintain balanced budgets. The 2025/26 budget reflects a 3.5% increase in our Water rates and a 10% increase in our Sewer rates. This budget accounts for no increase for Solid Waste Collection fees. The Board of Aldermen also approved fee increases in our 370 Lakeside Park Fund, Recreation Fund, and Golf and Banquet Center Fund during the CIP Board of Aldermen work sessions.

Mid Rivers Mall was once our focal point and economic engine, but we are no longer as dependent on the mall as we once were thanks to the diversity of businesses that are located within the City. In recent years, we have experienced sales tax growth from the development of the Premier 370 Business Park and other commercial and retail businesses throughout the City. This growth in sales tax revenue has allowed us to continue to fund existing City services without any increases to property tax rates.

The Premier 370 Business Park, an 850-acre business community continues to support major development and job growth for the City. With more than four million total square feet of space and developable area, Premier 370 accommodates a full spectrum of real estate solutions including build-to-suit, design build, and “GREEN” environmentally conscious development.

The real estate market continues to be strong for new single-family and multi-family housing developments, even with less large land tracts available. In 2025, 77 single family and 316 attached single-family units were completed or are currently under construction. The largest increase is in multi-family development, with 917 apartment units completed within the past 12 months. In addition, 144 apartment and multi-family units are currently approved and expected to be completed in early 2026, with another 216 units being planned. Our City has also experienced growth in the senior living developments also, with 211 units completed and 91 skilled nursing units under construction and expected to be completed in 2026.

CONTACTING THE CITY’S FINANCIAL MANAGEMENT

The financial report is designed to provide the citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and demonstrate the City's accountability for the money received. If you have any questions about this report or need additional information, contact the City of St. Peters Finance Department, P.O. Box 9, St. Peters, Missouri 63376.

Basic Financial Statements

City of St. Peters, Missouri
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Natatorium Foundation
Assets				
Cash and investments	$ 79,828,542	$ 38,976,505	$ 118,805,047	$ 2,184,223
Receivables (net):				
Taxes	10,325,031	-	10,325,031	-
Services	-	3,804,578	3,804,578	-
Intergovernmental	5,123,931	16,392	5,140,323	-
Other	846,672	1,428,619	2,275,291	-
Internal balances	442,808	197,704	640,512	(10,801)
Inventory and prepaid items	373,918	128,672	502,590	-
Investment in joint venture	-	1,133,190	1,133,190	-
Restricted assets:				
Cash and investments	1,236,447	2,232,558	3,469,005	-
Long-term receivables	607,762	-	607,762	-
Net pension asset	1,125,347	552,252	1,677,599	-
Capital assets:				
Nondepreciable	197,658,370	1,550,317	199,208,687	-
Depreciable	139,990,642	97,274,646	237,265,288	-
Total assets	437,559,470	147,295,433	584,854,903	2,173,422
Deferred outflows of resources				
Deferred charge on refunding	334,457	212,000	546,457	-
Deferred amounts related to pensions	14,737,776	7,232,391	21,970,167	-
Deferred amounts related to OPEB	17,060,524	8,372,258	25,432,782	-
Total deferred outflows of resources	32,132,757	15,816,649	47,949,406	-
Liabilities				
Accounts payable	4,268,289	2,806,425	7,074,714	-
Accrued interest	295,575	646,817	942,392	-
Accrued payroll	1,908,682	638,417	2,547,099	-
Unearned revenue	1,646,622	241,796	1,888,418	-
Deposits	2,042,310	560,451	2,602,761	-
Claims payable	993,234	-	993,234	-
Long-term liabilities				
Due within one year	5,862,215	3,665,319	9,527,534	-
Due within more than one year	51,988,003	23,458,585	75,446,588	-
OPEB liability - due in more than one year	65,571,767	32,178,583	97,750,350	-
Total liabilities	134,576,697	64,196,393	198,773,090	-
Deferred inflows of resources				
Deferred amounts related to pensions	1,230,594	603,898	1,834,492	-
Deferred amounts related to OPEB	10,897,667	5,347,903	16,245,570	-
Total deferred inflows of resources	12,128,261	5,951,801	18,080,062	-
Net position				
Net investment in capital assets	281,885,466	72,632,393	354,517,859	-
Restricted for:				
Transportation	14,195,140	-	14,195,140	-
Sewer lateral projects	2,109,802	-	2,109,802	-
Water line repair projects	286,746	-	286,746	-
Grants	861,005	-	861,005	-
Debt service	6,064,203	2,232,558	8,296,761	-
Local parks and stormwater	20,988,518	-	20,988,518	-
Police services	379,126	-	379,126	-
Net pension asset	1,125,347	552,252	1,677,599	-
Unrestricted	(4,908,084)	17,546,685	12,638,601	2,173,422
Total net position	$ 322,987,269	$ 92,963,888	$ 415,951,157	$ 2,173,422

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position			
					Primary Government			Component Unit
Functions	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	Natatorium Foundation
Governmental activities:								
General government	$ 1,557,318	$ 2,339,952	$ 1,652,386	$ -	$ 2,435,020	$ -	$ 2,435,020	$ -
Administration	5,299,717	-	-	-	(5,299,717)	-	(5,299,717)	-
Economic development	640,627	-	-	-	(640,627)	-	(640,627)	-
Police	20,533,875	1,294,604	6,289,831	-	(12,949,440)	-	(12,949,440)	-
Ranger division	588,639	-	-	-	(588,639)	-	(588,639)	-
Municipal court	726,564	-	-	-	(726,564)	-	(726,564)	-
Public works	18,762,061	761,674	2,586,702	6,112,810	(9,300,875)	-	(9,300,875)	-
Engineering	3,286,398	-	-	-	(3,286,398)	-	(3,286,398)	-
Fleet maintenance	975,078	-	-	-	(975,078)	-	(975,078)	-
Health	1,259,933	54,196	-	-	(1,205,737)	-	(1,205,737)	-
Facility maintenance	1,794,329	-	-	-	(1,794,329)	-	(1,794,329)	-
Parks and recreation	6,640,855	220,992	386,627	46,661	(5,986,575)	-	(5,986,575)	-
Communications	1,708,580	-	-	-	(1,708,580)	-	(1,708,580)	-
Community and arts	431,655	244,570	29,910	-	(157,175)	-	(157,175)	-
Senior center	25,698	-	-	-	(25,698)	-	(25,698)	-
Information technology	1,289,108	-	-	-	(1,289,108)	-	(1,289,108)	-
Interest on long-term debt and other	2,495,872	-	-	-	(2,495,872)	-	(2,495,872)	-
	68,016,307	4,915,988	10,945,456	6,159,471	(45,995,392)	-	(45,995,392)	-
Business-type activities:								
Waterworks/sanitary sewer	17,884,050	19,600,287	591,982	362,302	-	2,670,521	2,670,521	-
Solid waste	15,632,468	18,097,237	288,050	-	-	2,752,819	2,752,819	-
Recreation	16,564,337	11,155,859	15,076	-	-	(5,393,402)	(5,393,402)	-
	50,080,855	48,853,383	895,108	362,302	-	29,938	29,938	-
Total primary government	$ 118,097,162	$ 53,769,371	$ 11,840,564	$ 6,521,773	(45,995,392)	29,938	(45,965,454)	-
Component unit								
Natatorium foundation	$ 377,828	$ -	$ -	$ -				(377,828)
General revenues:								
Property taxes levied for:								
General purposes					10,025,693	-	10,025,693	-
Debt service					5,374,621	-	5,374,621	-
Sales tax levied for:								
General purposes					25,028,932	-	25,028,932	-
Transportation purposes					12,025,328	-	12,025,328	-
Park and stormwater purposes					12,024,100	-	12,024,100	-
Tourism					258,518	-	258,518	-
Franchise and public service taxes					5,061,523	-	5,061,523	-
Earnings on investments					1,753,327	1,349,436	3,102,763	256,740
Other revenues					1,080,769	-	1,080,769	-
Gain (loss) on disposition of capital assets					73,994	(91,559)	(17,565)	-
Transfers					(9,319,969)	9,319,969	-	-
Total general revenues, special items, and transfers					63,386,836	10,577,846	73,964,682	256,740
Change in net position					17,391,444	10,607,784	27,999,228	(121,088)
Net position - beginning of year, as restated					305,595,825	82,356,104	387,951,929	2,294,510
Net position - end of year					$ 322,987,269	$ 92,963,888	$ 415,951,157	$ 2,173,422

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds					Nonmajor Funds	
	General	Transportation Trust Fund	Local Parks and Stormwater Fund	Debt Service	Capital Projects	Other Governmental Funds	Total Governmental Funds
Assets							
Cash and investments:							
Unrestricted	$ 42,247,803	$ 10,945,521	$ 18,552,308	$ 5,418,079	$ -	$ 2,664,831	$ 79,828,542
Restricted	1,236,384	-	63	-	-	-	1,236,447
Receivables, net of allowances where applicable:							
Taxes	6,016,165	2,107,696	2,106,673	94,497	-	-	10,325,031
Intergovernmental	55,445	3,636,414	1,365,501	-	-	66,571	5,123,931
Other	708,213	-	-	-	-	138,459	846,672
Due from other funds	340,874	59,337	42,694	-	-	-	442,905
Long term receivables	-	-	-	-	-	607,762	607,762
Inventory and prepaid items	373,918	-	-	-	-	-	373,918
Total assets	$ 50,978,802	$ 16,748,968	$ 22,067,239	$ 5,512,576	$ -	$ 3,477,623	$ 98,785,208
Liabilities, deferred inflows of resources and fund balances:							
Liabilities							
Accounts payable	$ 1,162,285	$ 1,884,795	$ 976,723	$ 7,300	$ 27,217	$ 209,969	$ 4,268,289
Accrued payroll	1,860,357	32,700	10,931	-	-	4,694	1,908,682
Deposits/guarantee bonds	2,037,000	-	-	-	-	5,310	2,042,310
Due to other funds	-	-	-	-	-	97	97
Unearned revenue	960,285	595,333	91,004	-	-	-	1,646,622
Claims payable	993,234	-	-	-	-	-	993,234
Total liabilities	7,013,161	2,512,828	1,078,658	7,300	27,217	220,070	10,859,234
Deferred inflows of resources							
Unavailable revenue - property taxes	190,169	-	-	64,555	-	-	254,724
Fund balances							
Nonspendable	373,918	-	-	-	-	-	373,918
Restricted for:							
Transportation	-	14,236,140	-	-	-	-	14,236,140
Sewer lateral projects	-	-	-	-	-	2,109,802	2,109,802
Water line repair projects	-	-	-	-	-	286,746	286,746
Grants	-	-	-	-	-	861,005	861,005
Police services	379,126	-	-	-	-	-	379,126
Debt service	690,082	-	63	5,440,721	-	-	6,130,866
Local parks and stormwater	-	-	20,988,518	-	-	-	20,988,518
Assigned for:							
Capital projects	547,597	-	-	-	-	-	547,597
Debt service	2,415,000	-	-	-	-	-	2,415,000
Other	2,868,606	-	-	-	-	-	2,868,606
Subsequent year budget	2,016,669	-	-	-	-	-	2,016,669
Unassigned	34,484,474	-	-	-	(27,217)	-	34,457,257
Total fund balances	43,775,472	14,236,140	20,988,581	5,440,721	(27,217)	3,257,553	87,671,250
Total liabilities, deferred inflows of resources and fund balances	$ 50,978,802	$ 16,748,968	$ 22,067,239	$ 5,512,576	$ -	$ 3,477,623	$ 98,785,208

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
RECONCILIATION OF BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total Fund Balance - Governmental Funds	$ 87,671,250
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds. The cost of the assets is $585,813,185 and the accumulated depreciation is $248,164,178.	337,649,012
Property taxes assessed by the City, but not collected within 60 days of year end, are deferred within the fund financial statements. However, revenue for this amount, net of a reserve for uncollectible accounts, is recognized in the government-wide statements.	254,724
Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as liabilities within the fund financial statements. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported on the government-wide statement of net position. Discounts, premiums and deferred amounts on refunding costs are reported in the governmental fund financial statements when the debt was issued whereas these amounts are deferred and amortized over the life of the debt as an adjustment to interest expense on the government-wide financial statements.	
Balances as of September 30, 2025 are:	
Accrued compensated absences, vacation	(1,752,215)
Accrued interest on outstanding debt	(295,575)
Other post employment benefit (OPEB) liability	(65,571,767)
OPEB related deferred outflows of resources	17,060,524
OPEB related deferred inflows of resources	(10,897,667)
Net pension asset	1,125,347
Pension related deferred outflows of resources	14,737,776
Pension related deferred inflows of resources	(1,230,594)
Bonds and notes payable	(55,105,000)
Unamortized bond discount	12,600
Unamortized bond premium	(1,005,603)
Unamortized deferred charge on refunding	334,457
Total Net Position - Governmental Activities	$ 322,987,269

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds					Nonmajor Funds	
	General	Transportation Trust Fund	Local Parks and Stormwater Fund	Debt Service	Capital Projects	Other Governmental Funds	Total Governmental Funds
Revenues:							
Sales tax	$ 25,028,932	$ 12,025,328	$ 12,024,100	$ -	$ -	$ -	$ 49,078,360
Property tax	10,219,108	-	-	5,458,894	-	-	15,678,002
Utility franchise tax	5,061,523	-	-	-	-	-	5,061,523
Cigarette tax	123,706	-	-	-	-	-	123,706
Licenses and permits	2,064,804	-	-	-	-	-	2,064,804
Interest on investments	597,979	258,258	645,923	180,904	992	69,271	1,753,327
Intergovernmental	9,263,160	3,379,817	1,387,815	-	-	264,571	14,295,363
Fines and forfeitures	919,084	-	-	-	-	-	919,084
Charges for services	1,177,130	-	-	-	-	765,724	1,942,854
Miscellaneous	1,024,858	54,100	-	184,448	-	-	1,263,406
Total revenues	55,480,284	15,717,503	14,057,838	5,824,246	992	1,099,566	92,180,429
Expenditures:							
Current:							
General government	1,185,030	-	-	-	-	212,992	1,398,022
Administration	4,577,940	28,702	18,800	-	-	-	4,625,442
Economic development	645,630	-	-	-	-	-	645,630
Police	17,128,609	-	-	-	-	-	17,128,609
Ranger division	520,162	-	-	-	-	-	520,162
Municipal court	622,917	-	-	-	-	-	622,917
Public works	2,413,447	8,285,230	1,027,979	-	-	757,694	12,484,350
Engineering	2,884,172	-	-	-	-	-	2,884,172
Fleet maintenance	860,269	-	-	-	-	-	860,269
Health	878,581	-	-	-	-	-	878,581
Facility maintenance	1,580,311	-	-	-	-	-	1,580,311
Parks and recreation	4,923,287	-	(41,499)	-	-	-	4,881,788
Communications	1,474,343	-	-	-	-	-	1,474,343
Community and arts	353,884	-	-	-	-	-	353,884
Senior Center	25,698	-	-	-	-	-	25,698
Information technology	1,136,108	-	-	-	-	-	1,136,108
Capital outlay	2,596,510	2,474,795	4,032,800	-	44,127	-	9,148,232
Debt service:							
Principal retirement	1,380,000	455,000	130,000	3,410,000	-	-	5,375,000
Interest	1,077,836	98,400	73,330	1,184,754	-	-	2,434,320
Other	2,650	700	1,009	125,020	-	-	129,379
Total expenditures	46,267,384	11,342,827	5,242,419	4,719,774	44,127	970,686	68,587,217
Revenues over (under) expenditures	9,212,900	4,374,676	8,815,419	1,104,472	(43,135)	128,880	23,593,212
Other financing sources (uses):							
Transfer out	(4,178,969)	-	(5,141,000)	-	-	-	(9,319,969)
Proceeds from sale of capital assets	103,167	6,005	5,979	-	-	-	115,151
Total other financing sources (uses)	(4,075,802)	6,005	(5,135,021)	-	-	-	(9,204,818)
Net changes in fund balances	5,137,098	4,380,681	3,680,398	1,104,472	(43,135)	128,880	14,388,394
Fund balances:							
Beginning of year	38,638,374	9,855,459	17,308,183	4,336,249	15,918	3,128,673	73,282,856
End of year	$ 43,775,472	$ 14,236,140	$ 20,988,581	$ 5,440,721	$ (27,217)	$ 3,257,553	$ 87,671,250

The accompanying notes are an integral part of this statement.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds		$ 14,388,394
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, assets with an initial, individual cost of more than $5,000 for general and $25,000 for infrastructure are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expense. Donated assets are not recorded in the governmental funds but are recognized as revenue in the statement of activities. This is the amount which capital outlays and donated assets exceeded depreciation in the current period.		
Capital outlay	13,049,168	
Proceeds from sale of capital assets	(115,151)	
Depreciation expense	(11,778,791)	1,155,226
In the statement of activities, the gain (loss) on the sale of capital assets is reported. The gain (loss) is not a use of current resources and, thus, is not reported in the funds.		73,994
In the statement of activities, contributions recognized from the completion of road construction is reported. These contributions are not a use of current resources and, thus, are not reported in the funds.		2,688,393
The governmental funds report bond proceeds as an other financing source, while repayment of bond principal is reported as an expenditure. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds financial statements but reduces the long-term liabilities in the statement of net position.		
Repayment of bond and note principal		5,375,000
Under the modified accrual basis of accounting used in governmental funds the effect of discounts and premiums are recognized when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. Interest is recognized as an expenditure in the governmental funds when it is due, whereas in the statement of activities, interest expense is recognized as it accrues, regardless of when it is due. Some expenses reported in the statement of activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds. The net effect of these differences is as follows:		
Accrued interest on bonds	17,631	
Compensated absences	(107,261)	
Other post employment benefits	(7,105,345)	
Pension expense	1,070,312	
Premium and discount on debt issuances, net of amortization	199,156	
Deferred charge on refunding, net of amortization	(148,960)	(6,074,467)
Property tax revenues received prior to the year for which they are being levied are reported as deferred inflows of resources in the governmental funds. They are, however, recorded as revenues in the statement of activities. Deferred property tax revenues decreased this year.		(215,096)
Change in net position of governmental activities		$ 17,391,444

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	Major enterprise funds					
	Waterworks/Sanitary Sewers	Environmental Services	Recreation	Golf and Banquet Center	370 Lakeside Park	Total Enterprise Funds
Assets						
Current assets:						
Cash and investments:						
Unrestricted	$ 18,833,936	$ 9,836,378	$ 8,874,412	$ 777,575	$ 654,204	$ 38,976,505
Restricted	2,232,558	-	-	-	-	2,232,558
Receivables, net allowances:						
Services	2,775,760	1,028,818	-	-	-	3,804,578
Grants	2,494	-	-	55	13,843	16,392
Other	302,053	802,151	322,675	1,740	-	1,428,619
Due from other funds	216,689	-	-	4,691	-	221,380
Inventory/prepaids	999	53,126	26,285	45,382	2,880	128,672
Total current assets	24,364,489	11,720,473	9,223,372	829,443	670,927	46,808,704
Noncurrent assets:						
Investment in joint venture	1,133,190	-	-	-	-	1,133,190
Net pension asset	187,642	185,606	111,542	44,439	23,023	552,252
Capital assets	134,955,137	26,242,764	59,494,042	13,031,017	9,477,295	243,200,255
Less: accumulated depreciation	(82,192,035)	(13,157,103)	(40,071,150)	(3,502,833)	(5,452,171)	(144,375,292)
Capital assets, net	52,763,102	13,085,661	19,422,892	9,528,184	4,025,124	98,824,963
Total noncurrent assets	54,083,934	13,271,267	19,534,434	9,572,623	4,048,147	100,510,405
Total assets	78,448,423	24,991,740	28,757,806	10,402,066	4,719,074	147,319,109
Deferred outflows of resources:						
Deferred charge on refunding	1,519	-	210,481	-	-	212,000
Deferred amounts related to pensions	2,457,386	2,430,741	1,460,782	581,976	301,506	7,232,391
Deferred amounts related to OPEB	2,844,685	2,813,840	1,691,010	673,698	349,025	8,372,258
Total deferred outflows of resources	5,303,590	5,244,581	3,362,273	1,255,674	650,531	15,816,649
Liabilities						
Current liabilities:						
Accounts payable	720,491	1,532,641	453,521	49,478	50,294	2,806,425
Accrued payroll	211,626	171,708	151,965	64,499	38,619	638,417
Accrued compensated absences	251,691	165,565	73,840	57,582	41,641	590,319
Accrued interest	544,067	-	102,750	-	-	646,817
Deposits held for others	149,475	-	139,396	230,540	41,040	560,451
Due to other funds	-	4,485	17,717	-	1,474	23,676
Unearned revenue	1,568	-	239,580	-	648	241,796
Current portion of debt	2,145,000	-	930,000	-	-	3,075,000
Total current liabilities	4,023,918	1,874,399	2,108,769	402,099	173,716	8,582,901
Noncurrent liabilities:						
Long-term portion of debt	17,390,958	-	6,067,627	-	-	23,458,585
Net OPEB liability	10,933,480	10,814,933	6,499,358	2,589,344	1,341,468	32,178,583
Total noncurrent liabilities	28,324,438	10,814,933	12,566,985	2,589,344	1,341,468	55,637,168
Total liabilities	32,348,356	12,689,332	14,675,754	2,991,443	1,515,184	64,220,069
Deferred inflows of resources:						
Deferred amount related to pensions	205,189	202,966	121,974	48,595	25,174	603,898
Deferred amount related to OPEB	1,817,084	1,797,382	1,080,158	430,334	222,945	5,347,903
Total deferred inflows of resources	2,022,273	2,000,348	1,202,132	478,929	248,119	5,951,801
Net position:						
Net investment in capital assets	33,357,678	13,085,661	12,635,746	9,528,184	4,025,124	72,632,393
Restricted						
Debt service	2,232,558	-	-	-	-	2,232,558
Net pension asset	187,642	185,606	111,542	44,439	23,023	552,252
Unrestricted	13,603,506	2,275,374	3,494,905	(1,385,255)	(441,845)	17,546,685
Total net position	$ 49,381,384	$ 15,546,641	$ 16,242,193	$ 8,187,368	$ 3,606,302	$ 92,963,888

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Enterprise Funds					
	Waterworks/Sanitary Sewer	Environmental Services	Recreation	Golf and Banquet Center	370 Lakeside Park	Total Enterprise Funds
Operating revenues:						
Water	$ 9,194,240	$ -	$ -	$ -	$ -	$ 9,194,240
Sewer	8,187,039	-	-	-	-	8,187,039
Solid waste	-	7,858,446	-	-	-	7,858,446
Tap on fees	216,100	-	-	-	-	216,100
Tipping fees	-	8,649,624	-	-	-	8,649,624
Recycling income	-	1,269,281	-	-	-	1,269,281
Earth Centre	-	165,970	-	-	-	165,970
Intergovernmental	591,982	288,050	7,555	6,775	746	895,108
Recreation	-	-	7,594,362	2,302,233	1,256,447	11,153,042
Miscellaneous	2,002,908	153,916	-	2,817	-	2,159,641
Total operating revenues	20,192,269	18,385,287	7,601,917	2,311,825	1,257,193	49,748,491
Operating expenses:						
Personnel costs	6,775,610	5,974,365	5,982,450	1,814,350	979,455	21,526,230
Depreciation	3,166,789	2,237,179	1,649,340	466,901	465,394	7,985,603
Utilities and fuel	824,155	124,811	926,318	109,526	81,264	2,066,074
Purchased water	1,257,562	-	-	-	-	1,257,562
Wastewater treatment costs	229,855	-	-	-	-	229,855
Disposal fees	-	4,694,030	-	-	-	4,694,030
Repairs and maintenance	1,733,155	768,612	706,936	186,396	79,872	3,474,971
Professional services	783,993	74,647	165,761	13,404	6,054	1,043,859
Supplies and other	1,043,365	529,234	1,577,402	750,740	193,936	4,094,677
Miscellaneous	1,104,008	1,229,590	175,942	50,690	26,035	2,586,265
Total operating expenses	16,918,492	15,632,468	11,184,149	3,392,007	1,832,010	48,959,126
Operating income (loss)	3,273,777	2,752,819	(3,582,232)	(1,080,182)	(574,817)	789,365
Nonoperating revenues (expenses):						
Interest on investment	462,262	325,032	562,142	-	-	1,349,436
Bond interest and fees	(839,714)	-	(156,171)	-	-	(995,885)
Gain (loss) on disposal of capital assets	23,501	(90,330)	(24,730)	-	-	(91,559)
Equity loss in joint venture	(125,844)	-	-	-	-	(125,844)
Total nonoperating revenues (expenses)	(479,795)	234,702	381,241	-	-	136,148
Income (loss) before capital contributions and transfers	2,793,982	2,987,521	(3,200,991)	(1,080,182)	(574,817)	925,513
Capital contributions	362,302	-	-	-	-	362,302
Transfer in	2,788,551	-	6,182,618	-	348,800	9,319,969
Change in net position	5,944,835	2,987,521	2,981,627	(1,080,182)	(226,017)	10,607,784
Net position - beginning of year, as restated	43,436,549	12,559,120	13,260,566	9,267,550	3,832,319	82,356,104
Net position - end of year	$ 49,381,384	$ 15,546,641	$ 16,242,193	$ 8,187,368	$ 3,606,302	$ 92,963,888

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Enterprise Funds					
	Waterworks/Sanitary Sewer	Environmental Services	Recreation	Golf and Banquet Center	370 Lakeside Park	Total Enterprise Funds
Cash flows from operating activities						
Receipts from customers	$ 18,966,402	$ 17,961,270	$ 7,551,220	$ 2,302,233	$ 1,256,815	$ 48,037,940
Payments to suppliers	(7,143,439)	(7,541,266)	(3,231,014)	(1,118,042)	(403,382)	(19,437,143)
Payment to employees	(5,641,998)	(4,938,914)	(5,522,753)	(1,590,783)	(962,478)	(18,656,926)
Repayments of internal balances	(234,479)	(57,755)	(21,096)	(5,433)	(3,727)	(322,490)
Other receipts (payments)	1,231,551	775,848	(12,635)	10,592	951	2,006,307
Net cash provided by (used in) operating activities	7,178,037	6,199,183	(1,236,278)	(401,433)	(111,821)	11,627,688
Cash flows from noncapital financing activities						
Transfers in	2,788,551	-	6,182,618	-	348,800	9,319,969
Net cash provided by noncapital financing activities	2,788,551	-	6,182,618	-	348,800	9,319,969
Cash flows from capital and related financing activities						
Acquisition and construction of capital assets, net	(556,041)	(10,426,835)	(1,270,118)	(38,674)	(252,804)	(12,544,472)
Proceeds from the sale of capital assets	23,501	(2)	(5)	-	-	23,494
Principal paid on bonds	(1,609,793)	-	(900,000)	-	-	(2,509,793)
Interest and fees paid on bonds	(848,057)	-	(282,600)	-	-	(1,130,657)
Net cash used in capital and related financing activities	(2,990,390)	(10,426,837)	(2,452,723)	(38,674)	(252,804)	(16,161,428)
Cash flows from investing activities						
Interest received on investments	462,262	325,032	562,142	-	-	1,349,436
Net increase (decrease) in cash and cash equivalents	7,438,460	(3,902,622)	3,055,759	(440,107)	(15,825)	6,135,665
Cash and cash equivalents - beginning of year	13,628,034	13,739,000	5,818,653	1,217,682	670,029	35,073,398
Cash and cash equivalents - end of year	$ 21,066,494	$ 9,836,378	$ 8,874,412	$ 777,575	$ 654,204	$ 41,209,063
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$ 3,273,777	$ 2,752,819	$ (3,582,232)	$ (1,080,182)	$ (574,817)	$ 789,365
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation expense	3,166,789	2,237,179	1,649,340	466,901	465,394	7,985,603
(Increase) decrease in assets and deferred inflows of resources:						
Services receivable	86,576	37,287	-	-	-	123,863
Miscellaneous receivable	(81,335)	314,544	(20,190)	1,000	205	214,224
Inventory/prepaids	(929)	24,157	1,004	(4,466)	(1,317)	18,449
Net pension asset	795,196	801,683	487,607	194,640	117,327	2,396,453
Deferred amounts related to pension and OPEB	89,023	170,935	134,684	55,731	119,322	569,695
Increase (decrease) in liabilities and deferred outflows of resources:						
Accounts payable	(128,748)	(144,499)	293,071	8,344	(25,002)	3,166
Accrued payroll	20,077	31,274	(22,157)	6,703	6,931	42,828
Accrued compensated absences	(1,119)	(753)	(84,420)	(6,297)	996	(91,593)
Repayments of internal balances	(234,479)	(57,755)	(21,096)	(5,433)	(3,727)	(322,490)
Deposits held for others	(37,669)	-	27,270	(11,164)	10,098	(11,465)
Unearned revenue	443	-	(43,142)	-	368	(42,331)
Net OPEB liability	140,846	(26,595)	(79,961)	(36,006)	(199,730)	(201,446)
Deferred amounts related to pension and OPEB	89,589	58,907	23,944	8,796	(27,869)	153,367
Total adjustments	3,904,260	3,446,364	2,345,954	678,749	462,996	10,838,323
Net cash provided by (used in) operating activities	$ 7,178,037	$ 6,199,183	$ (1,236,278)	$ (401,433)	$ (111,821)	$ 11,627,688

Noncash investing, capital and financing activities:

During fiscal year 2025, the Waterworks/Sanitary Sewer Fund incurred a $31,719 equity loss in joint venture. The Waterworks/Sanitary Sewer Fund received $362,302 in contributed capital.

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF FIDUCIARY NET POSITION – OTHER POST EMPLOYMENT BENEFITS TRUST FUND
SEPTEMBER 30, 2025

Assets:	
Investments:	
Held by trustees:	
Money market mutual funds	$ 61,001
Domestic equity investments:	
Exchange traded funds	406,296
Mutual funds	10,395,400
International equities:	
Mutual funds	2,264,554
Fixed income investments:	
Credit	1,413,545
Diversified taxable mutual funds	5,048,587
Alternative investments:	
Hedge funds	308,645
Receivables, net of allowances:	
Interest	13,444
Total assets	19,911,472
Liabilities:	
Unearned revenue	32,954
Due to other funds	629,711
Total liabilities	662,665
Net position:	
Restricted for other post employment benefits	$ 19,248,807

The accompanying notes are an integral part of this statement.

City of St. Peters, Missouri
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – OTHER POST EMPLOYMENT BENEFITS TRUST FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Additions:	
Contributions:	
City of St. Peters	$ 1,881,500
Plan members	502,225
Total contributions	2,383,725
Investment income:	
Interest and dividends	981,755
Net appreciation in the fair value of plan investments	1,008,263
Investment fees	(70,440)
Total investment income	1,919,578
Total additions	4,303,303
Deductions:	
Benefit payments	3,365,607
Administrative and general expenses:	
Insurance, taxes and other premiums	1,064,544
Total deductions	4,430,151
Net decrease in net position	(126,848)
Net position restricted for other post employment benefits:	
Beginning of year	19,375,655
End of the year	$ 19,248,807

The accompanying notes are an integral part of this statement.

NOTE A | SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of St. Peters, Missouri (the City) was incorporated in 1910. The City operates as a fourth-class city under the Missouri state statutes under the Board of Aldermen/City Administrator form of government. The Board of Aldermen is comprised of eight Aldermen and a Mayor. The City provides the following services: public safety (police), public works, public improvements, water and sanitary sewer, residential trash collection, recreation, community development, health, planning and zoning and general administration.

The accounting policies and financial reporting practices of the City conform to accounting principles generally accepted in the United States of America applicable to governmental entities. The following is a summary of the more significant accounting policies:

Reporting Entity

The City defines its reporting entity to include all component units for which the City's governing body is financially accountable or closely related. The City's financial reporting entity consists of the City and its component units.

Discretely Presented Component Units: The component unit column in the statement of net position and statement of activities includes the financial data of the City's discretely presented component unit, which is reported in a separate column to emphasize that it is legally separate from the City.

The City of St. Peters Natatorium Foundation (the Foundation) is a not-for-profit corporation organized for the purpose of accepting contributions from the community and using the resources to fund improvements to the St. Peters Rec-Plex natatorium. The Foundation is discretely presented since the entire purpose of the Foundation is to benefit the City's natatorium; therefore, exclusion from the City's financial report would render the financial statements incomplete or misleading. The accounting policies and financial reporting practices of the Foundation conform to accounting principles generally accepted in the United States of America applicable to not-for-profit entities. The Foundation has only one fund. There are no separate financial statements issued for the Foundation.

Joint Venture: The City has entered into the following multi-governmental arrangement creating an organization that is owned, operated, or governed by two or more participants as a separate and specific activity subject to joint control, in which the City retains an ongoing financial interest or an ongoing financial responsibility.

The St. Peters-St. Charles Water Pipeline Project (the Water Pipeline Project) was formed under the laws of the State of Missouri on October 2, 1985. The purpose of the Water Pipeline Project is to construct and operate a water pipeline and appurtenant facilities from the Howard Bend Treatment Plant, owned and operated by the City of St. Louis, Missouri, to the separate facilities of the municipalities of St. Peters, Missouri, and St. Charles, Missouri, in order to adequately supply water by the pipeline to the citizens and businesses of the municipalities. The Water Pipeline Project is owned by the City of St. Peters (31.8%) and the City of St. Charles (68.2%). The City of St. Peters is responsible for managing and accounting for the daily operations of the Water Pipeline Project, except when concurrence of both cities is required. Additional information regarding the Water Pipeline Project is provided in Note I.

Basis Of Presentation

The City's basic financial statements include both government-wide (reporting on the City as a whole) and fund financial statements (reporting the City's major, and in the aggregate nonmajor, funds).

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all nonfiduciary activities of the City. The effect of interfund activity has been removed from these statements, with the exception of interfund services provided and used. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external parties.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions and 3) capital grants and contributions, including special assessments. Taxes, unrestricted interest earnings and other items not included among program revenues are reported instead as general revenues. The government-wide focus is on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activity.

Fund Financial Statements

Following the government-wide financial statements are separate financial statements for governmental funds, proprietary funds and fiduciary funds. Fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements. All other governmental funds are reported in one column labeled "Other Governmental Funds." The total fund balances for all governmental funds is reconciled to the total net position for governmental activities as shown on the statement of net position. The net change in fund balance for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

Fund Accounting

The City uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with self-balancing accounts. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. There are three categories of funds used by the City: governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds are those through which most governmental functions of the City are financed. The acquisition, use and balances of the City's expendable financial resources and the related liabilities (except those accounted for in proprietary funds) are accounted for through governmental funds. The measurement focus is upon determination of and changes in financial position rather than upon net income. The following are the City's major governmental funds:

<u>General</u> - The general fund is the main operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

<u>Transportation Trust</u> - The transportation trust fund is used to account for transportation sales tax revenues and grants to be used for the construction, repair, and maintenance of streets, roads, and bridges.

<u>Local Parks and Stormwater</u> - The local parks and stormwater fund is used to account for sales tax revenue and grant proceeds to be used for park and stormwater projects.

<u>Debt Service</u> - The debt service fund is used to account for the accumulation of resources for, and the payment of, governmental long-term debt principal, interest, and related costs.

<u>Capital Projects</u> - The capital projects fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

The other governmental funds of the City are considered nonmajor. They are special revenue funds, which account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.

Proprietary Funds

Proprietary funds are used to account for activities that are similar to those found in the private sector. The measurement focus used is the economic resources measurement focus. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City has the following funds which are all considered major funds as follows:

<u>Waterworks/Sanitary Sewer</u> - The Waterworks/Sanitary Sewer fund is used to account for the billing and collection of charges for water and sanitary sewer services for customers of the waterworks and sanitary sewer system. Revenues are used to pay for both operating expenses and capital costs to maintain these services.

<u>Environmental Services</u> - The Environmental Services fund is used to account for the provision of environmental services collection to the residents of the City and account for revenues and expenses resulting from the processing of solid waste. Trash and recyclable materials are sorted by recyclable type (i.e., cardboard, newspaper, plastic, glass, aluminum, etc.). The sorted recyclables are then baled and sold to companies that use recyclable material in the manufacturing of their products. All activities necessary to provide such services are accounted for in this fund. The remaining material (trash) is taken to a landfill.

Recreation - The Recreation fund is used to account for activities of the City's recreation operations.

Golf and Banquet Center - The Golf and Banquet Center fund is used to account for activities of the City's municipal golf course and banquet center operations.

370 Lakeside Park - The 370 Lakeside Park fund is used to account for revenues and expenses resulting from the operation and maintenance of 370 Lakeside Park. Revenues are generated through user fees for several amenities located in the park.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

The principal operating revenues of the Enterprise Funds are charges to customers for sales and services. Operating expenses for the Enterprise Funds include the costs of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

Fiduciary Fund Type - Trust Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. Trust funds are accounted for and reported similar to proprietary funds. The City's trust fund accounts for post-employment health care benefits provided to eligible retirees.

Measurement Focus

Government-Wide Financial Statements

The government-wide financial statements are prepared using the economic resources measurement focus. All assets, deferred outflows/inflows of resources, and all liabilities associated with the operation of the City are included on the statement of net position.

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets, deferred outflows/inflows of resources, and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Like the government-wide statements, all proprietary funds are accounted for on a flow of economic resources measurement focus. All assets, deferred outflows/inflows of resources and all liabilities associated with the operation of these funds are included on the statement of net position. The statement of changes in fund net position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

Basis Of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements, proprietary and fiduciary funds are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of unearned and deferred revenue and in the presentation of expenses versus expenditures.

Revenues - Exchange and Nonexchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year.

Nonexchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the taxes are levied (Note C). Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized. For the City, available means expected to be received within 60 days of year end, except for grants in which available means expected to be received within one year of year end.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year end: state-levied locally shared taxes (including gasoline tax), fines and forfeitures, licenses and permits, interest, grants and rentals.

Unearned Revenues

Unearned revenue arises when assets are recognized before revenue recognition criteria has been satisfied. Certain grants received before eligibility requirements are met are reported as unearned revenues.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. However, principal and interest on general long-term debt, which have not matured, are recognized when paid. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Cash And Cash Equivalents and Investments

The City's cash and cash equivalents consist of highly liquid investments (including restricted assets) with maturity dates within three months of the date acquired by the City. Investments consist of those investments with maturity dates greater than three months at the time of purchase by the City. Investments are stated at fair value. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond the fiscal year end are recorded as prepaid items. The cost of governmental fund-type prepaid items is recorded as expenditures when consumed rather than when purchased.

Inventories

Inventories are valued at cost, which approximates market, using the first-in, first-out (FIFO) method. The cost of governmental fund-type inventories is recorded as expenditures when consumed rather than when purchased.

Encumbrances

Appropriations in all budgeted funds lapse at fiscal year end even if they have related encumbrances. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of funds are recorded, is employed within the governmental fund financial statements. Encumbrances outstanding at year-end do not constitute expenditures or liabilities.

While all appropriations and encumbrances lapse at fiscal year end, valid outstanding encumbrances are reappropriated and become part of the subsequent year's budget and are automatically reestablished in the next year.

Capital Assets

Capital assets, which include property, plant, equipment and prospectively reported infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined as assets with an initial, individual cost of $5,000 or more for general capital assets and $25,000 or more for infrastructure, and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not enhance functionality or materially extend the life of an asset are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings	30 years
Structures and improvements	20 years
Water and sewer lines	50 years
Streets, bridges and sidewalks	50 years
Furniture and other equipment	5 – 8 years
Vehicles	5 years
Computer equipment	5 years
Software	3 years
Land improvement	20 years
Pool equipment	5 years

Compensated Absences

City employees earn vacation during the current year which must be taken in the subsequent year. Accrued vacation time is recognized as a liability when incurred and any unused accumulated vacation is payable to employees upon termination. Based upon the policy of the City, all of the accrued vacation lapse within one year and is recorded in the government-wide and proprietary fund financial statements as a short-term liability. A liability for these amounts is reported in governmental funds only if the amounts due at year end have matured. Sick leave benefits do not vest and are recorded as expenditures when paid. Compensated absences are typically liquidated by the general fund, transportation trust fund, local parks and stormwater fund, sewer lateral repair program fund, water service line repair program fund, recreation fund, golf and banquet center fund, 370 lakeside park fund, waterworks/sanitary sewer fund and environmental services fund.

Other Post-Employment Benefits

The City records a net other post-employment benefit (OPEB) liability in the government-wide and proprietary funds financial statements. The net OPEB liability is measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position. The total OPEB liability is determined through an actuarial valuation. Details related to the City's postretirement health care benefits provided, OPEB liability and its calculation are provided at Note K. The obligation is typically liquidated by the general fund, transportation trust fund, local parks and stormwater fund, recreation fund, golf and banquet center fund, 370 lakeside park fund, waterworks/sanitary sewer fund and environmental services fund.

Long-Term Liabilities

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable, as reported in the statement of net position, are adjusted by the applicable bond premium or discount.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. The accounting for long-term liabilities in the proprietary funds is the same as it is in the government-wide financial statements.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government reports a deferred charge on refunding reported in the government-wide statement and proprietary fund statements of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position and balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The governmental funds report unavailable revenues from one source: property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

In the government-wide and proprietary fund financial statements, components of pension and OPEB expense that are recognized over a period of time are classified as either deferred outflows of resources (using plan assets that are applicable to a future reporting period) or deferred inflows of resources (acquiring plan assets that are applicable to a future reporting period). Employer contributions subsequent to the measurement date of the net pension liability and net OPEB liability are required to be reported as deferred outflows of resources.

Pensions

The City records a net pension (asset) liability in the government-wide and proprietary fund financial statements for its defined benefit plan. The (asset) liability is calculated as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position.

For purposes of measuring the net pension (asset) liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The pension liability is typically liquidated by the general fund, transportation trust fund, local parks and stormwater fund, recreation fund, golf and banquet center fund, 370 lakeside park fund, water works/sanitary sewer fund and environmental services fund or the respective fund from which the employee is paid. Details of the City's defined benefit plan are provided in Note E.

Interfund Activity

Transfers of resources from a fund receiving revenue to the fund through which the resources are to be expensed are recorded as other financing sources (uses) in the governmental fund financial statements.

In the process of aggregating data for the statement of net position and the statement of activities, some amounts reported as interfund activity and balances in the funds were eliminated or reclassified. Interfund receivables and payables were eliminated to minimize the "grossing up" effect on assets and liabilities within the governmental activities column.

Governmental Fund Balances

In the governmental fund financial statements, the following classifications are used to define the governmental fund balances:

<u>Nonspendable</u> - This consists of the governmental fund balances that are not in spendable form or legally or contractually required to be maintained intact. The City's nonspendable fund balance consists of inventory and prepaid items.

<u>Restricted</u> - This consists of the governmental fund balances that are legally restricted by outside parties or by law through constitutional provisions or enabling legislation. The City's restricted funds consist of various taxes approved by voters for specific purposes, capital projects, sewer lateral projects, water line repair projects, grants, police services, stormwater projects, park and recreation facility improvements and debt obligations.

Committed - This consists of the governmental fund balances that can only be used for specific purposes pursuant to constraints imposed by formal action (resolution) of the Board of Aldermen, the City's highest level of decision-making authority.

Assigned - This consists of the governmental fund balances that are intended to be used for specific purposes by the Board of Aldermen. The City's assigned fund balance includes the capital projects, monies budgeted in the subsequent year and general fund contractual obligations (encumbrances) not previously accounted for.

Unassigned - This consists of the governmental funds that do not meet the definition of "nonspendable," "restricted," "committed" or "assigned." The General Fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

General Fund Contingency Reserve Policy

Included in the general fund unassigned fund balance is a contingency reserve of $5,140,000 established by formal action of the Board of Alderman as noted herein. During fiscal year 2013 the City utilized tools provided by the Government Finance Officers Association of the United States and Canada (GFOA) to determine the appropriate level of Contingency Reserve for the City's General Fund. The City completed the GFOA Risk Evaluation Tool and based upon the results of the assessment; the City has determined the targeted General Fund Contingency Reserve to be two months regular, ongoing operating expenses. The Board of Alderman then adopted an ordinance establishing a General Fund Contingency Reserve Policy of two months regular, ongoing operating expenses. The City Administrator will annually reevaluate the Contingency Reserve level necessary to cover two months operating expenses and incorporate the funding of the Contingency Reserve into the draft Five Year Capital Improvement Plan and draft Budget documents submitted to the Mayor and Board of Aldermen each year.

The Contingency reserve shall not normally be applied to recurring annual operating expenditures. It may be used, pursuant to an Ordinance passed by the Board of Aldermen, to allow time for the City to restructure its operations in a deliberate manner (as might be required in an economic downturn). In addition, the Contingency Reserve may be spent, pursuant to an Ordinance passed by the Board of Aldermen, in the event of an emergency or a fiscal crisis for the following purposes:

- To correct revenue cash-flow shortfalls
- To correct unforeseen annual revenue budgetary shortfalls
- To the extent permitted by law, to make temporary or emergency operating transfers to any other City Fund
- For emergency repairs, replacements or expenditures

These circumstances are not expected to occur routinely. These resources have not been used since the resolution was adopted in fiscal year 2013.

In the event that the Contingency Reserve is used as provided above, a plan will be developed and included in the Five-Year Capital Plan adopted by the Mayor and Board of Aldermen for the years subsequent to the Contingency Reserve draw to replenish the Contingency Reserve to the targeted level.

Any modifications made to this policy must be approved by the Board of Aldermen.

Net Position

In the government-wide financial statements, net position is displayed in three components as follows:

Net Investment in Capital Assets - This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted - This consists of net position that are legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Unrestricted - This consists of net position that do not meet the definition of “restricted” or “net investment in capital assets.”

Use Of Restricted Resources

When an expense is incurred that can be paid using either restricted or unrestricted resources (net position), the City’s policy is to first apply the expense toward restricted resources and then toward unrestricted resources. In governmental funds, the City’s policy is to first apply the expenditure toward restricted fund balance and then to other, less-restrictive classifications-committed and then assigned fund balances before using unassigned fund balances.

Investment In Joint Venture

The City’s investment in the St. Peters - St. Charles Water Pipeline Project (the Joint Venture) is recorded on the equity method of accounting, taking into consideration capitalized interest.

Estimates And Assumptions

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

NOTE B | DEPOSITS AND INVESTMENTS

Investment Policy

The City's Deputy Investment Officer, subject to the review of the Investment Officer, is authorized to invest excess cash in any investments authorized by the City's investment policy. The City's investment policy conforms to the investment policy guidelines set forth by the State of Missouri. The City's investment policy authorizes the City to invest in the following instruments: insured or collateralized certificates of deposit, certain collateralized repurchase agreements, direct obligations of any state in the United States and certain Missouri governmental entities (as outlined in the policy) that are rated "AAA" by Standard & Poor's Corporation and/or "Aaa" by Moody's Investor Service at the time of purchase, direct obligations of the United States of America and obligations issued or guaranteed by certain agencies of the United States of America (as outlined in the policy). As of September 30, 2025, all of the City's investments were in compliance with the City's investment policy.

Any bond ordinance, contract or other document, which imposes more stringent standards for investments than those set forth in the policy, shall govern the investment of such funds. To the extent the City's policy shall impose more stringent standards for investments than those set forth in any bond ordinance, contract or other document, the City's policy shall govern such investments.

As of September 30, 2025, the City's deposit and investment balances were as follows:

Deposit/Investment Type	Fair Value
Deposits	$ 121,583,907
Money market mutual funds	690,145
	$ 122,274,052

As of September 30, 2025, the discretely presented component unit's investment balances were as follows:

Discretely Presented Component Unit	
Money market funds	$ 10,752
Mutual funds	
Equity	222,008
Fixed income	1,078,254
Exchange traded funds and notes	321,151
Stocks	344,716
U.S. Treasury securities	207,342
	$ 2,184,223

The discretely presented component unit is not required to adopt the provision of GASB 40, as amended by GASB 72.

As of September 30, 2025, the fiduciary trust's investment balances were as follows:

Fiduciary Trust Investments		
Money market mutual funds	$	61,001
Exchange traded funds - domestic		406,296
Mutual funds		
Equity - domestic		10,395,400
Equity - international		2,264,554
Fixed income - credit		1,413,545
Fixed income - diversified taxable mutual funds		5,048,587
Hedge funds		308,645
	$	19,898,028

Since the investment strategies and associated risks for the City's Fiduciary Trust fund is substantially different than those of the remainder of the City, the investment disclosures for the Fiduciary Trust are presented separately.

The City, the discretely presented component unit, and the fiduciary trust investments have the following recurring fair value measurements as of September 30, 2025:

- Money market mutual funds, stocks, equity and fixed income mutual funds, exchange traded funds, U.S. Treasury securities and traded real estate are valued using quoted market prices (Level 1 inputs).
- Fixed income investments and hedge funds managed by Commerce Trust Company are valued using external data and a matrix pricing model (Level 2 inputs).

Interest Rate Risk

Interest rate risk is the risk that the market value of securities in the portfolio will fall due to changes in general interest rates. As of September 30, 2025, the City did not have any investments subject to interest rate risk.

Generally, all investments shall be held to maturity to avoid market losses. To enable investments to be held to maturity, investments shall be made in a manner that ensures the availability of funds on a timely and adequate basis for payment of general expenditures and capital outlay projects. Maturity limitations shall depend on fund type (i.e., short-term or long-term). All funds shall be considered short-term, except those for debt service reserves, capital projects, special assessment funds and trust funds, unless otherwise determined by the Investment Officer consistent with the policy.

Market price volatility risk and reinvestment risk shall be controlled through maturity diversification.

All repurchase agreements shall have a maturity of no longer than 30 days. No more than 15% of the City's portfolio shall be invested in repurchase agreements, unless approval has been obtained by the Board of Aldermen.

Short-term fund investment maturities shall be scheduled to coincide with projected cash flow needs, considering anticipated revenues and large routine expenditures (e.g. payroll). Short-term funds shall be invested in instruments whose maturities do not exceed one year at the time of purchase.

At no time shall the City invest short-term funds with a maturity date of over one year without the approval of the Board of Aldermen prior to commitment of such funds.

Debt service reserve funds may be invested for a period corresponding to the maturity on the bonds that such debt service reserve fund secures. All other long-term funds may be invested with maturities that generally coincide with the expected fund uses. Long-term funds may only be invested in investments that are permitted in the policy.

Investment Credit Risk

The City will minimize the credit risk, the risk of loss due to failure of the security issuer or backer, by pre-qualifying the financial institutions, broker/dealers, advisors and depositories with which the City will do business. The City will also diversify the portfolio so that potential losses on individual securities will be minimized.

The City's credit ratings associated with their investments are as follows:

Money market mutual funds	AAAm

Concentration of Credit Risk

The City's investment policy places no specific limits on the amount the City may invest in any one issuer as a percentage of the total portfolio, with the exception of repurchase agreements, which are limited to 15% of the portfolio. The City employs the "prudent person" standard, as defined in the policy, to determine the instrument type and maturity that the City invest its funds in. As of September 30, 2025, none of the City's investments were subject to concentration of credit risk.

Custodial Credit Risk

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. In accordance with its policy, the City addresses custodial credit risk by pre-qualifying institutions with which the City places investments, diversifying its investment portfolio and maintaining the "prudent person" standard of quality for its investments.

For deposits, custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation, by eligible securities pledged by the financial institution, by surety company bonds or by a single collateral pool established by the financial institution.

Fiduciary Trust Investments

The Fiduciary Trust Fund is governed by City of St. Peters Post-Retirement Medical Trust (the "Trust") guidelines. The Trust will be for the benefit of former employees who have retired directly from service with the City.

The Trust is authorized to invest in the following types of investments:

- Equity funds, which are primarily invested in common stocks of publicly traded companies, as well as securities that can be converted into common stocks. Equity strategies may include large, mid and small capitalization investments. International equity strategies may include developed markets and emerging markets investments.
- Fixed income, which may be comprised of individually managed bonds, mutual funds and exchange traded funds. Fixed income investments shall consist of U.S. Treasury Government Agencies, Corporate, Mortgage Backed, Taxable Municipal and Asset Backed Securities. A portion of the fixed income allocation may be invested in international, high yield and emerging market bond funds.

Interest Rate Risk

The Trust plan requires active managers to manage the effective duration of their portfolio type comparable to their peers and relative to specific indices outlined in the Plan's policies.

Custodial Credit Risk

The Trust plan does not have a specific policy addressing custodial credit risk. The Pension Trust was not subject to custodial credit risk this year.

Investment Credit Risk

The Trust plan's investment policies limit its investment choices, as documented above.

Concentration of Investment Credit Risk

The Trust's investment policy allows the following ranges for asset classes:

Equity	40% to 70%
Fixed Income	30% to 60%
Money Markets	1% to 15%
Alternative Investments*	up to 10%

* including pooled real estate/real estate investment trusts, hedge funds, commodity funds, etc.

Concentration of credit risk is required to be disclosed by the City for any single investment that represents 5% or more of total investments (excluding investments issued by or explicitly guaranteed by the U.S. Government, investments in mutual funds, investments in external investment pools and investments in other pooled investments). At September 30, 2025, the Fiduciary Trust Fund's investments were not subject to concentration of credit risk.

NOTE C | PROPERTY TAX

The City's property tax is levied annually, on or before September 1, based on the assessed valuation of property located in the City as of the previous January 1. Assessed valuations are established by the St. Charles County Assessor. The City tax rate was levied at $.77 per $100 of assessed valuation, of which $.4916 is for general revenue purposes and $.2784 is for the payment of principal and interest on general obligation bonds. Taxes billed November 1, are due and collectible on December 31, and are delinquent and represent a lien on related property on January 1 of the following year. Taxes are billed, collected and remitted to the City by the St. Charles County Collector.

NOTE D | CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025:

	Balance October 1, 2024	Additions and Transfers	Retirements and transfers	Balance September 30, 2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	$182,308,729	$ -	$ -	$ 182,308,729
Construction in progress	11,585,334	6,675,414	2,911,107	15,349,641
Total capital assets not being depreciated	193,894,063	6,675,414	2,911,107	197,658,370
Capital assets, being depreciated:				
Structures and improvements	62,306,366	143,863	-	62,450,229
Machinery and equipment	17,196,697	664,018	909,282	16,951,433
Furniture and fixtures	240,500	-	-	240,500
Vehicles	9,940,031	935,654	461,633	10,414,052
Infrastructure	292,972,499	7,541,326	2,415,224	298,098,601
Total capital assets being depreciated	382,656,093	9,284,861	3,786,139	388,154,815
Less - accumulated depreciation for:				
Structures and improvements	37,462,788	1,667,069	-	39,129,857
Machinery and equipment	14,085,458	1,039,919	909,279	14,216,098
Furniture and fixtures	238,843	1,104	-	239,947
Vehicles	7,886,685	729,875	420,474	8,196,086
Infrastructure	180,456,590	8,340,824	2,415,229	186,382,185
Total accumulated depreciation	240,130,364	11,778,791	3,744,982	248,164,173
Total capital assets being depreciated, net	142,525,729	(2,493,930)	41,157	139,990,642
Governmental activities, capital assets, net	$336,419,792	$ 4,181,484	$ 2,952,264	$ 337,649,012

	Balance October 1, 2024	Additions and Transfers	Retirements and transfers	Balance September 30, 2025
Business-type activities:				
Waterworks/sanitary sewer:				
Capital assets, not being depreciated:				
Land and land rights	$ 483,893	$ -	$ -	$ 483,893
Construction in progress	3,083,974	344,133	2,852,471	575,636
Total capital assets not being depreciated	3,567,867	344,133	2,852,471	1,059,529
Capital assets, being depreciated:				
Structures and improvements	62,350,415	-	-	62,350,415
Water lines	29,606,121	1,530,876	-	31,136,997
Sewer lines	29,959,222	1,694,325	-	31,653,547
Machinery, equipment and vehicles	8,593,719	239,182	78,252	8,754,649
Total capital assets being depreciated	130,509,477	3,464,383	78,252	133,895,608
Less - accumulated depreciation for:				
Structures and improvements	44,595,481	1,309,385	-	45,904,866
Water lines	13,870,560	623,568	-	14,494,128
Sewer lines	13,649,615	602,708	-	14,252,323
Machinery, equipment and vehicles	6,950,139	668,831	78,252	7,540,718
Total accumulated depreciation	79,065,795	3,204,492	78,252	82,192,035
Total capital assets being depreciated, net	51,443,682	259,891	-	51,703,573
Waterworks/sanitary sewer capital assets, net	$ 55,011,549	$ 604,024	$ 2,852,471	$ 52,763,102
Environmental services:				
Capital assets, not being depreciated:				
Construction in progress	$ 213,441	$ 249,977	$ 213,441	$ 249,977
Capital assets, being depreciated:				
Structures and improvements	6,277,742	863,933	-	7,141,675
Machinery and equipment	3,318,786	9,496,661	1,577,850	11,237,597
Vehicles	8,608,462	29,705	1,024,652	7,613,515
Total capital assets being depreciated	18,204,990	10,390,299	2,602,502	25,992,787
Less - accumulated depreciation for:				
Structures and improvements	5,070,134	202,606	-	5,272,740
Machinery and equipment	2,926,914	1,113,697	1,487,522	2,553,089
Vehicles	5,435,051	920,875	1,024,652	5,331,274
Total accumulated depreciation	13,432,099	2,237,178	2,512,174	13,157,103
Total capital assets being depreciated, net	4,772,891	8,153,121	90,328	12,835,684
Environmental services capital assets, net	$ 4,986,332	$ 8,403,098	$ 303,769	$ 13,085,661

	Balance October 1, 2024	Additions and Transfers	Retirements and transfers	Balance September 30, 2025
Business-type activities:				
Recreation:				
Capital assets, not being depreciated:				
Construction in progress	$ -	$ 15,367	$ -	$ 15,367
Capital assets, being depreciated:				
Structures and improvements	56,269,088	1,152,217	-	57,421,305
Machinery and equipment	2,042,456	102,534	148,350	1,996,640
Furniture and fixtures	25,630	-	-	25,630
Vehicles	35,100	-	-	35,100
Total capital assets being depreciated	58,372,274	1,254,751	148,350	59,478,675
Less - accumulated depreciation for:				
Structures and improvements	36,835,328	1,522,396	-	38,357,724
Machinery and equipment	1,649,946	126,376	123,625	1,652,697
Furniture and fixtures	25,060	568	-	25,628
Vehicles	35,101	-	-	35,101
Total accumulated depreciation	38,545,435	1,649,340	123,625	40,071,150
Total capital assets being depreciated, net	19,826,839	(394,589)	24,725	19,407,525
Recreation capital assets, net	$ 19,826,839	$ (379,222)	$ 24,725	$ 19,422,892
Golf and banquet center:				
Capital assets, not being depreciated:				
Construction in progress	$ -	$ 4,335	$ -	$ 4,335
Capital assets, being depreciated:				
Structures and improvements	12,071,816	-	-	12,071,816
Machinery and equipment	816,708	34,339	29,320	821,727
Vehicles	133,139	-	-	133,139
Total capital assets being depreciated	13,021,663	34,339	29,320	13,026,682
Less - accumulated depreciation for:				
Structures and improvements	2,227,452	410,698	-	2,638,150
Machinery and equipment	734,500	36,310	29,320	741,490
Vehicles	103,300	19,893	-	123,193
Total accumulated depreciation	3,065,252	466,901	29,320	3,502,833
Total capital assets being depreciated, net	9,956,411	(432,562)	-	9,523,849
Golf and banquet center capital assets, net	$ 9,956,411	$ (428,227)	$ -	$ 9,528,184
370 lakeside park:				
Capital assets, not being depreciated:				
Construction in progress	$ 79,474	$ 141,635	$ -	$ 221,109
Capital assets, being depreciated:				
Structures and improvements	8,950,994	-	-	8,950,994
Machinery and equipment	100,317	94,370	38,299	156,388
Vehicles	170,032	16,799	38,027	148,804
Total capital assets being depreciated	9,221,343	111,169	76,326	9,256,186
Less - accumulated depreciation for:				
Structures and improvements	4,987,841	404,367	-	5,392,208
Machinery and equipment	45,500	25,340	38,299	32,541
Vehicles	29,763	35,686	38,027	27,422
Total accumulated depreciation	5,063,104	465,393	76,326	5,452,171
Total capital assets being depreciated, net	4,158,239	(354,224)	-	3,804,015
370 lakeside park capital assets, net	$ 4,237,713	$ (212,589)	$ -	$ 4,025,124

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

Governmental activities:	
General government	$ 133,153
Administration	203,652
Police	1,242,834
Municipal court	1,308
Public works	8,528,763
Engineering	19,801
Fleet maintenance	33,780
Health	201,365
Parks and recreation	1,303,405
Communications	93,097
Community and arts	17,633
Total depreciation expense - governmental-type activities	$ 11,778,791
Business-type activities:	
Waterworks/sanitary sewer	$ 3,204,492
Environmental services	2,237,179
Recreation	1,649,340
Gold and banquet center	466,901
370 lakeside park	465,394
Total depreciation expense - business-type activities	$ 8,023,306

NOTE E | EMPLOYEES' RETIREMENT SYSTEM

Plan description

The City's defined benefit pension plan provides certain retirement, disability and death benefits to plan members and beneficiaries. The City participates in the Missouri Local Government Employees Retirement System (LAGERS). LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

Benefits provided

LAGERS provides retirement, death and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police and fire) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police and fire) and receive a reduced allowance.

	2025 Valuation
Benefit Multiplier	2.00%
Final Average Salary	3 years
Member Contributions	4.00%

Benefit terms provide for annual post retirement adjustments to each member's retirement allowance subsequent to the member's retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

Employees covered by benefit terms

At September 30, 2025, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	352
Inactive employees entitled to but not yet receiving benefits	85
Active employees	410
	847

Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4% of their gross pay to the pension plan. Employer contribution rates are 13.7% (General), 13.7% (Police) and 14.1% (Public Safety) of annual covered payroll.

Net Pension (Asset) Liability

The employer's net pension (asset) liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 28, 2025.

Actuarial assumptions. The total pension liability in the February 28, 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation; 2.25% price inflation
Salary Increase	2.75% to 6.75% including wage inflation
Investment rate of return	7.00%, net of investment expenses

The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above-described tables.

The actuarial assumptions used in the February 28, 2025 valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 28, 2020.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Alpha	5.00%	2.37%
Equity	39.00%	5.37%
Fixed Income	23.00%	1.47%
Real Assets	33.00%	3.45%
Strategic Assets	7.00%	3.46%
Cash/Leverage	-7.00%	-0.26%

Discount rate

The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Changes in the Net Pension Liability (Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balances at September 30, 2024	$ 215,889,514	$ 224,833,195	$ (8,943,681)
Changes for the year:			
Service cost	3,978,357	-	3,978,357
Interest	14,862,050	-	14,862,050
Difference between expected and actual experience	7,541,456	-	7,541,456
Contributions - employer	-	3,966,876	(3,966,876)
Contributions - employee	-	1,352,244	(1,352,244)
Net investment income	-	13,891,789	(13,891,789)
Benefit payments, including refunds	(11,250,381)	(11,250,381)	-
Administrative expense	-	(103,562)	103,562
Other changes	-	8,434	(8,434)
Net changes	15,131,482	7,865,400	7,266,082
Balances at September 30, 2025	$ 231,020,996	$ 232,698,595	$ (1,677,599)

Sensitivity of the net pension liability (asset) to changes in the discount rate.

The following presents the Net Pension Liability (Asset) of the employer, calculated using the discount rate of 7.00%, as well as what the employer's Net Pension Liability (Asset) would be using a discount rate that is 1 percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

1% Decrease 6.00%	Current Single Discount Rate Assumption 7.00%	1% Increase 8.00%
$ 29,865,071	$ (1,677,599)	$ (27,760,284)

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

For the year ended September 30, 2025 the employer recognized government-wide pension expense of $2,472,761.

The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences in experience	$ 11,825,406	$ (1,542,196)
Difference in assumptions	-	(292,296)
Excess investment returns	9,209,136	-
Contributions subsequent to the measurement date*	935,625	-
	$ 21,970,167	$ (1,834,492)

*The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability for the year ending September 30, 2025.

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

Year Ending September 30,	Net Deferred Outflows (Inflows) of Resources
2026	$ 7,854,767
2027	5,407,795
2028	4,030,031
2029	1,762,977
2030	59,955
Thereafter	84,525
	$ 19,200,050

Payable to the Pension Plan

At September 30, 2025, the City reported a payable to the pension plan in the amount of $317,062.

NOTE F | LONG-TERM LIABILITIES

The original issue amount and maturity date for each bond outstanding is as follows:

	Original Authorized/ Issued Amount	Date of Maturity
General obligation:		
Series 2012	$ 4,000,000	September 2032
Series 2014	9,675,000	September 2034
Series 2015 Refunding	7,050,000	March 2027
Series 2016	8,000,000	March 2036
Series 2016 Refunding	16,170,000	March 2035
Series 2017	12,000,000	February 2037
Series 2018	4,000,000	February 2038
Series 2019 Refunding	3,610,000	September 2030
Revenue bonds:		
Series 2007	21,445,000	May 2032
Series 2015	7,500,000	May 2040
Series 2019 Refunding	3,890,000	May 2029
Certificates of participation:		
Series 2018	3,000,000	March 2038
Series 2020 Refunding	14,350,000	May 2031
Development notes (Premier 370 Project):		
Series 2008A	17,500,000	September 2028

	Balance October 1, 2024	Additions	Retirements	Balance September 30, 2025	Current Portion
Governmental activities:					
General obligation bonds:					
Series 2012	$ 1,790,000	$ -	$ 210,000	$ 1,580,000	$ 215,000
Series 2014	5,510,000	-	485,000	5,025,000	495,000
Series 2015 Refunding	2,130,000	-	685,000	1,445,000	710,000
Series 2016	5,305,000	-	390,000	4,915,000	565,000
Series 2016 Refunding	13,740,000	-	555,000	13,185,000	400,000
Series 2017	8,595,000	-	550,000	8,045,000	565,000
Series 2018	3,070,000	-	180,000	2,890,000	185,000
Series 2019 Refunding	2,290,000	-	355,000	1,935,000	365,000
Certificates of participation:					
Series 2018	2,285,000	-	130,000	2,155,000	135,000
Series 2020 Refunding	2,460,000	-	455,000	2,005,000	475,000
Development notes, Series A	13,305,000	-	1,380,000	11,925,000	-
Add: unamortized premium	1,205,774	-	200,171	1,005,603	-
Less: unamortized discount	(13,615)	-	(1,015)	(12,600)	-
Subtotal bonds	61,672,159	-	5,574,156	56,098,003	4,110,000
Compensated absences	1,644,954	2,322,002	2,214,741	1,752,215	1,752,215
Total governmental activities	$ 63,317,113	$ 2,322,002	$ 7,788,897	$ 57,850,218	$ 5,862,215
Business -type activities:					
Water/sewer revenue bonds:					
Capital Appreciation Series 2007	$ 13,755,000	$ -	$ 1,720,000	$ 12,035,000	$ 1,720,000
Revenue Bonds Series 2015	7,500,000	-	-	7,500,000	-
Revenue Bonds Series 2019 Refunding	2,220,000	-	405,000	1,815,000	425,000
Annual appropriation bonds:					
Certificates of participation:					
Series 2020 - Refunding portion	7,065,000	-	900,000	6,165,000	930,000
Add: unamortized premium	1,129,395	-	180,764	948,631	-
Less: unamortized discount	(95,419)	-	(10,550)	(84,869)	-
Unaccreted capital appreciation on bonds	(2,360,384)	-	(515,207)	(1,845,177)	-
Subtotal bonds	29,213,592	-	2,680,007	26,533,585	3,075,000
Compensated absences	681,913	664,216	755,810	590,319	590,319
Total business-type activities	$ 29,895,505	$ 664,216	$ 3,435,817	$ 27,123,904	$ 3,665,319

Debt Service Requirements To Maturity

The annual principal requirements to maturity of bonded debt outstanding as of September 30, 2025, assuming the Certificates of Participation lease/purchase agreement is renewed each year, are as follows:

	Governmental Activities				Business-Type Activities				Total Debt Service Requirements to Maturity	
	General Obligation and Special Assessment		Annual Appropriation		Revenue Bonds		Annual Appropriation			
Years Ending September 30,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 3,500,000	$ 1,090,709	$ 610,000	$ 149,555	$ 2,145,000	$ 319,856	$ 930,000	$ 246,600	$ 7,185,000	$ 1,806,720
2027	3,600,000	994,921	630,000	126,430	2,165,000	307,106	970,000	209,400	7,365,000	1,637,857
2028	3,690,000	896,471	655,000	102,555	2,180,000	293,756	1,005,000	170,600	7,530,000	1,463,382
2029	3,805,000	790,696	680,000	77,636	2,205,000	279,956	1,045,000	130,400	7,735,000	1,278,688
2030	3,910,000	681,137	155,000	51,613	1,720,000	265,406	1,090,000	88,600	6,875,000	1,086,756
2031-2035	17,690,000	1,762,993	850,000	176,786	6,005,000	1,242,150	1,125,000	45,000	25,670,000	3,226,929
2036-2040	2,825,000	92,606	580,000	31,475	4,930,000	547,313	-	-	8,335,000	671,394
	$ 39,020,000	$ 6,309,533	$ 4,160,000	$ 716,050	$ 21,350,000	$ 3,255,543	$ 6,165,000	$ 890,600	$ 70,695,000	$ 11,171,726

General Obligation Bonds

General obligation bonds are supported by a pledge of the City's full faith and credit. These bonds, which are reported in the government-wide statement of net position, were issued to finance various capital projects. $5,440,721 is available in the City's Debt Service Funds to repay general obligation bonds. The remainder of the general obligation bonds are to be repaid from future property tax levies. The bonds bear interest at rates ranging from 0.6% to 4.0% and mature through 2038.

Revenue Bonds

All revenue bonds payable are recorded in the appropriate enterprise funds since the ordinances authorizing the bond issues require that the bonds be repaid from operations of the respective enterprise fund. These bonds are payable solely from, and secured by, a pledge of the net revenues to be derived from the operation of the Waterworks and Sewerage System. The bond ordinances require the establishment of certain cash reserve accounts which are described in Note G. These bonds bear interest at rates ranging from 3.0% to 4.9% and mature through 2040.

The City has pledged future water customer revenues, net of specified operating expenses, to repay $30,015,000 in water system revenue bonds, Series 2003, Series 2007, Series 2015 and Series 2019 Refunding. Proceeds from the bonds provided financing for the Waterworks and Sewerage System. The bonds are payable solely from water customer net revenues and are payable through May 2040. The total principal and interest remaining to be paid on the bonds is $24,605,543. Principal and interest paid for the current year and total customer net revenues were $2,457,006 and $7,637,520, respectively.

Certificates of Participation

Certificates of Participation ("COPS") evidence proportionate ownership interest in the right to receive rental payments to be paid by the City under various lease/purchase agreements.

The purpose of the Series 2018 Certificates is to finance various park and recreational facility improvements. The Series 2018 Certificates bear interest at rates ranging from 2.0% to 3.6% and mature March 2038.

The purpose of the Series 2020 Certificates is to refund $5,505,000 principal amount of the outstanding Series 2010B and $12,440,000 principal amount of the outstanding Series 2013. The Series 2020 Certificates bear interest at rates ranging from 3.25% to 4.60% and mature May 2031.

Development Notes (Premier 370 Project)

The City has a reimbursement agreement with the Premier 370 Project Developer. The Developer intends to construct on the property certain public infrastructure improvements ("Public Improvements") and other improvements for industrial and commercial uses ("Development"), all of which will help to improve the social and economic welfare of the City and enhance the tax base on the City. To ensure the economic stability of the project, the City has agreed to reimburse the Developer for a portion of certain costs related to the Public Improvements for the construction of an Interchange.

On December 14, 2006, the City authorized the issuance of Development Notes (Series A and B) not to exceed $19 million and was subsequently reduced to $18 million and ultimately $17.5 million. As of September 30, 2021, the City has issued $15,945,000 of Development Notes (Series A) for the Premier 370 project. The Series A Notes are tax-exempt and bear interest at 5.675%. Principal and interest is payable on February 1, May 1, August 1 and November 1 and final payment is due on September 15, 2028.

The notes represent special, limited obligations of the City. Principal and interest are payable from pledged revenues, as defined in the agreement. Upon substantial completion of the Public Improvements, the Developer will dedicate and convey to the City, along with all necessary easements and rights of way.

For the current year, principal and interest paid and pledged revenues were $2,457,836 and $690,082, respectively.

Legal Debt Margin

Under the statutes of the State of Missouri, the limit of bonded indebtedness is 10% of the most recent assessed valuation. This does not include an additional debt limit of 10% assessed valuation available for street improvements or waterworks and electric plants as provided under the statutes of the State of Missouri. The computation is as follows:

Assessed valuation - 2024 tax year	$ 1,883,871,914
Debt limit - 10% of assessed valuation	188,387,191
Amount of debt applicable to debt limit:	
Total general obligation bonded debt	39,020,000
Less: amount available in debt service fund	(5,440,721)
Bond indebtedness applicable to debt limit	33,579,279
Legal debt margin	$ 154,807,912

NOTE G | ENTERPRISE FUNDS DEBT REQUIREMENTS

Cash and cash equivalents and investments restricted at September 30, 2025 are as follows:

Revenue Fund	$ 350,000
Depreciation Fund	225,000
Interest Reserve Fund	500,000
Series 2007 Waterworks and Sewage Bond Debt Service Fund	716,667
Series 2015 Waterworks and Sewage Bond Debt Service Fund	110,586
Series 2019 Waterworks and Sewage Bond Debt Service Fund	199,771
Total restricted for debt service	2,102,024
Series 2015 Waterworks and Sewage Bond Proceeds	130,534
Total restricted cash and investments	$ 2,232,558

The various Leasehold and other Revenue Bond, Certificates of Participation and related documents provide for the restriction of operating revenues of the enterprise fund after current operating expenses have been met. The Ordinance also provides for additional restrictions of operating revenues. The following are descriptions of the related reserve requirements:

Revenue Fund

Requirements - deposit of the gross earnings (excluding tap-on fees) of the Waterworks and Sewer System as collected, to be disbursed to the following funds as required.

Series 2007 Waterworks and Sewage Revenue Bonds Debt Service Fund

Requirements - monthly credit (1/12) of the debt service payment due the next succeeding May 1.

Series 2015 Waterworks and Sewage Revenue Bonds Debt Service Fund

Requirements - monthly credit (1/6) of the amount of interest that will come due on the next succeeding interest payment date. Beginning in 2032, the monthly credit will be (1/12) of the debt service payment due on the next succeeding maturity date.

Series 2019 Waterworks and Sewage Revenue Bonds Debt Service Fund

Requirements - monthly credit (1/6) of the amount of interest that will come due on the next succeeding interest payment date and beginning in 2020, (1/12) of the debt service payment due on the next succeeding maturity date.

Depreciation Fund

Requirements - initial transfer and credit of $225,000 to be used only for making emergency replacements and repairs and necessary extensions and enlargements to the Waterworks and Sewerage System. In the event monies are drawn from this fund, the City will replenish the fund to $225,000 by making 24 equal monthly deposits into the fund in the 24 months immediately succeeding the use.

Interest Reserve Fund

Requirements - initial transfer and credit of $500,000 and thereafter such amounts as appropriated by the Board of Alderman of the City from the Contingency Account, the General Fund of the City, or other available funds of the City. Monies in the Interest Reserve Fund shall be held and used by the City to make up any deficiency in any of the accounts or subaccounts in the Revenue Fund and may be withdrawn by the City at any time and applied to its general governmental purposes if not required to satisfy the City's rate covenant.

Rate Covenant

Requirements - the City will fix, establish, maintain and collect such rates, fees and charges for the use and services furnished by the Waterworks and Sewer System to provide revenues in each fiscal year to pay for the operating costs of the system, the bond principal and interest payments, and any required deposits. Such rates should generate available revenues (net revenues plus interest reserve fund monies) at least equal to 125% of the principal and interest requirements on all waterworks and sewerage system bonds during the fiscal year and net revenues at least equal to 100% of the principal and interest requirements on all waterworks and sewerage system revenue bonds during the fiscal year.

As of September 30, 2025, the City met all related debt reserve requirements.

NOTE H | INTERFUND BALANCES AND TRANSFERS

The following represents a reconciliation of transfers between individual funds for the fiscal year ended September 30, 2025:

	Transfers From	Transfers To	Net Transfers
Major governmental funds:			
General	$ 4,178,969	$ -	$ (4,178,969)
Local Parks and Stormwater	5,141,000	-	(5,141,000)
Major enterprise funds:			
Waterworks/Sanitary Sewer	-	2,788,551	2,788,551
Recreation	-	6,182,618	6,182,618
370 Lakeside Park	-	348,800	348,800
	$ 9,319,969	$ 9,319,969	$ -

An interfund transfer of $4,178,969 was made from the General Fund to the Recreation Fund for tourism activities.

An interfund transfer of $2,788,551 was made from the Local Parks and Stormwater Fund to the Waterworks/Sanitary Sewer Fund for operating support.

An interfund transfer of $2,003,649 was made from the Local Parks and Stormwater Fund to the Recreation Fund for operating support.

An interfund transfer of $348,800 was made from the Local Parks and Stormwater Fund to the 370 Lakeside Park for operating support.

Individual fund interfund receivable and payable balances as of September 30, 2025 are as follows:

	Due From	Due To
Major governmental funds:		
General	$ 340,874	$ -
Transportation Trust	59,337	-
Local Parks and Stormwater	42,694	-
Nonmajor governmental funds:		
Sewer Lateral Repair Program	-	60
Water Service Line Repair Program	-	37
Major enterprise funds:		
Waterworks/Sanitary Sewers	216,689	-
Environmental Services	-	4,485
Recreation	-	17,717
Golf and Banquet Center	4,691	-
370 Lakeside Park	-	1,474
Fiduciary Fund		
Other Post Employment Benefits Trust Fund	-	629,711
Component Unit		
Natatorium Foundation Fund	-	10,801
	$ 664,285	$ 664,285

The amounts due to or from individual funds represent interfund borrowings that arise in the normal course of business. Interfund borrowings are necessary due to the nature and timing of governmental receipts.

NOTE I | JOINT VENTURE

In October 1985, the City of St. Peters, Missouri and the City of St. Charles, Missouri entered into a joint venture agreement to form the St. Peters - St. Charles Water Pipeline Project (the Joint Venture). The purpose of the Joint Venture is to construct and operate a water pipeline and appurtenant facilities from the Howard Bend Treatment Plant, owned and operated by the City of St. Louis, Missouri, to the separate facilities of the municipalities of St. Peters, Missouri and St. Charles, Missouri (the Owners), in order to adequately supply water by the pipeline to the citizens and businesses of the municipalities.

The Joint Venture is owned by the City of St. Peters, Missouri (31.8%) and the City of St. Charles, Missouri (68.2%). In accordance with the Joint Venture agreement, the City of St. Peters, Missouri is responsible for managing and accounting for the daily operations of the Joint Venture, except where concurrence of both cities is required. The Joint Venture receives all of its operating revenue from the water it sells to the Owners. The Owners financed the cost of construction of the pipeline and appurtenant facilities and, therefore, depreciation is excluded from the charges to the Owners. The cumulative investment in the Joint Venture by the City of St. Peters, Missouri through September 30, 2020 includes its proportionate share of water pipeline construction costs and an initial contribution to a water pipeline maintenance fund. Under terms of the Joint Venture agreement, additional contributions to maintain the water pipeline maintenance fund at an agreed-upon base amount may be required. The current base amount is $500,000 which may be increased to a maximum of $1,000,000 if maintenance costs so justify.

During the fiscal year 2025, the City of St. Peters, Missouri purchased water from the Joint Venture and paid related pumping charges totaling $1,257,562. These costs are included as operating expenses of the City’s waterworks/sanitary sewer enterprise fund.

Condensed summary of financial information for the Joint Venture as of and for its fiscal year ended September 30, 2025 is as follows:

Assets	$ 3,934,105
Liabilities	$ 370,614
Partnership capital:	
St. Peters	2,995,875
St. Charles	6,425,116
Accumulated deficit:	
St. Peters	(1,862,688)
St. Charles	(3,994,812)
	$ 3,934,105
Operating revenue	$ 2,520,368
Operating expenses	(2,655,430)
Nonoperating revenue	23,363
Net loss	$ (111,699)

The joint venture issues separate financial statements which may be obtained by writing to the St. Peters - St. Charles Water Pipeline Project, One St. Peters Centre Boulevard, St. Peters, Missouri 63376.

NOTE J | INSURANCE PROGRAMS

The City became self-insured with respect to workers' compensation, general liability and property and casualty insurance effective July 1, 1998 and medical insurance effective January 1, 1998. Unemployment compensation became effective in 1997. The estimated liability for payment of incurred (both reported and unreported) but unpaid claims relating to these matters is recorded in the general fund.

The City obtains periodic funding information from the claims-servicing company managing the self- insurance programs and adjusts the charges to the various funds as required to maintain the appropriate level of estimated claims liabilities. The City maintains excess liability coverages for workers' compensation, general liability, property and casualty and medical costs. Settled claims did not exceed commercial coverages for each of the past three fiscal years.

At September 30, 2025, the City's total estimated liability for payment of incurred (both reported and unreported) but unpaid claims for workers' compensation, property, and medical costs were $993,234.

Changes in the self-insured claims liabilities at September 30, 2025 and 2024 were as follows:

	Workers' Compensation/ General	Medical	Total
Balance - September 30, 2023	$ 1,641,856	$ 600,000	$ 2,241,856
Add: current year claims and changes in estimate	796,010	7,034,619	7,830,629
Less: claim payments	1,269,927	7,034,619	8,304,546
Balance - September 30, 2024	1,167,939	600,000	1,767,939
Add: current year claims and changes in estimate	831,342	7,479,876	8,311,218
Less: claim payments	1,606,047	7,479,876	9,085,923
Balance - September 30, 2025	$ 393,234	$ 600,000	$ 993,234

NOTE K | POSTEMPLOYMENT HEALTH CARE PLAN

Plan Description

Plan administration. The City administers the City of St. Peters Health Plan (Plan) – a single-employer defined benefit healthcare plan that is used to provide postemployment benefits other than pensions (OPEB) for all eligible retirees of the City and their spouses. The Plan is accounted for as a trust fund since an irrevocable trust has been established. A stand-alone financial report is not available for the Plan.

Management of the Plan is vested with the City's Board of Aldermen as described in Note A.

Plan membership

Membership consisted of the following at October 1, 2024, the date of the latest actuarial valuation:

Inactive plan members currently receiving benefits	375
Active plan members	434
Total	809

Benefits provided

The Plan provides medical, pharmacy and dental insurance benefits to eligible retirees and their spouses. Benefits are provided through a third-party insurer. In order to be eligible, retirees must be at least age 55 (age 50 for Police employees) with 5 years of service or have at least 80 points (age plus service) with at least 5 years of service or be otherwise eligible to retire under the LAGERS Pension Plan. Spouses of retirees are eligible to continue participation after the death of the retiree. Eligible retirees with a retirement date on or after October 1, 2014, are provided a $25,000 employer-paid life insurance benefit. Chapter 125 of the City Code grants the authority to establish and amend the benefit terms to the City's Board of Aldermen and the City

Administrator. An employee who meets the following criteria is eligible to retire with benefits. Also, the surviving spouse of a deceased employee who meets the following criteria prior to death is also eligible to commence benefits:

- Have accrued at least five years of service and attained age 55 (age 50 for Police); or
- Have attained and accrued a combination of age and years of service of at least 80 with at least 5 years of service

Benefits are provided in the form of an implicit rate subsidy where retirees pay combined active/retiree rates for medical and prescription coverage. In addition, the City contributes an explicit subsidy towards the retiree health premiums for life based on the years of service accrued. In addition, eligible retirees receive a dental insurance benefit.

Contributions

Chapter 125 of the City Code provides that the amount and level of funding for the trust, if any, will be determined by the City Board of Aldermen in its judgment and discretion pursuant to the City budgetary process. The City has no obligation to make any specific amount of contributions or payments to the trust or to make contributions sufficient to fund benefits or coverage under the plan. Money held in the trust is restricted for the provision of those benefits. If the assets held by the trust are exhausted, benefits will no longer be provided under the plan for retired employees and their spouses.

As a condition to obtaining post-retirement medical coverage under the Plan, all retired employees shall make such premium payments and shall pay such contributions as may be established from time to time by the City in accordance with Chapter 125 of the City Code.

For the fiscal year 2025, the City contributed $1,881,500 to the Plan. Plan members receiving benefits contributed $502,225 through required contributions based on their years of service.

Investment policy

The Plan's policy in regard to the allocation of invested assets is established and may be amended by the City Administrator. The Plan's policies pertaining to asset allocation is described in Note B.

Concentrations

The Plan does not have investments (other than those issued or explicitly guaranteed by the U.S. government and mutual funds) in any one organization that represents 5 percent or more of the OPEB plan's fiduciary net position.

Rate of return

For the year ended September 30, 2025, the annual money-weighted rate of return on investments, net of investment expense, was 9.68 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability

The City's net OPEB liability was measured as of September 30, 2025, and the total OPEB liability used to calculate the net OPEB liability was determined by a simplified 2025 actuarial valuation as of that date.

The components of the net OPEB liability of the City at September 30, 2025, were as follows:

Total OPEB liability	$ 116,999,157
Plan fiduciary net position	19,248,807
City's net OPEB liability	$ 97,750,350
Plan fiduciary net positions as a percentage of the total OPEB liability	16.45%

Actuarial assumptions. The total OPEB liability was determined by a simplified actuarial valuation as of September 30, 2025, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	2.50%
Discount rate	4.59%
Healthcare cost trend rates:	
Pre-Medicare medical and Rx benefits	7.5% (original) select trend, decreasing 0.25% each year to an ultimate trend rate of 4.5%
Medicare benefits	4.25% select trend, decreasing 0.25% each year to an ultimate trend rate of 4.5%
Stop loss fees	4.5% (original) select trend, 4.5% ultimate trend
Administrative fees	4.5% (original) select trend, 4.5% ultimate trend
Medicare eligibility	All current and future retirees are assumed to be eligible for Medicare at age 65
Actuarial cost method	Entry age normal based on level percentage of projected salary
Amortization method	Experience/Assumption gains and losses are amortized over a closed period of 6.55 (formerly 6.48) years starting on October 1, 2022 (original), equal to the average remaining service of active and inactive plan members (who have no future service) Investment gains and losses are amortized over a closed period of five years

The discount rate was based the index rate for 20-year tax-exempt general obligation bonds with an average rating of AA/Aa or higher (S&P Municipal Bond 20 Year High Grade Rate Index) as of September 30, 2025 (4.50%) and the estimated long-term rate of return for the City's OPEB trust (7.00%).

Mortality rates were based on the PUB-2010 Generational Table scaled using MP-21 and applied on a gender-specific basis.

The participation percentage is the assumed rate of future eligible retirees who elect to continue health coverage at retirement. It is assumed that 100% of all employees and their dependents who are eligible for early retirement benefits will participate in the retiree medical plan. This assumes that a one-time irrevocable election to participate is made at retirement.

The long-term target allocation and allowable ranges of asset classes is as follows:

Asset Class	Target Allocation	Allowable ranges for asset classes
Equity	50.0%	40.0% to 70.0%
Fixed income	35.0%	30.0% to 60.0%
Money markets	5.0%	1% to 15%
Alternative investments	10.0%	Up to 10.0%

Changes in the Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a)-(b)
Balances at September 30, 2024	$ 117,587,138	$ 19,375,655	$ 98,211,483
Change for the year:			
Service cost	4,584,881	-	4,584,881
Interest cost	5,024,693	-	5,024,693
Differences between expected and actual experience	480,901	-	480,901
Changes in assumptions or other inputs	(6,750,713)	-	(6,750,713)
Contributions-employer	-	1,881,500	(1,881,500)
Net investment income	-	1,919,395	(1,919,395)
Benefit payments	(3,927,743)	(2,863,199)	(1,064,544)
Administrative expense	-	(1,064,544)	1,064,544
Net changes	(587,981)	(126,848)	(461,133)
Balances at September 30, 2025	$ 116,999,157	$ 19,248,807	$ 97,750,350

Impact of Changes of Assumptions

The changes of assumptions from the prior measurement date are as follows:

- Discount rate increased from 4.18% to 4.59%, based on changes in the municipal bond yields and projected fiduciary net position.
- Pre-65 immediate medical trend was increased from 7.25% to 7.50% to reflect current industry surveys and expectations.

Sensitivity of the net OPEB liability to changes in the discount rate

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (3.59 percent) or 1-percentage point higher (5.59 percent) than the current discount rate:

	1% Decrease (3.59%)	Current Discount Rate (4.59%)	1% Increase (5.59%)
Net OPEB liability	$ 118,171,501	$ 97,750,350	$ 81,572,464

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rate:

	1% Decrease	Current Trend	1% Increase
Net OPEB liability	$ 79,634,546	$ 97,750,350	$121,235,605

<u>OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB</u>

For the year ended September 30, 2025, the City recognized OPEB expense of $12,414,911. At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	$ 618,931	$ 8,856,689
Changes of assumptions/inputs	14,007,350	16,576,093
Net difference between projected and actual investments	1,619,289	-
Total	$ 16,245,570	$ 25,432,782

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

Year Ending September 30,	Net Deferred Outflows and Inflows of Resources
2026	$ 3,462,785
2027	1,703,623
2028	1,713,825
2029	2,195,743
2030	637,710
Thereafter	(526,474)
	$ 9,187,212

NOTE L | COMMITMENTS AND CONTINGENCIES

Litigation

The City is a defendant in a number of lawsuits pertaining to matters which are incidental to performing routine governmental and other functions. Based on the current status of all of these legal proceedings, it is the opinion of management that they will not have a material effect on the City's financial position.

Federal Grants

Under the terms of federal grants, periodic audits are required and certain costs may be questioned as not being appropriate expenditures under the terms of the grants. Such audits could lead to reimbursements to the grantor agencies. It is the opinion of management that such reimbursements, if any, will not have a material effect on the City's financial position.

Construction Commitments

During the year ended September 30, 2017, the City entered into an intergovernmental cooperation and development agreement. In accordance with the agreement, the City paid $250,000 for approximately 66 acres of land with an appraised value of $2,940,000. The City was obligated to complete certain road work and utility work which constitutes additional consideration for the sale of the land. All obligations have been met.

At September 30, 2025, the City had active construction projects across multiple functional areas, including facility improvements, roadway and bridge work, stormwater improvements, water and sewer infrastructure, and park facility construction.

As of September 30, 2025, the City had total construction contract commitments of $16,155,424, of which $4,943,539 had been expended. The remaining outstanding construction commitments totaled $11,211,885. These amounts represent legally executed construction contracts for which work was not yet completed at fiscal year end.

NOTE M | CONDUIT DEBT

During the year ended September 30, 2016, the City authorized the issuance of $31,500,000 Taxable Industrial Revenue Bonds (Reckitt Benckiser LLC Logistics Center Project), Series 2016 for the purpose of acquiring certain real property and constructing an approximately 715,000 square foot facility to be used for warehousing, custom manufacturing and repackaging operations purposes. At September 30, 2025, the aggregate outstanding amount is $31,500,000. The City has no obligation for repayment of this debt.

During the year ended September 30, 2017, the City authorized the issuance of Taxable Industrial Revenue Bonds (2000 Premier Parkway Project), Series 2016, in the maximum principal amount of $18,000,000, for the purpose of acquiring certain real property located at 2000 Premier Parkway in the City and constructing an approximately 252,000 square foot facility thereon to be used for warehousing purposes. As of September 30, 2025, the aggregate outstanding amount is $15,139,165. The City has no obligation for repayment of this debt.

During the year ended September 30, 2018, the City authorized the issuance of Taxable Industrial Revenue Bonds (Patmos Associates, L.L.C./Seyer Industries, Inc. Project), Series 2017 in the maximum principal amount of $6,500,000 (the “Real Property Bonds”)and Taxable Industrial Revenue Bonds (Seyer Industries Inc. Project), Series 2017 in the maximum principal amount of $20,000,000 (the “Personal Property Bonds”) for the purpose of constructing an expansion on an approximately 48,000 square foot site to the existing manufacturing facilities located at 55 and 66 Patmos Court, and acquiring and installing certain equipment and other personal property to be used in the manufacturing facilities located at 55 and 66 Patmos Court. At September 30, 2025, the aggregate outstanding amount of the Real Property Bonds is $6,311,806 and the aggregate outstanding amount of the Personal Property Bonds is $15,809,678. The City has no obligation for repayment of this debt.

During the year ended September 30, 2018, the City authorized the issuance of Taxable Industrial Revenue Bonds (FedEx Ground Package System, Inc. Project), Series 2017 in the maximum principal amount of $50,000,000 for the purpose of acquiring certain real property located in the Premier 370 Business Park, and constructing an approximately 496,209 square foot facility thereon (the "Project Improvements" and, together with the Project Site, the "Project") to be used for package distribution and storage purposes. At September 30, 2025, the aggregate outstanding amount is $50,000,000. The City has no obligation for repayment of this debt.

During the year ended September 30, 2019, the City authorized the issuance of (i) Industrial Revenue Bonds (4000 Premier Parkway Real Property Project), Series 2019, in the maximum principal amount of $100,000,000 for the purpose of acquiring certain real property known and numbered as 4000 Premier Parkway in the City and constructing an approximately 855,000 square foot facility thereon, and (ii) Taxable Industrial Revenue Bonds (4000 Premier Parkway Personal Property Project), Series 2019, in the maximum principal amount of $140,000,000 for the purpose of acquiring and installing certain personal property. At September 30, 2025, the aggregate outstanding amount of the Real Property Bonds is $100,000,000 and the aggregate outstanding amount of the Personal Property Bonds is $140,000,000. The City has no obligation for repayment of this debt.

During the year ended September 30, 2019, the City authorized the issuance of Taxable Industrial Revenue Bonds (Central States Manufacturing, Inc., Project), Series 2019, in the maximum principal amount of $4,400,000 for the purpose of acquiring certain real property known and numbered as 9001 Premier Parkway in the City and constructing an approximately 53,000 square foot manufacturing facility thereon. At September 30, 2025, the aggregate outstanding amount of the Bonds is $4,400,000.00. The City has no obligation for repayment of this debt.

During the year ended September 30, 2020, the City authorized the issuance of Taxable Industrial Revenue Bonds (Medline Industries Inc., Project), Series 2020, in the maximum principal amount of $61,500,000 for the purpose of acquiring certain real property known and numbered as 5000 Premier Parkway in the City and constructing an approximately 800,000 square foot distribution center facility thereon. At September 30, 2025, the aggregate outstanding amount of the Bonds is $60,615,116. The City has no obligation for repayment of this debt.

During the year ended September 30, 2021 the City authorized the issuance of Taxable Industrial Revenue Bonds (Distribution Management, Inc. Project), Series 2020, in the maximum principal amount of $17,000,000 for the purpose of acquiring certain real property known and numbered as 1001 Premier Parkway, together with an existing building thereon. At September 30, 2025, the aggregate outstanding amount of the Bonds is $16,573,004. The City has no obligation for repayment of this debt.

During the year ended September 30, 2024 the City authorized the issuance of Taxable Industrial Revenue Bonds (Trane U.S. Inc. Project, Series 2022 in the maximum principal amount of $30,600,000, for the purpose of acquiring certain real property known as Lot 34 within the Premier 370 Business Park located in the City, together with a facility constructed thereon. As of September 30, 2025, the aggregate outstanding amount of the Bonds is $30,600,000. The City has no obligation for repayment of this debt.

NOTE N | ENCUMBRANCES

The following encumbrances were outstanding as of September 30, 2025:

Fund	Amount
Major Governmental Funds:	
Capital Projects	$ 28,286

NOTE O | TAX ABATEMENTS

Chapter 100

The City is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the “Act”), to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing, office industry and industrial development purposes upon such terms and conditions as the City shall deem advisable.

The City issues the Bonds (to be purchased by the Company) under the Act for the purpose of paying a portion of the Project Costs. In connection with the issuance of the Bonds, the City will acquire fee simple title to the Project from the Company.

So long as the City owns title to the Project, the City expects that the Project will be exempt from ad valorem taxes on real property. The Companies covenant and agree that, during each year the Project is exempt from ad valorem real property taxes by reason of the City’s ownership thereof, the Companies will make Payments in Lieu of Taxes (PILOT) Payments in such amounts and at such times set forth in each agreement.

During the year ended September 30, 2025, the City is involved in the following Chapter 100 tax abatement agreements with local businesses.

Principal Business	Percentage of Abatement		Amount of Abatement
Manufacture and sale of polyethylene bottles and caps for such products as beverage containers, home care products, beauty care products, and oils and other lubricants. This facility is a base plant for their operations.	18%	$	74,055
Multinational company which includes e-commerce as a primary focus. Automated order handling, fulfillment and distribution e-commerce goods. The Company will use the Project for warehouse and distribution purposes.	50%	$	1,698,936
Multinational consumer electronics retailer. This facility is used for warehousing, distribution and office purposes, and retail sales.	17%	$	62,334
Produces metal roofing and siding used to make a variety of structures. The Company will use the Project for warehouse and distribution purposes.	25%	$	27,355
Automated order handling, fulfillment and distribution of small package goods. The Company will use the Project for warehouse and distribution purposes.	49%	$	304,763
Multinational delivery services company.	50%	$	646,594
Distributor of medical supplies and equipment to hospitals, nursing homes, surgery centers, home health care and physician offices.	43%	$	471,124
Specializes in high-complexity machined-parts and assemblies for the aerospace and maritime industries. The premises shall be used as a manufacturing facility.	50%	$	62,558
Distributor of HVAC equipment and parts.	50%	$	289,409

Chapter 353

The City is authorized and empowered pursuant to the provisions of Chapter 353 of the Revised Statutes of Missouri ("Chapter 353") which authorizes the City to approve development plans that allow for the redevelopment of blighted areas within the City and grant real property tax abatement to encourage such redevelopment. During the year ended September 30, 2025, the City had one active Chapter 353 project which had provided for the demolition of all of the structures within the Redevelopment Area and constructed a hotel. The percentage of abatement was 22% and the total amount of abatement for this project was $21,112.

The City has made no other commitments, other than to abate taxes, as part of these tax abatement agreements.

NOTE P | RESTATEMENT OF BEGINNING NET POSITION

Beginning net position as of October 1, 2024 was restated to recognize a gain on disposal of capital assets for the year ended September 30, 2024. The effect of this restatement is as follows:

	Environmental Services	Business-type activities
Net position, October 1, 2024	$ 12,117,545	$ 81,914,529
Correction of error	441,575	441,575
Net position, October 1, 2024, as restated	$ 12,559,120	$ 82,356,104

NOTE Q | EXCESS OF EXPENDITURES OVER APPROPRIATIONS

For the year ended September 30, 2025, expenditures exceeded appropriations in the Water Service Line Repair Program Fund by $18,676, Community Development Block Grant Subrecipient Fund by $8,115 and Debt Service Fund by $12,274.

NOTE R | SUBESEQUENT EVENTS

In October 2025, the City issued a partial redemption of General Obligation Bonds Series 2017 in the amount of $4,385,000.

In November 2025, the City issued two Series 2025 industrial revenue bonds in the amounts of $24,800,0000 and $24,700,000.

Required Supplementary Information

City of St. Peters, Missouri
BUDGETARY COMPARISON INFORMATION - BUDGET BASIS - GENERAL FUND - UNAUDITED
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			
	Original Budget	Revised Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Sales tax	$ 23,402,600	$ 23,402,600	$ 24,985,421	$ 1,582,821
Property tax	9,751,100	9,751,100	10,025,693	274,593
Utility franchise tax	4,477,700	4,477,700	5,061,523	583,823
Cigarette tax	170,000	170,000	123,706	(46,294)
Licenses and permits	2,910,100	2,910,100	2,064,804	(845,296)
Interest on investments	75,800	75,800	547,066	471,266
Intergovernmental	4,451,085	6,850,375	9,325,755	2,475,380
Fines and forfeitures	727,300	727,300	919,084	191,784
Charges for services	957,000	957,000	1,177,130	220,130
Miscellaneous	270,000	893,600	820,240	(73,360)
Total Revenues	47,192,685	50,215,575	55,050,422	4,834,847
Expenditures:				
General government	1,507,050	1,518,758	1,179,589	339,169
Administration	5,831,235	5,071,537	4,577,940	493,597
Economic development	694,325	815,975	645,626	170,349
Police	18,588,230	18,707,199	17,128,609	1,578,590
Ranger division	655,930	655,930	520,162	135,768
Municipal court	742,354	742,367	622,917	119,450
Public works	2,700,800	2,700,800	2,413,447	287,353
Engineering	2,676,200	2,680,838	2,884,172	(203,334)
Fleet maintenance	1,200,745	723,806	860,269	(136,463)
Health department	1,159,520	1,159,520	878,581	280,939
Facility maintenance	1,770,450	1,770,450	1,580,311	190,139
Parks and recreation	5,554,645	5,575,654	4,923,287	652,367
Communications	1,751,520	1,759,308	1,474,343	284,965
Community and arts	368,630	389,909	353,884	36,025
Senior Center	22,040	27,040	25,698	1,342
Information technology	2,752,870	2,823,353	1,136,108	1,687,245
Capital outlay	2,291,390	5,448,230	2,596,510	2,851,720
Debt service:				
Interest and fiscal charges	-	-	2,457,836	(2,457,836)
Other	-	-	2,650	(2,650)
Total Expenditures	50,267,934	52,570,674	46,261,939	6,308,735
Revenues (Under) Over Expenditures	(3,075,249)	(2,355,099)	8,788,483	11,143,582
Other Financing Sources (Uses):				
Transfers out	-	(2,788,551)	(4,178,969)	(1,390,418)
Total Other Financing Sources (Uses)	-	(2,788,551)	(4,178,969)	(1,390,418)
Net Changes in Fund Balance	(3,075,249)	(5,143,650)	4,609,514	9,753,164
Fund Balances:				
Budget basis:				
Unreserved:				
Beginning of year	30,317,935	30,317,935	30,317,935	-
Transfer from (to) reserved	(10,000)	2,645,538	(4,173,033)	(6,818,571)
End of year	27,232,686	27,819,823	30,754,416	2,934,593
Reserved:				
Beginning of year	6,689,524	6,689,524	6,689,524	-
Transfer from (to) reserved	10,000	(2,645,538)	4,173,033	6,818,571
End of year	6,699,524	4,043,986	10,862,557	6,818,571
Budget basis, end of year	$ 33,932,210	$ 31,863,809	41,616,973	$ 9,753,164
Sales tax			1,989,970	
Property tax - deferred revenue, end of year			(190,169)	
Intergovernmental revenue			307,785	
Interest income			50,913	
GAAP basis, end of year			$ 43,775,472	

See accompanying independent auditors' report and notes to budgetary comparison information.

City of St. Peters, Missouri
BUDGETARY COMPARISON INFORMATION - BUDGET BASIS - TRANSPORTATION TRUST FUND - UNAUDITED
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			
	Original Budget	Revised Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Sales tax	$ 11,181,700	$ 11,181,700	$ 12,003,364	$ 821,664
Interest	15,000	15,000	258,258	243,258
Intergovernmental	5,419,080	8,390,581	3,379,817	(5,010,764)
Miscellaneous	60,000	98,000	60,105	(37,895)
Total revenues	16,675,780	19,685,281	15,701,544	(3,983,737)
Expenditures:				
General government	-	28,700	28,700	-
Public works	8,987,980	10,531,429	8,285,232	2,246,197
Capital outlay	8,498,980	11,899,401	2,459,425	9,439,976
Debt service				
Principal	-	455,000	455,000	-
Interest	-	98,400	98,400	-
Other	-	500	700	(200)
Total expenditures	17,486,960	23,013,430	11,327,457	11,685,973
Net changes in fund balance	(811,180)	(3,328,149)	4,374,087	7,702,236
Fund balances:				
Budget basis:				
Unreserved:				
Beginning of year	3,006,025	3,006,025	3,006,025	-
Transfer to reserved	2,271,240	7,598,167	(1,490,043)	(9,088,210)
End of year	4,466,085	7,276,043	5,890,069	(1,385,974)
Reserved:				
Beginning of year	5,861,092	5,861,092	5,861,092	-
Transfer from reserved	(1,195,000)	(7,598,167)	1,490,043	9,088,210
End of year	4,666,092	(1,737,075)	7,351,135	9,088,210
Budget basis, end of year	$ 9,132,177	$ 5,538,968	13,241,204	$ 7,702,236
Sales tax			994,936	
GAAP basis, end of year			$ 14,236,140	

See accompanying independent auditors' report and notes to budgetary comparison information.

City of St. Peters, Missouri
BUDGETARY COMPARISON INFORMATION - BUDGET BASIS – LOCAL PARKS AND STORMWATER FUND - UNAUDITED
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			
	Original Budget	Revised Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Sales tax	$ 11,301,294	$ 11,301,294	$ 12,003,357	$ 702,063
Interest	15,000	15,000	645,923	630,923
Intergovernmental	2,471,974	2,471,974	1,387,815	(1,084,159)
Miscellaneous	-	-	6,100	6,100
Total revenues	13,788,268	13,788,268	14,043,195	254,927
Expenditures:				
General government	-	18,800	18,800	-
Public works	1,977,689	3,288,716	1,027,979	2,260,737
Parks and recreation	-	8,000	(41,499)	49,499
Capital outlay	7,249,650	11,593,676	4,032,800	7,560,876
Debt service:				
Principal	260,000	130,000	130,000	-
Interest	147,000	77,500	73,330	4,170
Other	3,000	1,500	1,007	493
Total expenditures	9,637,339	15,118,192	5,242,417	9,875,775
Revenues over expenditures	4,150,929	(1,329,924)	8,800,778	10,130,702
Other financing uses:				
Transfers out	-	-	(5,141,000)	(5,141,000)
Net changes in fund balance	4,150,929	(1,329,924)	3,659,778	4,989,702
Fund balances:				
Budget basis:				
Unreserved:				
Beginning of year	10,616,021	10,616,021	10,616,021	-
Transfer from (to) reserved	-	-	(5,800,451)	(5,800,451)
End of year	14,766,950	9,286,097	8,475,348	(810,749)
Reserved:				
Beginning of year	5,717,852	5,717,852	5,717,852	-
Transfer from (to) reserved	-	-	5,800,451	5,800,451
End of year	5,717,852	5,717,852	11,518,303	5,800,451
Budget basis, end of year	$ 20,484,802	$ 15,003,949	19,993,651	$ 4,989,702
Sales tax			994,930	
GAAP basis, end of year			$ 20,988,581	

See accompanying independent auditors' report and notes to budgetary comparison information.

Budgetary Process

The Board of Aldermen follow the procedures outlined below in establishing the budgetary data reflected in the financial statements:

1. On or before August 1, the City Administrator submits to the Mayor and Board of Aldermen a proposed operating budget for the general, special revenue, and debt service funds for the fiscal year commencing the following October 1. In addition, budgets for the waterworks/sanitary sewer, environmental services and recreation enterprise fund operations are prepared on a basis similar to that of the general governmental funds in order to better manage these operations. The operating budgets include proposed expenditures and the means of financing them. Expenditures may not legally exceed appropriations at the fund level.

2. The annual operating budgets are approved through the adoption of the budget ordinance by the affirmative vote of a majority of the members of the Board of Aldermen and approval by the Mayor on or before September 1 of the preceding budget year. If the budgets have not been passed and approved on or before the last day preceding the budget year (September 30), the budgets and appropriations for the current fiscal year shall be deemed to be rebudgeted and reappropriated for the budget year until a new budget is adopted and approved.

3. The City Administrator is authorized to transfer part, or all, of any unexpended balance among any departments within a given fund.

4. If it is determined that the original budgeted revenues and expenditures need to be increased or decreased, the Board of Aldermen may, by ordinance, make such changes in budgeted revenues and expenditures so long as the total budgeted expenditures do not exceed the amount of budgeted revenues plus beginning unencumbered fund balance.

5. If it appears probable that revenues available will be insufficient to meet the amount appropriated, the Board of Aldermen may, by ordinance, reduce one or more appropriations.

6. Unencumbered appropriations lapse at year end.

The budgets for the general fund, the special revenue funds, and debt service funds are adopted on a basis which is consistent with accounting principles generally accepted in the United States of America (GAAP), except for the following:

- For GAAP purposes, expenditures are recognized primarily as incurred, whereas prior to fiscal year 2021 the City's budget basis recognized encumbrances outstanding at year end as expenditures of the current period.
- In the special revenue funds, certain nonexchange intergovernmental revenue is recognized differently for GAAP and budget basis purposes due to the related recognition (encumbrance) of reimbursable expenditures discussed above.
- Property tax revenue is recognized in the period for which it is levied, to the extent it is collected within the current period or expected to be collected within 60 days following the end of the fiscal period on a GAAP basis. Property tax revenue not received within 60 days of year end is recorded as a deferred inflow of resources. Property tax revenue is recognized on a budget basis at the point in time that the tax is levied.
- Sales tax revenue is recognized in the period for which it is earned, to the extent it is collected within the current period or expected to be collected within 60 days following the end of the fiscal period on a GAAP basis. Sales tax revenue not received within 60 days of year end is recorded as a deferred inflow of resources. Sales tax revenue is recognized on a budget basis in the month prior to receipt.

City of St. Peters, Missouri
EMPLOYEES’ RETIREMENT SYSTEM – SCHEDULE OF CHANGES IN NET PENSION (ASSET) LIABILITY AND RELATED RATIOS - UNAUDITED
SEPTEMBER 30, 2025

The following required supplementary information relates to the city of St. Peters’ participation in Missouri LAGERS, and agent multiple-employer public retirement system.

Schedule of Changes in Net Pension (Asset) Liability and Related Ratios Last 10 Fiscal Years

Fiscal year ended September 30,	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total pension liability:										
Service cost	$ 3,978,357	$ 3,783,418	$ 3,709,091	$ 3,638,441	$ 3,678,348	$ 3,520,870	$ 3,344,750	$ 3,265,819	$ 3,239,576	$ 3,228,465
Interest on the total pension liability	14,862,050	13,861,249	13,172,406	12,443,563	12,934,506	11,942,482	11,240,388	10,562,748	10,075,523	9,329,666
Benefit Changes	-	-	3,790,803	-	-	-	-	-	-	-
Difference between expected and actual experience	7,541,456	7,507,517	(998,018)	2,668,474	(6,067,800)	4,844,339	1,136,520	747,480	(1,622,173)	(2,000,550)
Assumption changes	-	-	-	-	(3,898,593)	-	-	-	-	4,255,947
Benefit payments, including refunds	(11,250,381)	(10,661,255)	(9,105,513)	(7,665,152)	(6,883,484)	(6,526,671)	(5,735,410)	(4,816,800)	(5,148,349)	(3,935,468)
Net change in total pension liability	15,131,482	14,490,929	10,568,769	11,085,326	(237,023)	13,781,020	9,986,248	9,759,247	6,544,577	10,878,060
Total pension liability beginning	215,889,514	201,398,585	190,829,816	179,744,490	179,981,513	166,200,493	156,214,245	146,454,998	139,910,421	129,032,361
Total pension liability ending	$ 231,020,996	$ 215,889,514	$ 201,398,585	$ 190,829,816	$ 179,744,490	$ 179,981,513	$ 166,200,493	$ 156,214,245	$ 146,454,998	$ 139,910,421
Plan fiduciary net position:										
Contributions-employer	$ 3,966,876	$ 3,762,717	$ 4,086,842	$ 4,104,941	$ 3,733,546	$ 3,607,230	$ 3,550,023	$ 3,471,359	$ 3,400,417	$ 3,694,805
Contributions-employee	1,352,244	1,252,298	1,252,823	1,195,383	1,159,871	1,145,855	1,102,964	1,072,435	1,036,029	1,030,281
Pension plan net investment income	13,891,789	11,506,714	7,965,787	149,514	46,894,838	2,223,635	10,587,696	17,772,781	15,276,136	(248,467)
Benefit payments, including refunds	(11,250,381)	(10,661,255)	(9,105,513)	(7,665,152)	(6,883,484)	(6,526,671)	(5,735,410)	(4,816,800)	(5,148,349)	(3,935,468)
Pension plan administrative expense	(103,562)	(107,688)	(115,687)	(81,655)	(74,381)	(95,199)	(82,963)	(56,430)	(54,198)	(53,004)
Other	8,434	768,773	(125,028)	1,561,091	452,944	327,140	(297,837)	308,797	(593,195)	(772,351)
Net change in plan fiduciary net position	7,865,400	6,521,559	3,959,224	(735,878)	45,283,334	681,990	9,124,473	17,752,142	13,916,840	(284,204)
Plan fiduciary net position beginning	224,833,195	218,311,636	214,352,412	215,088,290	169,804,956	169,122,966	159,998,493	142,246,351	128,329,511	128,713,715
Plan fiduciary net position ending	$ 232,698,595	$ 224,833,195	$ 218,311,636	$ 214,352,412	$ 215,088,290	$ 169,804,956	$ 169,122,966	$ 159,998,493	$ 142,246,351	$ 128,429,511
Employer net pension (asset) liability	$ (1,677,599)	$ (8,943,681)	$ (16,913,051)	$ (23,522,596)	$ (35,343,800)	$ 10,176,557	$ (2,922,473)	$ (3,784,248)	$ 4,208,647	$ 11,480,910
Plan fiduciary net position as a percentage of the Total pension (asset) liability	100.73%	104.14%	108.40%	112.33%	119.66%	94.35%	101.76%	102.42%	97.13%	91.72%
Covered payroll	$ 32,704,251	$ 30,359,525	$ 29,610,278	$ 29,301,216	$ 28,554,469	$ 29,649,751	$ 27,077,644	$ 26,286,762	$ 25,682,355	$ 25,802,519
Employer's net pension (asset) liability as a percentage of covered payroll	-5.13%	-29.46%	-57.12%	-80.28%	-123.78%	34.32%	-10.79%	-14.40%	16.39%	44.88%

See accompanying independent auditors’ report.

SCHEDULE OF CONTRIBUTIONS Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 4,013,009	$ 3,784,403	$ 3,839,827	$ 4,313,490	$ 3,811,304	$ 3,575,823	$ 3,587,204	$ 3,509,846	$ 3,341,341	$ 3,758,208
Contributions in relation to the actuarially determined contribution	4,013,009	3,784,401	3,839,827	4,190,436	3,811,305	3,575,822	3,587,206	3,509,845	3,341,341	3,758,208
Contribution deficiency (excess)	$ -	$ 2	$ -	$ 123,054	$ (1)	$ 1	$ (2)	$ 1	$ -	$ -
Covered payroll	$ 34,260,746	$ 32,034,945	$ 30,171,634	$ 29,923,270	$ 29,307,348	$ 28,592,249	$ 27,963,110	$ 26,998,812	$ 26,104,225	$ 26,757,662
Contributions as a percentage of covered payroll	11.71%	11.81%	12.73%	14.00%	13.00%	12.51%	12.83%	13.00%	12.80%	14.05%

Notes to Schedule:

Methods and assumptions used to determine contribution rates for the most recent year include:

Valuation date	February 28/29 of each year
Notes	The roll-forward of total pension liability from February 28, 2025 to June 30, 2025 (measurement date) reflects expected service cost and interest reduced by actual benefit payments.
Actuarial cost method	Entry age normal and modified terminal funding
Amortization method	Level percentage of payroll, closed
Remaining amortization period	Multiple bases from 7 to 15 years
Asset valuation method	5-year smoothed market; 20% corridor
General inflation	2.75% wage inflation; 2.25% price inflation
Salary increases	2.75% to 6.75% including wage inflation
Investment rate of return	7.00%, net of investment expenses
Retirement age	Experience-based tables of rates that are specific to the type of eligibility condition.
Mortality	The healthy retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

Other information:

None

See accompanying independent auditors' report.

City of St. Peters, Missouri
OTHER POST-EMPLOYMENT BENEFIT PLAN SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS - UNAUDITED
SEPTEMBER 30, 2025

Fiscal year ended September 30,	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB liability:									
Service cost	$ 4,584,881	$ 2,930,944	$ 2,926,604	$ 3,928,570	$ 5,234,652	$ 2,458,615	$ 1,687,358	$ 2,081,645	$ 2,006,211
Interest cost	5,024,693	4,740,559	4,400,960	3,097,186	2,550,128	2,050,146	2,063,184	2,244,209	1,037,807
Difference between expected and actual experience	480,901	(933,124)	329,459	19,265,327	(692,554)	-	(3,024,685)	-	3,029,810
Changes in assumption or other inputs	(6,750,713)	22,077,994	(727,701)	(18,390,135)	999,742	5,638,549	10,796,836	(7,563,872)	26,950,245
Benefit payments	(3,927,743)	(3,232,731)	(2,536,383)	(2,898,721)	(1,868,714)	(1,197,842)	(1,204,306)	(1,060,571)	(896,467)
Ad hoc postemployment benefit changes	-	-	-	-	2,947,539	-	-	-	-
Net change in total OPEB liability	(587,981)	25,583,642	4,392,939	5,002,227	9,170,793	8,949,468	10,318,387	(4,298,589)	32,127,606
Total OPEB liability beginning	117,587,138	92,003,496	87,610,557	82,608,330	73,437,537	64,488,069	54,169,682	58,468,271	26,340,665
Total OPEB liability ending	$ 116,999,157	$ 117,587,138	$ 92,003,496	$ 87,610,557	$ 82,608,330	$ 73,437,537	$ 64,488,069	$ 54,169,682	$ 58,468,271
Plan fiduciary net position:									
Contributions-employer	$ 1,881,500	$ 1,789,200	$ 3,602,000	$ 1,103,000	$ 1,572,020	$ 1,001,000	$ 1,483,600	$ 1,245,400	$ 1,209,600
Contributions-employee	-	-	-	-	-	230,642	209,000	191,182	162,639
Net investment income	1,919,395	3,946,680	1,717,082	(3,357,755)	3,317,863	1,383,507	702,780	1,022,973	1,313,337
Benefit payments	(2,863,199)	(2,664,464)	(2,536,383)	(2,898,721)	(1,868,714)	(1,197,842)	(1,204,306)	(1,060,571)	(896,467)
Administrative expense	(1,064,544)	(945,412)	(59,426)	(64,184)	(63,952)	(553,274)	(490,529)	(507,969)	(376,107)
Net change in plan fiduciary net position	(126,848)	2,126,004	2,723,273	(5,217,660)	2,957,217	864,033	700,545	891,015	1,413,002
Plan fiduciary net position beginning	19,375,655	17,249,651	14,526,378	19,744,038	16,786,821	15,922,788	15,222,243	14,331,228	12,918,226
Plan fiduciary net position ending	$ 19,248,807	$ 19,375,655	$ 17,249,651	$ 14,526,378	$ 19,744,038	$ 16,786,821	$ 15,922,788	$ 15,222,243	$ 14,331,228
Net OPEB liability	$ 97,750,350	$ 98,211,483	$ 74,753,845	$ 73,084,179	$ 62,864,292	$ 56,650,716	$ 48,565,281	$ 38,947,439	$ 44,137,043
Plan fiduciary net position as a percentage of the Total OPEB liability	16.45%	16.48%	18.75%	16.58%	23.90%	22.86%	24.69%	28.10%	24.51%
Covered payroll	$ 35,580,984	$ 32,417,299	$ 29,218,117	$ 29,266,440	$ 29,729,315	$ 29,748,000	$ 28,741,861	$ 26,671,000	$ 25,768,856
Employer's net OPEB liability as a percentage of covered payroll	274.73%	302.96%	255.85%	249.72%	211.46%	190.44%	168.97%	146.03%	171.28%

Notes to schedule:

Assumption changes - See Note K.

This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

See accompanying independent auditors' report.

City of St. Peters, Missouri
OTHER POST-EMPLOYMENT BENEFIT PLAN SCHEDULE OF CONTRIBUTIONS - UNAUDITED
SEPTEMBER 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	$ 3,613,480	$ 3,613,480	$ 1,670,901	$ 1,670,901	$ 1,674,862	$ 2,439,950	$ 1,215,750	$ 2,874,387	$ 2,874,387
Contributions in relation to the actuarially determined contribution	1,881,500	1,789,200	3,602,000	1,103,000	1,572,020	2,198,842	2,896,906	2,497,153	2,268,706
Contribution deficiency (excess)	$ 1,731,980	$ 1,824,280	$ (1,931,099)	$ 567,901	$ 102,842	$ 241,108	$ (1,681,156)	$ 377,234	$ 605,681
Covered payroll	$ 35,580,984	$ 32,417,299	$ 29,218,117	$ 29,266,440	$ 29,729,315	$ 29,748,000	$ 28,741,861	$ 26,671,000	$ 25,768,956
Contributions as a percentage of covered payroll	5.29%	5.52%	12.33%	3.77%	5.29%	7.39%	10.08%	9.36%	8.80%

Notes to schedule:

Methods and assumptions used to determine contribution rates for the most recent year include:

Valuation date	September 30 of each year
Actuarial cost method	Entry age normal based on level percentage of projected salary
Amortization method and period	Experience gains and losses are amortized over a closed period of 6.48 years starting on October 1, 2022, equal to the average remaining service of active and inactive plan member (who have no future service). Investment gains and losses are amortized over a closed period of 5 years starting on October 1, 2018.
Inflation	2.50%
Healthcare cost trend rates	
Pre-Medicare medical and Rx benefits	7.5% (original) select trend, decreasing 0.25% each year to an ultimate trend rate of 4.5%
Medicare benefits	4.25% (original) select trend, decreasing 0.25% each year to an ultimate trend rate of 4.5%
Stop loss fees	4.5% (original) select trend, 4.5% ultimate trend rate
Administration fees	4.5% (original) select trend, 4.5% ultimate trend rate
Salary increases	2.50%
Investment rate of return	7.00% (original)
Retirement age	Annual retirement probabilities were developed from the Missouri Local Government Employees Retirement System ("LAGERS") Actuarial Valuation as of July 1, 2017.
Mortality	PUB-2010 generational table scaled using MP-21 and applied on a gender-specific basis.

Other information:
This schedule is intended to show information for ten years. Additional years will be displayed as they become available.
The City's contribution in relation to the actuarially determined contribution is comprised of payments made to the trust and retiree claim payments.

See accompanying independent auditors' report.

City of St. Peters, Missouri
OTHER POST-EMPLOYMENT BENEFIT PLAN SCHEDULE OF INVESTMENT RETURNS - UNAUDITED
SEPTEMBER 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Annual money-weighted rate of return, net of investment expense	9.68%	22.56%	10.89%	-17.17%	19.44%	5.20%	4.60%	7.10%	7.30%

Notes to schedule:

This schedule is intended to show information for ten years.
Additional years will be displayed as they become available.

See accompanying independent auditors' report.

Other Supplementary Information

Combining and Individual Fund Financial Statements and Schedules

Special revenue funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes.

Sewer Lateral Repair Program Fund - Used to account for revenues received from a voter approved special property assessment used to assist in the repair of sewer lateral service lines.

Water Service Line Repair Program Fund - Used to account for revenues received from a voter approved special property assessment used to assist in the repair of water service lines.

Community Development Block Grant Subrecipient Fund - Used to account for federal grant proceeds passed through St. Charles County to provide assistance to low and moderate income persons.

County Sewer Lateral Repair Program Fund - Used to account for revenues received from a voter approved special property assessment used to assist in the repair of sewer lateral lines for unincorporated St. Charles County residents with sanitary sewer service provided by the City.

City of St. Peters, Missouri
COMBINING BALANCE SHEET - NONMAJOR SPECIAL REVENUE FUNDS
SEPTEMBER 30, 2025

	Sewer Lateral Repair Program Fund	Water Service Line Repair Program Fund	Community Development Block Grant Subrecipient Fund	County Sewer Lateral Repair Program Fund	Total
Assets					
Cash and investments:					
Unrestricted	$ 1,762,922	$ 378,468	$ 74,865	$ 448,576	$ 2,664,831
Receivables, net of allowances where applicable					
Intergovernmental	-	-	66,571	-	66,571
Other	16,459	-	122,000	-	138,459
Long-term receivable	-	-	607,762	-	607,762
Total assets	$ 1,779,381	$ 378,468	$ 871,198	$ 448,576	$ 3,477,623
Liabilities and fund balances					
Liabilities					
Accounts payable	$ 64,844	$ 89,444	$ 9,981	$ 45,700	$ 209,969
Accrued payroll	2,241	2,241	212	-	4,694
Deposits/guarantee bonds	4,810	-	-	500	5,310
Due to other funds	60	37	-	-	97
Total liabilities	71,955	91,722	10,193	46,200	220,070
Fund balances					
Restricted for:					
Sewer lateral projects	1,707,426	-	-	402,376	2,109,802
Grants	-	-	861,005	-	861,005
Water line repair projects	-	286,746	-	-	286,746
Total fund balances	1,707,426	286,746	861,005	402,376	3,257,553
Total liabilities and fund balances	$ 1,779,381	$ 378,468	$ 871,198	$ 448,576	$ 3,477,623

See accompanying independent auditors' report.

City of St. Peters, Missouri

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - NONMAJOR SPECIAL REVENUE FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Sewer Lateral Repair Program Fund	Water Service Line Repair Program Fund	Community Development Block Grant Subrecipient Fund	County Sewer Lateral Repair Program Fund	Total
Revenues					
Interest on investments	$ 48,183	$ 9,589	$ -	$ 11,499	$ 69,271
Intergovernmental	-	-	264,571	-	264,571
Charges for services	543,556	222,168	-	-	765,724
Total revenues	591,739	231,757	264,571	11,499	1,099,566
Expenditures					
General government	-	-	212,992	-	212,992
Public works	449,886	281,059	-	26,749	757,694
Total expenditures	449,886	281,059	212,992	26,749	970,686
Revenues over (under) expenditures	141,853	(49,302)	51,579	(15,250)	128,880
Fund balance					
Beginning of year	1,565,573	336,048	809,426	417,626	3,128,673
End of year	$ 1,707,426	$ 286,746	$ 861,005	$ 402,376	$ 3,257,553

See accompanying independent auditors' report.

City of St. Peters, Missouri

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – BUDGET BASIS – BUDGETED NONMAJOR GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Sewer Lateral Repair Program Fund			Water Service Line Repair Program Fund		
	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues						
Interest on investments	$ 3,200	$ 48,183	$ 44,983	$ -	$ 9,589	$ 9,589
Charges for services	547,000	543,556	(3,444)	221,366	222,168	802
Miscellaneous	-	-	-	-	-	-
Total revenues	550,200	591,739	41,539	221,366	231,757	10,391
Expenditures						
Public works	716,434	449,886	266,548	262,383	281,059	(18,676)
Net changes in fund balances	(166,234)	141,853	308,087	(41,017)	(49,302)	(8,285)
Fund balances						
Budget basis:						
Unreserved:						
Beginning of year	1,448,133	1,448,133	-	336,048	336,048	-
Transfers from (to) reserved	-	360	360	-	-	-
End of year	1,281,899	1,590,346	308,447	295,031	286,746	(8,285)
Reserved:						
Beginning of year	117,440	117,440	-	-	-	-
Transfers from (to) reserved	-	(360)	(360)	-	-	-
End of year	117,440	117,080	(360)	-	-	-
Budget basis, end of year	$ 1,399,339	1,707,426	$ 308,087	$ 295,031	286,746	$ (8,285)
GAAP basis, end of year		$ 1,707,426			$ 286,746	

See accompanying independent auditors' report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – BUDGET BASIS – BUDGETED NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Community Development Block Grant Subrecipient Fund			County Sewer Lateral Repair Program Fund		
	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues						
Interest on investments	$ -	$ -	$ -	$ -	$ 11,499	$ 11,499
Intergovernmental	250,000	264,571	14,571	-	-	-
Charges for services	-	-	-	60,000	(4,050)	(64,050)
Total revenues	250,000	264,571	14,571	60,000	7,449	(52,551)
Expenditures						
General government	250,000	258,115	(8,115)	-	-	-
Public works	-	-	-	61,921	22,699	39,222
Total expenditures	250,000	258,115	(8,115)	61,921	22,699	39,222
Revenues over expenditures	-	6,456	14,571	(1,921)	(15,250)	(13,329)
Fund balances						
Budget basis:						
Unreserved:						
Beginning of year	124,787	124,787	-	416,626	416,626	-
Transfers from (to) reserved	-	-	-	-	-	-
End of year	124,787	131,243	6,456	414,705	401,376	(13,329)
Reserved:						
Beginning of year	-	-	-	1,000	1,000	-
Transfers from (to) reserved	-	-	-	-	-	-
End of year	-	-	-	1,000	1,000	-
Budget basis, end of year	$ 124,787	131,243	$ 6,456	$ 415,705	402,376	$ (13,329)
Budget basis receivable		729,762			-	
GAAP basis, end of year		$ 861,005			$ 402,376	

See accompanying independent auditors' report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - BUDGET BASIS - DEBT SERVICE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Property tax	$ 5,244,700	$ 5,374,621	$ 129,921
Interest	5,000	180,904	175,904
Miscellaneous	5,000	184,454	179,454
Total revenues	5,254,700	5,739,979	485,279
Expenditures			
Debt service			
Principal retirement	3,315,000	3,410,000	(95,000)
Interest	1,286,500	1,184,754	101,746
Other	106,000	125,020	(19,020)
Total expenditures	4,707,500	4,719,774	(12,274)
Revenues over expenditures	547,200	1,020,205	473,005
Net changes in fund balance	547,200	1,020,205	473,005
Fund balances			
Budget basis:			
Unreserved:			
Beginning of year	4,485,071	4,485,071	-
End of year	5,032,271	5,505,276	473,005
Budget basis, end of year	$ 5,032,271	5,505,276	$ 473,005
Property tax - deferred revenue, end of year		(64,555)	
GAAP basis, end of year		$ 5,440,721	

See accompanying independent auditors' report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL - BUDGET BASIS - ENTERPRISE FUND - WATERWORKS/SANITARY SEWER FUND - (UTILITY OPERATING FUND)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Water and sewer	$ 18,390,157	$ 17,381,279	$ (1,008,878)
Interest	15,000	411,592	396,592
Intergovernmental	569,104	591,982	22,878
Miscellaneous	1,254,527	2,026,409	771,882
Total revenues	20,228,788	20,411,262	182,474
Expenses			
Personnel cost	6,542,399	5,660,955	881,444
Utilities	856,915	824,155	32,760
Purchased water	1,916,500	1,257,562	658,938
Wastewater treatment costs	175,000	229,855	(54,855)
Repairs and maintenance	2,178,762	1,266,714	912,048
Professional services	1,164,552	783,993	380,559
Supplies and other	1,491,099	1,021,215	469,884
Miscellaneous	872,000	1,103,337	(231,337)
Total expenses	15,197,227	12,147,786	3,049,441
Net revenues before capital expenditures and debt service and fees	5,031,561	8,263,476	3,231,915
Capital expenditures	6,909,080	1,009,415	(5,899,665)
Debt service and fees	2,459,300	2,457,850	(1,450)
Revenues (under) over expenditures	(4,336,819)	4,796,211	9,133,030
Other financing sources			
Transfers out	2,788,551	2,788,551	-
Net changes in net position	(1,548,268)	7,584,762	9,133,030
Net position			
Budget basis:			
Unreserved:			
Beginning of year	7,343,354	7,343,354	-
Transfers from (to) reserved	-	(2,791,795)	2,791,795
End of year	5,795,086	12,136,321	6,341,235
Reserved:			
Beginning of year	5,937,087	5,937,087	-
Transfers from (to) reserved	-	2,791,795	2,791,795
End of year	5,937,087	8,728,882	2,791,795
Budget basis, end of year	$ 11,732,173	$ 20,865,203	$ 9,133,030

See accompanying independent auditors' report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL - BUDGET BASIS - ENTERPRISE FUND - ENVIRONMENTAL SERVICES FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Trash collection	$ 7,731,800	$ 7,858,446	$ 126,646
Tipping fees	6,358,000	8,649,624	2,291,624
Recycling revenues	1,554,600	1,269,281	(285,319)
Earth Centre	270,000	165,970	(104,030)
Intergovernmental	-	288,050	288,050
Interest	15,000	325,032	310,032
Miscellaneous	205,499	595,491	389,992
Total revenues	16,134,899	19,151,894	3,016,995
Expenses			
Personnel cost	5,882,280	4,969,435	912,845
Utilities	130,500	124,811	5,689
Disposal fees	5,197,000	4,537,989	659,011
Repairs and maintenance	661,870	539,399	122,471
Capital expenditures	11,015,191	10,656,048	359,143
Professional services	69,780	74,647	(4,867)
Supplies and other	734,926	671,452	63,474
Miscellaneous	1,149,000	1,229,590	(80,590)
Total expenses	24,840,547	22,803,371	2,037,176
Net changes in net position	(8,705,648)	(3,651,477)	5,054,171
Net position			
Budget basis:			
Unreserved:			
Beginning of year	2,179,086	2,179,086	-
Transfers from (to) reserved	-	8,599,424	8,599,424
End of year	(6,526,562)	7,127,033	13,653,595
Reserved:			
Beginning of year	11,318,464	11,318,464	-
Transfers from (to) reserved	-	(8,599,424)	(8,599,424)
End of year	11,318,464	2,719,040	(8,599,424)
Budget basis, end of year	$ 4,791,902	$ 9,846,073	$ 5,054,171

See accompanying independent auditors' report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL - BUDGET BASIS - ENTERPRISE FUND - RECREATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Recreation	$ 6,507,100	$ 7,594,414	$ 1,087,314
Interest	4,000	562,142	558,142
Miscellaneous	-	7,555	7,555
Total revenues	6,511,100	8,164,111	1,653,011
Expenses			
Personnel cost	6,446,115	5,416,181	1,029,934
Utilities	924,430	926,318	(1,888)
Repairs and maintenance	463,108	641,350	(178,242)
Capital expenditures	2,246,651	1,330,412	916,239
Professional services	205,370	165,761	39,609
Supplies and other	1,090,315	1,577,402	(487,087)
Miscellaneous	142,900	175,942	(33,042)
Total expenses	11,518,889	10,233,366	1,285,523
Net revenues before debt service and fees	(5,007,789)	(2,069,255)	2,938,534
Debt service and fees	1,185,100	1,182,600	(2,500)
Revenues under expenses	(6,192,889)	(3,251,855)	2,941,034
Other financing sources			
Transfers in	-	6,182,618	6,182,618
Net changes in net position	(6,192,889)	2,930,763	9,123,652
Net position			
Budget basis:			
Unreserved:			
Beginning of year	4,072,789	4,072,789	-
Transfers from (to) reserved	-	836,580	836,580
End of year	(2,120,100)	7,840,132	9,960,232
Reserved:			
Beginning of year	1,143,801	1,143,801	-
Transfers from (to) reserved	-	(836,580)	(836,580)
End of year	1,143,801	307,221	(836,580)
Budget basis, end of year	$ (976,299)	$ 8,147,353	$ 9,123,652

See accompanying independent auditors' report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL - BUDGET BASIS - ENTERPRISE FUND - GOLF AND BANQUET CENTER FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Recreation	$ 2,626,000	$ 2,302,233	$ (323,767)
Intergovernmental revenue	-	6,775	6,775
Miscellaneous	10,000	2,804	(7,196)
Total revenues	2,636,000	2,311,812	(324,188)
Expenses			
Personnel cost	1,891,475	1,591,189	300,286
Utilities	96,700	109,526	(12,826)
Repairs and maintenance	152,300	148,242	4,058
Capital expenditures	126,074	76,828	49,246
Professional services	3,308	13,404	(10,096)
Supplies and other	568,235	750,740	(182,505)
Miscellaneous	55,000	50,690	4,310
Total expenses	2,893,092	2,740,619	152,473
Net changes in net position	(257,092)	(428,807)	(171,715)
Net position			
Budget basis:			
Unreserved:			
Beginning of year	586,190	586,190	-
Transfers from (to) reserved	161,816	39,852	(121,964)
End of year	490,914	197,235	(293,679)
Reserved:			
Beginning of year	269,948	269,948	-
Transfers from (to) reserved	(161,816)	(39,852)	121,964
End of year	108,132	230,096	121,964
Budget basis, end of year	$ 599,046	$ 427,331	$ (171,715)

See accompanying independent auditors’ report.

City of St. Peters, Missouri
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL - BUDGET BASIS - ENTERPRISE FUND - 370 LAKESIDE PARK FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Revised Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Recreation	$ 1,294,800	$ 1,256,447	$ (38,353)
Intergovernmental	-	746	746
Total revenues	1,294,800	1,257,193	(37,607)
Expenses			
Personnel cost	1,200,254	970,404	229,850
Utilities	91,100	81,264	9,836
Repairs and maintenance	101,140	89,141	11,999
Capital expenditures	163,350	172,736	(9,386)
Professional services	7,000	6,054	946
Supplies and other	105,800	193,936	(88,136)
Miscellaneous	22,000	26,035	(4,035)
Total expenses	1,690,644	1,539,570	151,074
Revenues under expenditures	(395,844)	(282,377)	113,467
Other financing sources			
Transfer in	-	348,800	(348,800)
Net changes in net position	(395,844)	66,423	462,267
Net position			
Budget basis:			
Unreserved:			
Beginning of year	430,793	430,793	-
Transfers from (to) reserved	-	(247,143)	(247,143)
End of year	34,949	250,073	215,124
Reserved:			
Beginning of year	-	-	-
Transfers from (to) reserved	-	247,143	247,143
End of year	-	247,143	247,143
Budget basis, end of year	$ 34,949	$ 497,216	$ 462,267

See accompanying independent auditors' report.

CITY OF ST. PETERS, MISSOURI

Statistical Section

This part of the City of St. Peter's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information and other supplementary information says about the City's overall financial health.

Contents	**Page**
Financial Trends These pages contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	97-102
Revenue Capacity These pages contain information to help the reader assess the City's most significant local revenue sources.	103-108
Debt Capacity These pages present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	109-113
Demographic and Economic Information These pages offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take	114-115
Operating Information These pages contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	116-118

Sources: Unless otherwise noted, the information in this section is derived from the annual comprehensive financial reports for the relevant year.

City of St. Peters, Missouri
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	$ 264,195,696	$ 270,597,528	$ 270,653,071	$ 265,383,137	$ 263,265,002	$ 260,117,116	$ 258,597,577	$ 270,513,476	$ 272,558,580	$ 281,885,466
Restricted for debt service	1,878,130	2,440,733	2,582,003	3,029,516	3,207,627	3,729,053	5,579,326	4,127,587	5,016,971	6,064,203
Restricted for other purposes	16,306,001	14,085,867	14,404,878	8,538,574	12,056,440	20,677,694	41,026,923	36,755,817	36,466,195	39,945,684
Unrestricted	8,846,667	494,494	(3,980,863)	(6,269,270)	(8,437,826)	(7,171,888)	(18,690,731)	(12,469,853)	(8,445,921)	(4,908,084)
Total governmental activities net position	$ 291,226,494	$ 287,618,622	$ 283,659,089	$ 270,681,957	$ 270,091,243	$ 277,351,975	$ 286,513,095	$ 298,927,027	$ 305,595,825	$ 322,987,269
Business-type activities										
Net investment in capital assets	$ 46,625,435	$ 46,015,751	$ 49,652,931	$ 60,337,380	$ 59,301,430	$ 60,163,392	$ 60,977,448	$ 64,526,198	$ 65,180,473	$ 72,632,393
Restricted for debt service	2,053,499	2,062,809	2,190,049	2,100,462	2,208,147	2,348,680	2,253,332	4,745,581	2,310,954	2,232,558
Restricted for other purposes	-	-	-	-	-	-	7,610,474	5,487,305	2,948,705	552,252
Unrestricted	8,304,694	7,265,440	6,952,851	5,442,620	4,552,589	5,666,721	3,755,534	1,590,079	11,915,972	17,546,685
Total business-type activities net position	$ 56,983,628	$ 55,344,000	$ 58,795,831	$ 67,880,462	$ 66,062,166	$ 68,178,793	$ 74,596,788	$ 76,349,163	$ 82,356,104	$ 92,963,888
Primary government										
Net investment in capital assets	$ 310,821,131	$ 316,613,279	$ 320,306,002	$ 325,720,517	$ 322,566,432	$ 320,280,508	$ 319,575,025	$ 335,039,674	$ 337,739,053	$ 354,517,859
Restricted for debt service	3,931,629	4,503,542	4,772,052	5,129,978	5,415,774	6,077,733	7,832,658	8,873,168	7,327,925	8,296,761
Restricted for other purposes	16,306,001	14,085,867	14,404,878	8,538,574	12,056,440	20,677,694	48,637,397	42,243,122	39,414,900	40,497,936
Unrestricted	17,151,361	7,759,934	2,971,988	(826,650)	(3,885,237)	(1,505,167)	(14,935,197)	(10,879,774)	3,470,051	12,638,601
Total primary government net position	$ 348,210,122	$ 342,962,622	$ 342,454,920	$ 338,562,419	$ 336,153,409	$ 345,530,768	$ 361,109,883	$ 375,276,190	$ 387,951,929	$ 415,951,157

City of St. Peters, Missouri
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General Government	$ 4,523,861	$ 2,879,310	$ 3,292,001	$ 6,619,870	$ 2,096,133	$ 1,222,430	$ 1,361,777	$ 1,486,326	$ 2,338,846	$ 1,557,318
Administration	4,770,710	5,376,043	5,080,403	5,259,901	5,588,816	6,905,473	7,913,940	8,108,281	4,078,835	5,299,717
Economic Development	-	-	-	-	-	-	-	-	605,017	640,627
Police	14,710,038	15,851,135	15,865,086	16,844,995	17,146,674	15,057,812	14,990,417	18,277,982	18,822,276	20,533,875
Ranger Division	-	-	-	-	-	591,198	574,501	731,981	636,522	588,639
Municipal Court	457,861	584,940	575,820	549,268	600,594	515,425	490,296	580,297	631,614	726,564
Public Works	16,658,928	17,983,390	21,117,457	18,981,994	19,683,487	18,853,171	18,872,931	18,167,310	21,701,134	18,762,061
Engineering	2,399,379	2,319,287	2,136,068	2,153,025	2,298,099	2,192,157	2,292,366	2,482,606	2,568,516	3,286,398
Fleet Maintenance	490,325	756,625	538,086	696,667	820,895	828,371	560,125	596,097	671,789	975,078
Health	881,765	1,818,390	1,892,787	1,825,520	1,992,386	835,950	855,205	1,089,906	1,167,380	1,259,933
Facilities Management	-	-	-	-	-	930,443	882,269	1,328,246	1,512,790	1,794,329
Parks and Recreation	6,499,501	6,273,040	5,989,159	5,913,170	5,747,021	5,653,566	5,089,978	4,922,750	6,294,118	6,640,855
Communications	1,068,164	1,182,243	1,249,081	1,315,665	1,376,135	1,225,504	1,197,868	1,473,507	1,527,726	1,708,580
Community & Arts	240,416	265,313	259,609	262,853	190,051	196,114	235,626	307,398	394,393	431,655
Senior Center	-	-	-	-	-	29,385	26,733	21,352	114,934	25,698
Information Technology	-	-	-	-	-	-	-	-	2,530,065	1,289,108
Interest on Long Term Debt and Other	3,153,241	3,207,959	2,753,937	2,304,881	2,953,026	2,872,896	1,680,416	3,068,806	3,001,201	2,495,872
Total governmental activities expenses	55,854,189	58,497,675	60,749,494	62,727,809	60,493,317	57,909,895	57,024,448	62,642,845	68,597,156	68,016,307
Business-type activities:										
Waterworks/Sanitary Sewer	12,776,435	13,035,260	15,060,702	14,205,870	15,686,745	15,598,272	15,970,061	16,979,482	17,595,224	17,884,050
Solid Waste	5,745,911	6,404,546	6,298,808	6,941,460	13,360,351	13,304,569	12,924,110	13,686,070	14,813,512	15,632,468
Central Materials Processing Facility	4,257,057	4,585,327	4,601,869	5,347,983	-	-	-	-	-	-
Recreation	8,925,693	10,070,155	10,807,235	12,168,695	11,159,755	12,747,240	13,732,451	15,286,782	16,161,535	16,564,337
Total business-type activities expenses	31,705,096	34,095,288	36,768,614	38,664,008	40,206,851	41,650,081	42,626,622	45,952,334	48,570,271	50,080,855
Total primary government expenses	$ 87,559,285	$ 92,592,963	$ 97,518,108	$ 101,391,817	$ 100,700,168	$ 99,559,976	$ 99,651,070	$ 108,595,179	$ 117,167,427	$ 118,097,162
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 1,643,744	$ 2,028,315	$ 3,459,040	$ 1,872,559	$ 2,451,678	$ 1,950,006	$ 3,502,563	$ 3,187,641	$ 2,119,278	$ 2,339,952
Police	1,815,473	1,462,882	1,300,015	1,250,232	833,460	1,009,210	1,014,314	1,042,014	1,147,649	1,294,604
Public works	791,291	818,198	816,440	827,001	827,139	818,127	814,272	835,342	833,168	761,674
Health	13,999	16,070	12,773	11,190	11,195	16,295	16,625	55,708	52,350	54,196
Parks and recreation	21,892	17,691	191,799	169,924	150,357	229,662	184,676	215,778	202,581	220,992
Community & Arts	254,343	255,037	265,478	258,907	96,773	124,188	201,904	221,948	241,904	244,570
Operating grants and contributions	3,821,642	3,899,458	4,021,749	3,978,081	5,293,363	4,538,264	4,814,266	5,992,750	5,698,936	10,945,456
Capital grants and contributions	4,924,161	4,488,078	4,746,710	6,434,724	2,339,973	1,786,956	1,195,728	4,960,416	3,467,407	6,159,471
Total governmental activities program revenues	13,286,545	12,985,729	14,814,004	14,802,618	12,003,938	10,472,708	11,744,348	16,511,597	13,763,273	22,020,915
Business-type activities:										
Charges for services:										
Waterworks/Sanitary sewer	11,408,181	12,564,177	13,812,084	13,385,956	13,784,870	14,910,778	15,763,337	16,841,552	17,510,615	19,600,287
Solid waste	5,958,007	6,112,749	6,344,053	6,468,725	13,048,676	14,744,722	14,765,363	14,691,232	16,658,236	18,097,237
Central materials processing facility	4,297,226	4,877,861	4,632,720	5,689,836	-	-	-	-	-	-
Recreation	6,677,948	7,138,434	7,110,396	6,739,658	5,782,827	7,482,518	8,312,048	9,484,268	10,950,675	11,155,859
Operating grants and contributions	-	-	-	-	-	331,481	60,532	(15,329)	4,800	895,108
Capital grants and contributions	111,679	74,590	788,401	97,124	1,238,783	2,150,201	106,137	1,398,887	530,429	362,302
Total business-type activities program revenues	28,453,041	30,767,811	32,687,654	32,381,299	33,855,156	39,619,700	39,007,417	42,400,610	45,654,755	50,110,793
Total primary government program revenues	$ 41,739,586	$ 43,753,540	$ 47,501,658	$ 47,183,917	$ 45,859,094	$ 50,092,408	$ 50,751,765	$ 58,912,207	$ 59,418,028	$ 72,131,708

Source: Basic financial statements.

City of St. Peters, Missouri
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (Expense)/Revenue										
Governmental activities	$ (42,567,644)	$ (45,511,946)	$ (45,935,490)	$ (47,925,191)	$ (48,489,379)	$ (47,437,187)	$ (45,280,100)	$ (46,131,248)	$ (54,833,883)	$ (45,995,392)
Business-type activities	(3,252,055)	(3,327,477)	(4,080,960)	(6,282,709)	(6,351,695)	(2,030,381)	(3,619,205)	(3,551,724)	(2,915,516)	29,938
Total primary government net expense	$ (45,819,699)	$ (48,839,423)	$ (50,016,450)	$ (54,207,900)	$ (54,841,074)	$ (49,467,568)	$ (48,899,305)	$ (49,682,972)	$ (57,749,399)	$ (45,965,454)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes levied for general purposes	$ 7,388,343	$ 7,545,403	$ 7,797,006	$ 8,113,039	$ 8,454,793	$ 8,507,536	$ 8,761,605	$ 9,069,602	$ 9,897,026	$ 10,025,693
Property taxes levied for debt service	1,837,236	1,883,263	2,268,359	2,339,999	2,978,178	2,970,991	3,533,479	3,669,308	5,318,536	5,374,621
Property taxes levied for tax increment financing districts	864,869	1,071,657	1,561,952	1,561,727	-	-	-	-	-	-
Sales taxes levied for general purposes	14,539,609	14,279,883	14,901,179	15,438,307	17,618,573	19,530,397	21,596,058	21,843,345	23,475,689	25,028,932
Sales taxes levied for transportation purposes	7,269,803	7,139,943	7,450,675	7,719,082	8,809,287	9,765,200	10,798,029	10,856,287	11,325,209	12,025,328
Sales taxes levied for park and storm water purposes	7,203,975	7,078,266	7,390,345	7,699,445	8,808,622	9,761,286	10,797,222	10,856,651	11,324,373	12,024,100
Sales taxes levied for tax increment financing districts	1,671,728	960,354	1,369,143	1,260,774	-	-	-	-	-	-
Tourism	154,073	183,112	182,509	200,980	132,591	183,719	243,353	277,620	289,113	258,518
Franchise and public service taxes	4,561,196	4,583,542	4,849,146	4,422,145	4,242,545	4,189,583	4,691,948	4,990,151	4,987,842	5,061,523
Earnings on investments	61,316	69,422	136,792	194,352	137,177	127,250	159,633	388,722	1,119,319	1,753,327
Other revenue	948,759	1,502,266	1,137,552	841,030	717,190	800,377	742,487	971,114	1,066,116	1,080,769
Gain on sale of capital assets	12,331	124,933	286,768	-	-	268,716	1,686,690	-	134,940	73,994
Transfers	(1,689,438)	(2,494,607)	(7,355,469)	(14,842,821)	(4,000,291)	(3,623,421)	(8,569,284)	(4,377,620)	(7,435,482)	(9,319,969)
Total governmental activities	44,823,800	43,927,437	41,975,957	34,948,059	47,898,665	52,481,634	54,441,220	58,545,180	61,502,681	63,386,836
Business-type activities:										
Earnings on investments	6,452	14,739	33,781	40,157	74,016	47,492	54,137	174,679	741,171	1,349,436
Other revenue	-	-	82,541	976,404	146	-	-	-	-	-
Gain (loss) on sale of capital assets	-	-	-	43,109	(15,205)	476,095	1,413,779	16,377	745,804	(91,559)
Transfers	1,689,438	2,494,607	7,355,469	14,842,821	4,000,291	3,623,421	8,569,284	4,377,620	7,435,482	9,319,969
Total business-type activities	1,695,890	2,509,346	7,471,791	15,902,491	4,059,248	4,147,008	10,037,200	4,568,676	8,922,457	10,577,846
Total primary government	$ 699,991	$ (2,402,640)	$ (568,702)	$ (3,357,350)	$ (2,883,161)	$ 7,161,074	$ 15,579,115	$ 13,430,884	$ 12,675,739	$ 27,999,228
Change in Net Position										
Governmental activities	$ 2,256,156	$ (1,584,509)	$ (3,959,533)	$ (12,977,132)	$ (590,714)	$ 5,044,447	$ 9,161,120	$ 12,413,932	$ 6,668,798	$ 17,391,444
Business-type activities	(1,556,165)	(818,131)	3,390,831	9,619,782	(2,292,447)	2,116,627	6,417,995	1,016,952	6,006,941	10,607,784
Total primary government	$ 699,991	$ (2,402,640)	$ (568,702)	$ (3,357,350)	$ (2,883,161)	$ 7,161,074	$ 15,579,115	$ 13,430,884	$ 12,675,739	$ 27,999,228

Source: Basic financial statements.

City of St. Peters, Missouri
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 935,313	$ 916,840	$ 824,205	$ 803,189	$ 1,020,161	$ 1,118,159	$ 1,241,160	$ 1,386,468	$ 387,955	$ 373,918
Restricted for:										
Grants	-	-	-	-	-	2,285,699	-	-	-	-
Debt service	87,005	87,108	90,259	261,265	512,253	386,597	1,116,415	631,223	663,051	690,082
Local parks and stormwater	-	-	-	-	-	-	-	-	-	-
Police services	315,869	282,576	314,763	313,801	360,234	350,405	467,632	306,480	219,967	379,126
Committed:							-	-	-	-
Contingency Reserve	3,500,000	4,000,000	4,500,000	5,000,000	-	-	-	-	-	-
Assigned for:							-	-	-	-
Administration	303,307	190,334	130,423	164,671	384,880	-	-	-	-	-
Debt service	-	-	600,000	1,200,000	1,800,000	2,400,000	2,540,000	2,540,000	2,285,000	2,415,000
Maintenance	76,859	-	-	-	-	-	-	-	-	-
Police	-	195,071	-	-	-	-	-	-	-	-
Other	145,270	240,840	170,404	431,053	344,547	1,115,748	6,536,379	6,621,091	3,114,652	2,868,606
Subsequent year budget	1,381,215	1,414,110	1,189,645	1,586,130	1,173,525	2,558,055	2,696,420	3,161,700	2,135,749	2,016,669
Capital projects	2,078,150	1,983,530	1,983,530	1,875,851	397,243	3,662,132	121,397	547,597	547,597	547,597
Unassigned	4,745,852	6,371,794	9,954,541	9,931,810	19,790,201	16,038,145	16,951,315	21,424,996	29,284,403	34,484,474
Total General Fund	$ 13,568,840	$ 15,682,203	$ 19,757,770	$ 21,567,770	$ 25,783,044	$ 29,914,940	$ 31,670,718	$ 36,619,555	$ 38,638,374	$ 43,775,472

Source: Basic financial statements.

City of St. Peters, Missouri
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
All Other Governmental Funds										
Nonspendable	$ 50,214	$ 24,455	$ -	$ 180	$ -	$ 2,072	$ 27,546	$ -	$ -	$ -
Restricted for:										
Transportation	6,705,990	6,379,032	5,901,414	4,274,593	5,655,884	8,453,592	12,418,332	9,375,743	9,855,459	14,236,140
Capital projects	-	-	-	-	-	-	-	-	-	-
Sewer lateral projects	772,501	970,234	1,207,930	-	1,023,602	1,239,562	1,435,548	1,672,544	1,983,199	2,109,802
Water line repair projects	192,280	185,086	144,180	975,626	246,304	255,082	273,378	286,333	336,048	286,746
Special allocation projects	6,489,385	6,262,078	3,365,039	194,027	-	-	-	-	-	-
Grants	764,961	746,158	695,398	678,959	651,835	570,792	576,367	635,651	809,426	861,005
Debt service	1,857,416	2,497,777	2,651,364	2,917,313	2,798,289	3,446,075	4,567,189	3,605,790	4,336,312	5,440,784
Local parks and stormwater	4,919,396	4,080,144	2,929,701	2,245,271	4,133,336	8,420,349	10,418,649	13,102,193	17,324,038	20,988,518
Stormwater projects	7,818,515	4,839,221	4,797,617	2,929,486	-	-	-	-	-	-
Park and recreation facility improvements	-	11,100,134	7,960,638	993,692	-	-	-	-	-	-
Assigned for capital projects	2,768,096	-	-	-	1,207,177	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	(27,217)
Total all other governmental funds	$ 32,338,754	$ 37,084,319	$ 29,653,281	$ 15,209,147	$ 15,716,427	$ 22,387,524	$ 29,717,009	$ 28,678,254	$ 34,644,482	$ 43,895,778

Source: Basic financial statements.

City of St. Peters, Missouri
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)

	Fiscal Years									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Sales tax (1)	$ 30,685,115	$ 29,458,446	$ 31,111,342	$ 32,117,607	$ 35,236,482	$ 39,056,883	$ 43,191,309	$ 43,556,283	$ 46,125,271	$ 49,078,360
Property tax (2)	10,015,474	10,720,099	11,638,362	12,011,508	11,306,940	11,515,315	12,329,723	12,787,921	14,872,598	15,678,002
Utility franchise tax	4,377,977	4,411,511	4,686,245	4,422,145	4,242,545	4,189,583	4,691,949	4,990,151	4,987,842	5,061,523
Cigarette tax	183,218	172,031	162,900	150,320	164,531	171,434	167,625	146,430	130,972	123,706
Licenses and permits	1,396,294	1,771,852	3,200,304	1,637,601	2,278,042	1,766,516	3,293,328	2,838,700	1,900,190	2,064,804
Interest	61,316	69,420	136,792	195,104	137,177	127,250	159,632	388,722	1,119,322	1,753,327
Intergovernmental	8,300,333	6,918,033	6,122,867	10,101,923	7,610,729	6,239,601	5,976,707	10,699,097	9,064,121	14,295,363
Fines and forfeitures	1,569,621	1,228,711	1,020,638	965,451	618,026	696,257	737,445	724,582	749,168	919,084
Charges for services	1,490,223	1,510,874	1,737,251	1,724,408	1,469,376	1,674,570	1,708,077	2,000,991	1,953,438	1,942,854
Miscellaneous	1,236,775	1,793,615	2,460,684	1,010,176	760,232	1,046,388	847,009	1,284,218	1,320,605	1,263,406
Total revenues	59,316,346	58,054,592	62,277,385	64,336,243	63,824,080	66,483,797	73,102,804	79,417,095	82,223,527	92,180,429
Expenditures										
General government	4,229,713	2,596,145	3,032,894	6,178,977	1,923,819	1,149,391	1,297,587	1,419,416	2,241,269	1,398,022
Administration	4,296,847	4,147,760	4,363,729	4,489,878	4,441,794	6,334,694	7,828,179	7,575,463	3,323,128	4,625,442
Economic development	4,296,847	4,147,760	-	-	-	-	-	-	595,649	645,630
Police	12,527,568	12,933,986	13,412,656	14,274,953	13,661,953	14,151,444	13,775,962	15,618,689	15,903,131	17,128,609
Ranger Division	-	-	-	-	-	591,198	577,112	651,093	531,093	520,162
Municipal court	430,355	483,962	507,552	473,241	476,049	462,107	478,848	502,352	556,159	622,917
Public works	8,832,730	9,859,595	9,744,372	10,746,191	9,651,138	9,322,607	10,258,969	12,660,008	12,149,062	12,484,350
Engineering	2,172,923	1,903,059	1,861,296	1,823,881	1,829,975	1,941,853	2,183,496	2,109,652	2,248,029	2,884,172
Fleet maintenance	400,847	463,594	419,037	558,736	600,749	642,725	510,073	421,464	524,490	860,269
Health	678,597	1,497,010	1,541,122	1,445,102	600,593	579,082	641,395	819,976	830,801	878,581
Facilities maintenance	-	-	-	-	906,444	930,443	854,888	1,129,211	1,301,826	1,580,311
Parks and recreation	5,494,111	4,571,489	4,458,842	4,299,059	3,907,391	4,151,632	4,265,691	4,197,857	4,367,186	4,881,788
Communications	957,504	988,676	1,055,938	1,102,858	1,094,543	1,033,417	1,104,483	1,247,832	1,292,828	1,474,343
Community and arts	187,796	199,438	208,150	215,879	147,235	178,107	222,777	236,157	314,671	353,884
Senior center	-	-	-	-	-	29,385	26,733	21,352	111,715	25,698
Information technology	-	-	-	-	-	-	-	-	2,415,745	1,136,108
Capital outlay	13,392,712	18,122,507	24,739,636	22,656,789	9,928,296	5,600,850	6,799,317	13,399,597	10,147,848	9,148,232
Debt service										
Principal retirement	4,103,700	2,710,000	3,255,000	3,250,000	8,410,000	3,660,000	3,805,000	4,880,308	4,269,692	5,375,000
Interest and arbitrage rebate	1,519,616	2,005,333	2,184,352	2,195,322	3,010,524	3,709,081	3,616,242	4,219,079	3,692,736	2,434,320
Payment to escrow agent	844,113	-	-	-	-	-	-	-	-	-
Other	426,813	210,856	239,533	132,936	133,592	74,368	86,016	86,202	117,880	129,379
Defeasance	-	-	-	-	-	-	-	-	-	-
Total expenditures	64,792,792	66,841,170	71,024,109	73,843,802	60,724,095	54,542,384	58,332,768	71,195,708	66,934,938	68,587,217
	-	-	-	-	-	-	-	-	-	-
Excess of revenues over (under) expenditures	(5,476,446)	(8,786,578)	(8,746,724)	(9,507,559)	3,099,985	11,941,413	14,770,036	8,221,387	15,288,589	23,593,212
Other Financing Sources (Uses)										
Transfers in	2,397,460	2,151,371	2,902,533	2,229,067	1,815,128	2,189,778	2,094,828	-	-	-
Transfers out	(2,951,533)	(3,084,483)	(4,841,042)	(5,492,668)	(5,815,419)	(5,813,199)	(10,664,112)	(4,377,620)	(7,435,482)	(9,319,969)
Proceeds from sale of capital assets	127,700	153,365	246,371	45,905	967,799	268,716	1,689,511	66,315	134,940	115,151
Issuance of debt	8,000,000	12,000,000	7,000,000	-	-	-	1,195,000	-	-	-
Payments to escrow agent	(16,517,710)	-	-	(3,797,921)	-	-	-	-	-	-
Refunding bonds	16,170,000	-	-	3,610,000	4,080,000	-	-	-	-	-
Bond premium	744,461	277,493	103,687	279,042	575,000	-	-	-	-	-
Bond discount	-	-	(20,296)	-	-	-	-	-	-	-
Total other financing sources (uses)	7,970,378	11,497,746	5,391,253	(3,126,575)	1,622,508	(3,354,705)	(5,684,773)	(4,311,305)	(7,300,542)	(9,204,818)
Net change in fund balances	$ 2,493,932	$ 2,711,168	$ (3,355,471)	$ (12,634,134)	$ 4,722,493	$ 8,586,708	$ 9,085,263	$ 3,910,082	$ 7,988,047	$ 14,388,394
Total expenditures	64,792,792	66,841,170	71,024,109	73,843,802	60,724,095	54,542,384	58,332,768	71,195,708	66,934,938	68,587,217
Debt service	6,467,429	4,715,333	5,439,352	5,445,322	11,420,524	7,369,081	7,421,242	9,099,387	7,962,428	7,809,320
Capital outlay	(13,392,712)	(18,122,507)	(22,607,872)	(23,891,824)	(9,928,296)	(5,600,850)	(6,799,317)	(13,399,597)	(10,147,848)	(9,148,232)
Capital expenditures from functional categories	(992,539)	(1,364,364)	-	-	-	-	-	-	-	-
Debt service as a percentage of noncapital expenditures	12.8%	10.0%	11.2%	10.9%	22.5%	15.1%	14.4%	15.7%	14.0%	13.1%

(1) Includes general and special revenue sales tax
(2) Includes general and special revenue property tax

Source: Basic financial statements.

City of St. Peters, Missouri
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Residential Property	Commercial Property	Agriculture Property	Personal Property	Total Taxable Assessed Value	Estimated Actual Value	Direct Tax Rate	Ratio of Total Assessed Value To Total Estimated Actual Value
2016	631,588,834	276,863,553	480,269	171,476,471	1,080,409,127	4,707,782,016	0.7700	22.95%
2017	647,158,474	321,283,843	471,021	181,051,430	1,149,964,768	4,957,188,706	0.7700	23.20%
2018	710,514,718	332,448,401	433,764	189,028,500	1,232,425,383	5,349,152,600	0.7700	23.04%
2019	713,910,411	332,863,381	430,373	197,375,404	1,244,579,569	5,393,333,935	0.7700	23.08%
2020	801,036,076	389,274,363	196,342	211,615,200	1,402,121,981	6,068,943,514	0.7700	23.10%
2021	811,929,630	380,363,269	190,218	213,875,924	1,406,359,041	6,105,161,980	0.7700	23.04%
2022	901,360,003	382,541,193	177,661	228,510,905	1,512,589,762	6,626,454,467	0.7700	22.83%
2023	904,398,871	381,726,016	142,820	284,157,973	1,570,425,680	6,806,551,944	0.7700	23.07%
2024	1,126,775,733	429,072,208	155,865	302,730,991	1,858,734,797	8,180,741,093	0.7700	22.72%
2025	1,146,944,506	444,923,188	154,603	291,849,617	1,883,871,914	8,303,772,204	0.7700	22.69%

Notes: Property is reassessed once every two years. Property is subclassified for purposes of assessment as follows:

Residential Real Property - 19% of true value
Commercial Real Property - 32% of true value
Agriculture Real Property - 12% of productivity value
Personal Property - 33 1/3% of book value

Estimated actual taxable value is calculated by dividing taxable assessed value by these percentages. Tax rates are per $100 of assessed value.

Source: Assessed valuations are from the Office of the St. Charles County Clerk.

City of St. Peters, Missouri
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS

	City of St. Peters Direct Tax Rates			Overlapping Tax Rates					
				School Districts(1)					
Fiscal Year	Operating	Debt Service	Total Direct	Fort Zumwalt	St. Charles	Francis Howell	St. Charles County (2)	St. Charles Community College	Others(3)
2016	0.6095	0.1605	0.7700	4.7446	5.5227	5.0203	0.1962	0.2140	1.5659
2017	0.6095	0.1605	0.7700	5.2465	5.5201	5.0185	0.1962	0.2240	1.5722
2018	0.5892	0.1808	0.7700	5.0467	5.3360	4.8527	0.1879	0.2116	1.7807
2019	0.5903	0.1797	0.7700	5.0517	5.3412	4.8575	0.1879	0.2116	1.8129
2020	0.5584	0.2116	0.7700	4.8506	5.1289	4.6480	0.1781	0.2019	1.7228
2021	0.5626	0.2074	0.7700	4.8437	5.1616	4.6481	0.2080	0.2019	1.7186
2022	0.5402	0.2298	0.7700	4.5894	4.9492	4.4581	0.1988	0.1908	1.7580
2023	0.5426	0.2274	0.7700	4.5894	4.9495	4.4605	0.1924	0.1902	1.7765
2024	0.4913	0.2787	0.7700	4.2346	4.5578	4.0878	0.1743	0.1676	1.7036
2025	0.4916	0.2784	0.7700	4.2346	4.5679	4.0904	0.1743	0.1676	1.7094

Notes:
(1) The City is served by three school districts. While all three school districts overlap the City, none of the school districts overlap another school district.
(2) In addition to the tax rate shown, there is a $.53 tax rate (surcharge) imposed on all Real Estate Sub-Class 3, Commercial properties located in St. Charles County.
(3) Includes the tax rate for Central Co. Fire & Rescue #20, the St. Charles County Ambulance District, Handicapped Facilities Board (Senate Bill 40 Board), St. Charles County Dispatch & Alarm Agency, St. Charles County Library District and State of Missouri.

Source: Tax rates provided by respective taxing districts, office of the St. Charles County Clerk, and the Office of Missouri State Auditor

City of St. Peters, Missouri
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

	2025			2016		
Taxpayer	Assessed Value	Rank	Percentage of Total Assessed Valuation(1)	Assessed Value	Rank	Percentage of Total Assessed Valuation(2)
Airwick Industries Inc.	$ 24,726,427	1	1.31%	$ 14,422,006	2	1.33%
Mid Rivers Mall LLC	11,152,330	2	0.59%	18,017,494	1	1.67%
Reserve at Mid Rivers LLC	10,189,522	3	0.54%	-	-	0.00%
Mid Riveres Partners LLC Investment Partners LL(	10,017,945	4	0.53%	-	-	0.00%
Caplaco Thirty Inc * Caplaco Twenty-Nine	9,486,977	5	0.50%	-	-	0.00%
Bold on the Boulevard LLC	8,449,587	6	0.45%	-	-	0.00%
Turnberry Apartments LLC	7,904,162	7	0.42%	5,801,920	3	0.54%
NP Lakeside 370 Building 5 LLC	7,238,545	8	0.38%	-	-	0.00%
ALPLA Inc	7,043,688	9	0.37%	-	-	0.00%
Macy Gray Holdings LLC	6,616,136	10	0.35%	-	-	0.00%
SSM Properties, Inc.	-	-	-	4,030,251	4	0.37%
Wal Mart Real Estate Business Trust	-	-	-	3,591,869	5	0.33%
Grewe Limited Partnership	-	-	-	3,564,395	6	0.33%
Jungs Station Association	-	-	-	3,512,176	7	0.33%
79 Crossing LLC	-	-	-	3,164,290	8	0.29%
HCP Senior Housing Properties Trust	-	-	-	2,997,393	9	0.28%
94 Crossing LLC	-	-	-	2,966,210	10	0.27%

Notes:
(1) Based on calendar year 2024 assessed valuation equal to $1,883,871,914
(2) Based on calendar year 2015 assessed valuation equal to $1,024,251,891

Source: Office of the St. Charles County Assessor

City of St. Peters, Missouri
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(Amount Expressed in Thousands)

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	**Collected within the Fiscal Year of the Levy**		Collections in Subsequent Years	**Total Collections to Date**	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 8,748	$ 8,534	97.55%	$ 207	$ 8,741	99.92%
2017	8,960	8,850	98.77%	103	8,953	99.92%
2018	9,589	9,476	98.82%	103	9,579	99.90%
2019	9,703	9,598	98.92%	94	9,692	99.89%
2020	10,912	10,441	95.68%	459	10,900	99.89%
2021	10,976	10,869	99.03%	92	10,961	99.86%
2022	11,792	11,536	97.83%	231	11,767	99.79%
2023	12,352	12,206	98.82%	105	12,311	99.67%
2024	14,068	13,857	98.50%	170	14,027	99.71%
2025	14,247	14,070	98.76%	-	14,070	98.76%

Note: Per State Statute, Uncollected Personal Property Tax is written-off after five years.

Source: St. Charles County Collector

City of St. Peters, Missouri
SALES TAX COLLECTED
LAST TEN FISCAL YEARS

	Fiscal Years									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Sales Tax Collected For General Purposes	$ 14,359,609	$ 14,279,883	$ 14,901,179	$ 15,438,307	$ 17,618,573	$ 19,530,397	$ 21,596,058	$ 21,843,345	$ 23,475,689	$ 25,028,932
Sales Tax Collected For Transportation Purposes	7,269,803	7,139,943	7,450,675	7,719,082	8,809,287	9,765,200	10,798,029	10,856,287	11,325,209	12,025,328
Sales Tax Collected For Park and Storm Water Purposes	7,203,975	7,078,266	7,390,345	7,699,445	8,808,622	9,761,286	10,797,222	10,856,651	11,324,373	12,024,100
Total Direct Sales Tax Collected	28,833,387	28,498,092	29,742,199	30,856,834	35,236,482	39,056,883	43,191,309	43,556,283	46,125,271	49,078,360
City direct sales tax rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Sales Tax Collected For Tax Increment Financing - City Centre	533,655	-	-	-	-	-	-	-	-	-
Sales Tax Collected For Tax Increment Financing - Old Town	1,137,935	960,227	1,366,684	1,260,773	-	-	-	-	-	-
Sales Tax Collected For Tax Increment Financing - Lakeside 370	138	127	2,459	-	-	-	-	-	-	-
Total Tax Collected for Tax Increment Financing	1,671,728	960,354	1,369,143	1,260,773	-	-	-	-	-	-
Total Sales Tax Collected	$ 30,505,115	$ 29,458,446	$ 31,111,342	$ 32,117,607	$ 35,236,482	$ 39,056,883	$ 43,191,309	$ 43,556,283	$ 46,125,271	$ 49,078,360

Note: As set out in Section 32.057 of the Missouri Revised Statutes it is a violation to make known in any manner the tax returns or departmental records derived from the Missouri Department of Revenue. Due to the confidentially of earnings information the above alternative information is provided to assist users in understanding this revenue source.

Source: City Finance Department

City of St. Peters, Missouri
DIRECT AND OVERLAPPING SALES TAX RATES
LAST TEN FISCAL YEARS

Fiscal Year	City Direct Rate	St. Charles County	Metropolitan Park Tax	Children and Family Services	State of Missouri	Special Tax	Total Sales Tax
2016	2.00%	1.50%	0.10%	0.13%	4.23%	0.00%	7.950%
2017	2.00%	1.50%	0.10%	0.13%	4.23%	0.00%	7.950%
2018	2.00%	1.50%	0.10%	0.13%	4.23%	0.00%	7.950%
2019	2.00%	1.50%	0.10%	0.13%	4.23%	0.00%	7.950%
2020	2.00%	1.50%	0.10%	0.13%	4.23%	0.00%	7.950%
2021	2.00%	1.50%	0.10%	0.13%	4.23%	0.00%	7.950%
2022	2.00%	1.50%	0.10%	0.13%	4.23%	1.00%	8.950%
2023	2.00%	1.50%	0.10%	0.13%	4.23%	1.00%	8.950%
2024	2.00%	1.50%	0.10%	0.13%	4.23%	1.00%	8.950%
2025	2.00%	1.50%	0.10%	0.13%	4.23%	1.00%	8.950%

Note: The city sales tax rate may be changed only with voter approval. State law exempts certain food sales from 3% of state sales tax.

Source: City Finance Department

City of St. Peters, Missouri
RATIOS OF OUTSTANDING DEBT BY TYPE (1)
LAST TEN FISCAL YEARS

	Governmental Activities					Business-Type Activities				
Fiscal Year	General Obligation Bonds	Special Assessment Bonds	Tax Increment Notes	Development Notes	Certificate of Participation	Water/Sewer Revenue Bonds	Certificate of Participation	Leasehold Revenue Bonds	Total	Debt Per Capita(2)
2016	50,079,414	-	-	13,305,000	8,425,808	32,297,634	15,097,285	-	119,205,141	2,267
2017	60,387,790	-	-	13,305,000	7,584,879	31,176,531	14,316,900	-	126,771,100	2,411
2018	61,999,278	-	-	13,305,000	9,694,246	29,963,247	13,506,515	-	128,468,286	2,444
2019	59,385,389	-	-	13,305,000	9,035,257	28,736,506	12,673,493	-	123,135,645	2,342
2020	56,594,968	-	-	13,305,000	7,985,945	27,368,858	11,848,262	-	117,103,033	2,028
2021	53,407,694	-	-	13,305,000	7,315,130	25,896,082	10,999,135	-	110,923,041	1,921
2022	48,965,000	-	-	13,305,000	6,165,000	27,810,000	8,765,000	-	105,010,000	1,819
2023	45,745,000	-	-	13,305,000	5,310,000	25,580,000	7,930,000	-	97,870,000	1,695
2024	42,430,000	-	-	13,305,000	4,745,000	23,475,000	7,065,000	-	91,020,000	1,577
2025	39,020,000	-	-	11,925,000	4,160,000	21,350,000	6,165,000	-	82,620,000	1,431

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Notes:
(1) Total and per capita personal income are unavailable for the City.
(2) See table 16 for population data.
(3) Personal income information is currently unavailable.

Source: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

City of St. Peters, Missouri

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING

LAST TEN FISCAL YEARS

Fiscal Year	General Obligation Bonds And Special Assessment Bonds	Fund Balance Debt Service Fund	Net General Bonded Debt	Percentage of Actual Taxable Value of Property (1)	Debt Per Capita (2)
2016	50,079,414	1,059,232	49,020,182	0.77%	932.39
2017	60,387,790	1,699,086	58,688,704	0.77%	1,116.29
2018	61,999,278	1,850,684	60,148,594	0.77%	1,144.05
2019	59,385,389	2,103,551	57,281,838	0.77%	1,089.53
2020	56,594,968	2,628,922	53,966,046	0.77%	934.77
2021	53,407,694	3,279,187	50,128,507	0.77%	868.30
2022	48,965,000	4,399,781	44,565,219	0.77%	771.93
2023	45,745,000	3,589,796	42,155,204	0.77%	730.19
2024	42,430,000	4,336,249	38,093,751	0.77%	659.84
2025	39,020,000	5,440,721	33,579,279	0.77%	581.64

Notes:
(1) See table 5 for property value data.
(2) See table 16 for population data.

Source: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

City of St. Peters, Missouri
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
SEPTEMBER 30, 2025

Jurisdiction	Debt Outstanding	Percentage Applicable to St. Peters	Share of Debt Applicable to St. Peters
Debt repaid with property taxes:			
St. Charles County*	$ 865,000	14.11%	$ 122,052
St. Charles County Ambulance District	53,235,000	14.11%	7,511,459
St. Charles County Community College	28,735,000	14.18%	4,074,623
Central County Fire and Rescue	20,255,000	62.30%	12,618,865
Cottleville Community Fire Protection District	17,060,000	13.37%	2,280,922
St. Charles School District R-VI	58,525,000	7.62%	4,459,605
Fort Zumwalt School District R-II	174,220,000	26.25%	45,732,750
Francis Howell School District	257,180,000	20.05%	51,564,590
Other Debt:			
St. Charles County	46,125,000	14.11%	6,508,238
St. Charles County Community College	4,751,409	14.18%	673,750
St. Charles School District R-VI	1,684,698	7.62%	128,374
Fort Zumwalt Leases	4,263,121	26.25%	1,119,069
Francis Howell SD Leases	3,056,281	20.05%	612,784
Subtotal Overlapping Debt	$ 669,955,509		137,407,081
City's direct debt			56,098,003
Total direct and overlapping debt			$ 193,505,084

* The above table includes Neighborhood Improvement District bonds which are a general obligation of the issuer but are to be paid by special assessments levied in the Neighborhood Improvement District.

Sources: Assessed value data used to estimate applicable percentages was provided by the St. Charles County Assessor. Debt outstanding data provided by each governmental unit.

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Peters. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident-and therefore responsible for repaying the debt-of each overlapping government.

City of St. Peters, Missouri
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	City Purposes Basic Limit	Streets And Sewer Additional Limit
	$ 1,883,871,914	$ 1,883,871,914
	188,387,191	188,387,191
	39,020,000	-
	(5,440,721)	-
	33,579,279	-
	$ 154,807,912	$ 188,387,191

City Purposes Basic Limit

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt Limit	$ 108,040,913	$ 114,996,477	$ 123,242,538	$ 124,457,957	$ 140,212,198	$ 140,635,904	$ 151,258,976	$ 157,042,568	$ 185,873,480	$ 188,387,191
Total net debt applicable to limit	47,725,768	57,225,914	58,699,316	55,686,449	52,511,078	48,815,813	44,565,219	42,155,204	38,093,751	33,579,279
Legal Debt Margin	$ 60,315,145	$ 57,770,563	$ 64,543,222	$ 68,771,508	$ 87,701,120	$ 91,820,091	$ 106,693,757	$ 114,887,364	$ 147,779,729	$ 154,807,912
Total net debt applicable to the limit as a % of debt limit	44.17%	49.76%	47.63%	44.74%	37.45%	34.71%	29.46%	26.84%	20.49%	17.82%

Street and Sewer Additional Limit

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt Limit	$ 108,040,913	$ 114,966,477	$ 123,242,538	$ 124,457,957	$ 140,212,198	$ 140,635,904	$ 151,258,976	$ 157,042,568	$ 185,873,480	$ 188,387,191
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal Debt Margin	$ 108,040,913	$ 114,966,477	$ 123,242,538	$ 124,457,957	$ 140,212,198	$ 140,635,904	$ 151,258,976	$ 157,042,568	$ 185,873,480	$ 188,387,191
Total net debt applicable to the limit as a % of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: The Missouri Constitution provides that in addition to the basic 10% debt limitation, the City may become indebted for an additional 10% of the assessed valuation for the purpose of acquiring rights-of-way, constructing, extending, and improving streets and avenues, and constructing, extending and improving a sanitary or storm sewer systems.

Source: Notes to the Financial Statements

City of St. Peters, Missouri
PLEDGED-REVENUE COVERAGE
LAST TEN FISCAL YEARS

	Water Revenue Bonds							Special Assessment Bonds			
				Debt Service					Debt Service		
Fiscal Year	Utility Service Charges	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage		Special Assessment Collections	Principal	Interest	Coverage
2016	$11,408,181	$ (8,744,034)	$ 2,664,147	$ 1,985,000	$ 360,480	1.14		$ 6,975	$ 6,700	$ 157	$ 1
2017	12,564,177	(8,946,974)	3,617,203	2,035,000	456,995	1.45		-	-	-	-
2018	13,812,084	(10,496,729)	3,315,355	2,090,000	452,880	1.30		-	-	-	-
2019	13,385,956	(9,625,765)	3,760,191	2,375,000	293,536	1.41		-	-	-	-
2020	13,784,870	(11,343,089)	2,441,781	2,125,000	336,075	0.99		-	-	-	-
2021	14,936,295	(11,118,040)	3,818,255	2,185,000	374,306	1.49		-	-	-	-
2022	15,768,437	(11,503,973)	4,264,464	2,205,000	364,706	1.66		-	-	-	-
2023	16,846,952	(12,685,707)	4,161,245	2,230,000	354,506	1.61		-	-	-	-
2024	17,515,415	(13,600,808)	3,914,607	2,105,000	343,556	1.60		-	-	-	-
2025	20,192,269	(13,751,703)	6,440,566	2,125,000	332,006	2.62		-	-	-	-

Notes: Operating expenses do not include interest, depreciation, or amortization expenses. Debt service is presented on a cash flow basis. The coverage calculations presented in this schedule differ from those required by specific bond indentures.

The decline in the interest portion of debt service relates to the maturity of revenue bonds and the issuance of Capital Appreciation Bonds.

Source: Basic financial statements and notes to the financial statements.

City of St. Peters, Missouri
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Year	Population	School Enrollment	Unemployment Rate
2016	52,575	40,050	3.40%
2017	52,575	39,885	2.70%
2018	52,575	39,566	2.10%
2019	52,575	39,166	2.80%
2020	57,732	39,016	2.90%
2021	57,732	38,192	2.20%
2022	57,732	38,165	1.90%
2023	57,732	37,904	3.10%
2024	57,732	37,602	3.10%
2025	57,732	37,410	3.00%

Sources: Population is based on the 2020 official count of the United States Bureau of Census. School enrollment was provided by the Missouri Department of Elementary and Secondary Education's website. The unemployment rate is an unofficial estimate of the Missouri Economic Research and Information Center.

City of St. Peters, Missouri
LARGEST EMPLOYERS
(BASED ON FULL-TIME EMPLOYEMENT)
CURRENT AND NINE YEARS AGO
SEPTEMBER 30, 2025

	2025			2016		
	Employees	Rank	% of Total City Employment	Employees	Rank	% of Total City Employment
Amazon	1,952	1	5.7%	-	-	-
Barnes Jewish Hospital	970	2	2.8%	970	2	2.9%
Wal-Mart Stores Inc.	386	6	1.1%	210	6	0.6%
Zoltek Composite Intermediates	250	9	0.7%	-	-	0.0%
Fort Zumwalt School District R-11	823	3	2.4%	991	1	3.0%
RB Manufacturing LLC	814	4	2.4%	200	9	0.6%
City of St. Peters	624	5	1.8%	573	3	1.7%
Francis Howell School District R-III	267	8	0.8%	347	4	1.0%
Federal Express Corporation	229	10	0.7%	-	-	0.0%
Seyer Industries Inc	303	7	0.9%	202	8	-
St. Charles Ambulance District	-	-	-	180	10	0.5%
Alpha Inc.	-	-	-	218	5	0.7%
Boone Center Inc.	-	-	-	210	7	0.6%
	6,618		19.2%	4,101		12.4%

Note: Percentage of Total City Employment was based on the employed labor force of 33,414 for November 2025 and 33,077 for September 2016. Labor force statistics are unofficial estimates from the Missouri Economic Research and Information Center.

Source: St. Peters Business License Office.
Should be noted that some business do not complete the number of employee section of their application.

City of St. Peters, Missouri
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	Fiscal Years									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function/Program										
Governmental Activities:										
General Government	7.90	7.90	7.90	7.90	7.90	7.90	7.9	7.9	8.4	8.4
Administration	50.15	52.15	52.65	49.65	53.01	52.01	49.57	51.57	39.37	34.71
Information Technology	-	-	-	-	-	-	-	-	8.36	9.36
Economic Development	-	-	-	-	-	-	-	-	3.36	3.36
Police	121.05	117.38	121.38	128.97	125.61	127.61	127.16	130.16	132.16	133.16
Municipal Court	6.44	6.44	6.44	6.44	6.44	6.44	6.44	6.8	6.8	6.8
Public Works	47.88	46.88	46.88	41.64	41.64	38.16	36.88	39.32	40.07	38.27
Engineering	22.66	19.66	20.54	20.54	19.04	19.32	22.32	23.68	21.68	21.68
Fleet Maintenance	9.20	11.45	10.33	10.33	10.09	10.09	10.59	10.59	9.06	9.44
Facilities Management	-	-	13.77	12.77	14.49	15.49	16.05	15.88	15.88	17.33
Health	8.41	8.41	9.13	9.13	9.13	8.88	8.88	8.44	10.44	11.44
Parks and Recreation	68.62	54.75	43.54	43.54	44.98	46.39	46.67	46.67	44.15	44.35
Communications	10.97	10.97	12.97	10.96	10.96	10.96	9.96	10.56	11.34	13.33
Community & Arts	3.88	3.88	3.88	4.97	4.97	4.97	4.97	4.97	5.16	5.56
Business-Type Activities:										
Waterworks/Sanitary Sewer	46.50	46.50	44.86	47.70	46.70	50.18	51.46	53.22	53.29	56.09
Environmental Services	55.48	54.89	58.75	60.83	60.37	61.34	60.39	60.19	60.19	56.17
Recreation	114.63	117.68	133.04	146.56	148.28	153.36	153.36	154.64	158.79	158.33
Total	573.77	558.94	586.06	601.93	603.61	613.10	612.60	624.59	628.50	627.78

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave). Full-time-equivalent employment is ca dividing total hours by 2,080.
General Government increased by 2 part-time Community Service Officers
Source: City budget office.

Solid Waste & Central Materials Processing Facility were combined as of 2019

City of St. Peters, Missouri
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	Fiscal Years									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Functions/Program										
Governmental Activities:										
Administration										
Citizen Concerns Received	242	352	149	171	175	166	113	24	30	15
No. of Concerns Responses within 72 hours	100%	99%	99%	100%	100%	100%	100%	100%	100%	98%
Police										
Average number of physical arrests per month	191	181	244	262	135	131	94	157	140	175
Average number of calls for service per month	2,937	2,593	3,014	3,102	2,964	2,540	2,953	2,804	3,702	4,380
Citizen Concerns Received	349	350	359	411	412	440	369	378	354	274
No. of Concerns Responses with 72 hours	100%	100%	99%	99%	99%	99%	100%	100%	100%	100%
Municipal court										
Average Number of Court Sessions per year	36	36	36	36	29	36	36	36	36	36
No. of tickets processed	11,959	9,602	8,594	7,852	5,001	5,418	5057	4563	5401	7306
Public Works										
Slab Replacement (Square Yards)	40,318	26,333	26,325	34,418	45,041	48,061	40,666	41,875	53,300	61,707
Asphalt overlay (Square Yards)	86,038	132,000	108,660	116,335	116,147	135,534	82,917	97,256	97,158	95,863
Curb Replacement (Lineal Feet)	415	3,720	1,030	5,943	10,737	10,214	6,702	17,596	9,400	10,499
Crackseal (Lineal Feet)	129,444	129,444	108,448	73,162	130,295	136,408	107,738	96,736	121,300	125,060
Sidewalk (Square Feet)	21,997	17,245	19,895	24,763	31,020	15,038	3,166	17,140	4,200	14,108
Citizen Concerns Received	957	884	956	1,121	1,057	1,052	1,120	1,145	1,070	1,184
No. of Concerns Responses with 72 hours	98%	99%	99%	98%	97%	94%	98%	96%	93%	79%
Engineering-Building										
New Commercial Construction Unit Permits Issued	12	25	28	55	12	50	43	28	11	25
Value of New Commercial Construction Units	$ 47,714,602	$ 90,524,202	$ 270,036,149	$ 26,796,046	$ 145,503,953	$ 60,230,233	$ 284,654,667	$ 175,942,763	$ 72,181,628	$ 82,483,913
New Residential Construction Unit Permits Issued	115	23	83	44	68	58	42	36	23	52
Value of New Residential Construction Units	$ 30,399,329	$ 5,954,189	$ 15,588,441	$ 10,663,608	$ 14,837,805	$ 9,390,651	$ 10,581,063	$ 10,764,608	$ 7,895,667	$ 19,199,457
Citizen Concerns Received	1,127	895	1,001	1,263	1,186	1,108	1204	364	1138	427
No. of Concerns Responses with 72 hours	96%	97%	95%	98%	97%	95%	88%	97%	89%	97%
Health										
Citizen Concerns Received	163	87	106	196	89	53	42	46	162	578
No. of Concerns Responses with 72 hours	100%	100%	100%	100%	99%	100%	100%	100%	100%	100%
Animal Control										
Citizen Concerns Received	21	33	26	43	109	85	85	64	83	55
No. of Concerns Responses with 72 hours	100%	100%	100%	100%	98%	100%	100%	100%	100%	100%
Parks and Recreation										
REC-PLEX Annual Passes	4,322	4,932	4,877	4,563	3,701	4,305	5,292	6,596	7,114	8,688
Citizen Concerns Received	172	190	212	272	277	263	263	289	279	181
No. of Concerns Responses with 72 hours	100%	100%	100%	100%	100%	100%	100%	100	100%	100%
Business-type activities:										
Waterworks/Sanitary Sewer										
Number of water service connections	19,069	19,145	19,372	19,497	19,571	19,639	19,791	19,365	19,685	19,478
Daily average water consumption in gallons	5,702,000	5,478,117	6,109,000	5,924,550	5,746,918	5,551,000	6,060,000	6,241,000	6,400,000	6,267,932
Number of sanitary sewer service connections	19,612	19,679	19,681	19,787	19,830	19,901	19,955	20,004	20,057	22,482
Daily average sanitary sewer treatment in gallons	5,915,000	5,557,000	5,372,000	6,488,025	6,322,841	5,696,000	6,188,000	5,644,000	6,101,000	6,565,000
Citizen Concerns Received	1,004	921	1,029	1,128	942	840	1,054	833	867	658
No. of Concerns Responses with 72 hours	99%	99%	99%	100%	99%	99%	99%	99%	100%	99%
Solid Waste										
Citizen Concerns Received	51	45	40	70	58	48	52	55	55	58
No. of Concerns Responses with 72 hours	100%	100%	100%	100%	100%	100%	100%	100%	83.50%	84.50%

Sources: Various city departments.

* Daily average sanitary sewer treatment in gallons lower in 2010 - meters were recalibrated.

City of St. Peters, Missouri
CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	Fiscal Years									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Functions/Program										
Governmental Activities:										
General government										
City Hall	1	1	1	1	1	1	1	1	1	1
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Public Works										
Streets (miles)	297	303	304	304	305	306	536	536	536	536
Streetlights	3,295	3,384	3,396	3,498	3508	3,600	3,800	3,800	3,800	3,800
Parks and Recreations										
Sports Center (gymnasium)	1	1	1	1	1	1	1	1	1	1
Senior Citizen Center (includes a fitness room)	1	1	1	1	1	1	1	1	1	1
REC-PLEX(2 pools; 3 ice rinks 3 gymnasium; fitness facilities	1	1	1	1	1	1	1	1	1	1
Parks	21	21	21	21	21	21	26	26	26	27
Park acreage	1,284	1,287	1,287	1,287	1287	1,287	1,345	1,228	1,241	1,241
Golf Courses	1	1	1	1	1	1	1	1	1	1
Outdoor swimming Pools	1	1	2	2	2	2	2	2	2	2
Tennis Courts	5	4	4	4	4	4	4	3	3	3
Miles of hiking/biking trails	22.6	24.0	24.0	26.6	26.6	27.7	27.7	29.0	30.0	30.5
Community & Arts										
Cultural Arts Centre	1	1	1	1	1	1	1	1	1	1
Business-type activities										
Waterworks/Sanitary Sewer										
Water										
Maximum daily capacity in gallons:										
Water treatment plant	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
City of St. Louis system (per contract)	9,858,000	9,858,000	9,858,000	9,858,000	9,858,000	9,858,000	9,858,000	9,858,000	7,000,000	7,000,000
Water mains (miles)	304.0	307.7	310.1	310.1	287.7	284.5	286.1	286.0	287.0	287.2
Fire hydrants	2,066	2,062	2,059	2,109	2,071	2,060	2,083	2,083	2,089	2,093
Wastewater										
Sanitary sewers (miles)	260	265	267	267	253	253	252	259	262	253
Storm Sewers (miles)	240	240	240	166	166	166	168	258	169	169
Treatment capacity (thousands of gallons)	9,500,000	9,500,000	9,500,000	9,500,000	9,500,000	9,500,000	9,500,000	9,500,000	9,500,000	9,500,000
Solid Waste										
Customers - Residential	17,982	18,038	18,031	18,099	18116	18,200	18,258	18,402	18,977	18,427
Central Materials Processing Facility										
Facilities	1	1	1	1	1	1	1	1	1	1

Sources: Various City departments.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI, ESTABLISHING THE DATE AND TIME OF THE REGULAR MEETINGS OF THE BOARD OF ALDERMEN FOR NOVEMBER 2026, NOVEMBER 2027, AND NOVEMBER 2028

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

SECTION NO. 1. Notwithstanding any provision of the St. Peters City Code to the contrary, the Board of Aldermen of the City of St. Peters, Missouri, shall hold a regular meeting in November 2026, on November 12, 2026; in November 2027 on November 15, 2027; and in November 2028, on November 9, 2028. Such meetings shall occur at 1020 Grand Teton Drive, St. Peters, Missouri 63376 at 6:30 P.M. local time. **Such regular meeting shall be held in lieu of any other regular meeting scheduled for the months of November 2026; November 2027; and November 2028 pursuant to Section 110.060 of the St. Peters City Code.**

SECTION NO. 2. Except as set forth in Section No. 1 of this Ordinance, from and after the date of this Ordinance, the provisions of Section 110.060 of the St. Peters City Code shall remain in full force and effect.

SECTION NO. 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 NO. 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.

SECTION NO. 5. 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 St. Peters, Missouri.

Read two times, passed, and approved this 26th day of March, 2026.

____
Len Pagano, As Presiding Officer and as Mayor

Attest:_______________________________________
Lisa Schroeder, City Clerk

No.

BILL NO. 26-37 I-02

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR AND RELATING TO STOP SIGNS IN THE CITY OF ST. PETERS, MISSOURI, BY ESTABLISHING PERMANENT MULTI-WAY STOPS UPON APPROACHING OR CROSSING OR ENTERING THE INTERSECTION OF QUEENSBROOKE BOULEVARD AND WOODSTONE DRIVE, FROM ALL DIRECTIONS, AND AMENDING TABLE II-A OF SCHEDULE II OF TITLE III OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS PROVIDING FOR STOP INTERSECTIONS

WHEREAS, certain traffic conditions at the intersection of Queensbrooke Boulevard and Woodstone Drive are of great concern to area residents; and

WHEREAS, the City of St. Peters is desirous of providing improved safety at all times for our residents.

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

SECTION 1. Permanent Stops Designated: The driver or person in control of any motor vehicle traveling on streets and highways of the City of St. Peters, Missouri, shall cause said vehicle to be brought to a stop when approaching or crossing or entering the following intersection in the City of St. Peters, Missouri:

Queensbrooke Boulevard and Woodstone Drive, from all directions.

SECTION 2. That Table II-A of Schedule II Stop Intersections. of Title III Traffic Code. of the Municipal Code of the City of St. Peters is hereby amended:

To add as *Permanent Stops Designated*:

Intersection	**Stop Sign Faces**
Queensbrooke Blvd and Woodstone Dr	All Directions

SECTION 3. Penalty. Any person found guilty of violating this ordinance shall be deemed to have committed an ordinance violation.

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

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, 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 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed and approved this 26th day of March 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest: ___________________________________
Lisa L. Schroeder, City Clerk

ORDINANCE NO.

AN ORDINANCE AMENDING OR REPEALING CERTAIN SECTIONS AND ENACTING NEW SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE II: PUBLIC HEALTH, SAFETY AND WELFARE AND TITLE IV: LAND USE DEALING WITH THE ESTABLISHMENT OF ZONING AND REGULATING LAND USE IN THE CITY LIMITS OF THE CITY OF ST. PETERS, MISSOURI AND PROVIDING FOR THE ESTABLISHMENT OF REGULATIONS FOR LAND SUBDIVISION IN THE LIMITS OF THE CITY OF ST. PETERS, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, AS FOLLOWS:

SECTION 1. That SECTION 405.775 AMENDMENTS Section 4.b. (2) of the Municipal Code of the City of St. Peters Title IV: Land Use Subsections be modified and Section 4 b. (3) be deleted as follows:

4. Procedure.

a. Additional Notice Requirements. In addition to the notice requirements of Subsection (D) of this Section, in the case of a proposed change to the boundaries of any zoning district initiated by a petition filed pursuant to this Section, the City shall:

(2) Post a sign with a link to the City's web site which indicates the date and time of the public hearing before the Planning and Zoning Commission on the real property to be affected by the proposed change. The sign shall be posted at least fifteen (15) days prior to the date of the public hearing before the Planning and Zoning Commission; and

SECTION 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

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.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of March 2026.

____
Len Pagano, As Presiding Officer and as Mayor

Attest:____________________________________
Lisa L. Schroeder, City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ISSUE PURCHASE ORDERS FOR THE PROCUREMENT OF ASPHALTIC CONCRETE MATERIAL

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety, and welfare of the community; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the maintenance and repair of City streets; and

WHEREAS, on March 10, 2025 the City of St. Peters received two (2) quotes for the supply of various asphaltic concrete materials; and

WHEREAS, the City's agreements with Bridgefield, LLC and Missouri Asphalt Products, LLC each include an optional renewal clause; and

WHEREAS, it is recommended that the 2026 purchase of asphaltic concrete material as two separate purchase order agreements be awarded to Bridgefield, LLC and Missouri Asphalt Products, LLC.

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to issue a purchase order agreement with Bridgefield LLC in the initial amount of One Million Five Hundred Thirty-One Thousand Six Hundred ($1,531,600) dollars, and a purchase order agreement with Missouri Asphalt Products in the initial amount of One Million Five Hundred Thirty-One Thousand Six Hundred ($1,531,600.00) dollars, for the purchase of asphaltic concrete material. Upon approval of the City Administrator, the initial contract amounts shall be adjusted as necessary based on the final measured quantities purchased at the unity prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said purchase order agreements on behalf of the City of St. Peters.

SECTION 3. <u>Savings Clause</u>

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.

SECTION 5. The Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 26th day of March 2026.

____
Len Pagano, as Presiding Officer and
as Mayor

Attest: ____________________________________
Lisa L. Schroeder, City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO A CONTRACT WITH AMERICA'S PARKING REMARKING, INCORPORATED, FOR THE 2026 PAVEMENT MARKING PROGRAM

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety and welfare of the community; and

WHEREAS, funds have been appropriated by the Board of Aldermen for the installation of pavement markings as part of the city budget; and

WHEREAS, the City solicited bids for the installation of pavement markings; and

WHEREAS, a bid proposal was received from one (1) bidder on March 24, 2026, and

WHEREAS, the low bidder has agreed to hold their unit price for another year, and

WHEREAS, it is recommended to utilize a renewal clause in the 2025 Pavement Marking Program (Bid 25-128) to award the 2026 Pavement Marking Program agreement to America's Parking Remarking, Incorporated.

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and he is hereby authorized to enter into a contract with America's Parking Remarking, Incorporated, in the initial amount of $294,047.25 for the 2026 Pavement Marking Program. Upon approval of the City Administrator, the initial contract amount shall be adjusted as necessary based on the final measured quantities at the unit prices bid in the contract.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

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

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, 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 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 26th day of March, 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest: ____________________________________
Lisa L. Schroeder, City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH RJN GROUP, INC. TO COMPLETE THE 2026 SANITARY SEWER EVALUATION STUDY

WHEREAS, the City of St. Peters, Missouri, established a Sanitary Sewer Evaluation Study (SSES) Program which recommended contracting yearly with an engineering company to perform a condition assessment of certain sections of the City's sanitary sewer system in order to identify structural deficiencies and sources of inflow and infiltration (I/I) and submit a report on the findings; and

WHEREAS, the City has identified the need for a sanitary sewer service evaluation study in Meter Basin 14 (North), which includes portions of Ward 1 and Ward 3; and

WHEREAS, it is recommended that an Agreement for Engineering Services be awarded to RJN Group, Inc. for the 2026 Sanitary Sewer Service Evaluation Study Project.

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute an Agreement for Professional Services with RJN Group, Inc. in the initial amount of One Hundred Thirty-Eight Thousand Four Hundred Forty-Four Dollars and thirty-three cents ($138,444.33), to perform the 2026 Sanitary Sewer Service Evaluation Study.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said agreement in behalf of the City of St. Peters.

SECTION 3 Savings.

Except as expressly set forth herein, nothing contained in this Ordinance 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 manner connected with the subject matter hereof.

SECTION 4 Severability.

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 valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 26th day of March, 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest: ________________________________
Lisa L. Schroeder, City Clerk

No.

BILL NO. 26-42 I-07

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ISSUE TWO PURCHASE ORDERS FOR 2026 GENERAL HAULING SERVICES FOR THE CITY OF ST. PETERS ON AN AS-NEEDED BASIS

WHEREAS, the City of St. Peters (City) annually procures hauling services to assist with completion of various projects within the City, including the hauling of asphalt, asphalt millings, broken concrete, rock, and other materials on an as-needed basis; and

WHEREAS, the City solicited for and later received four (4) unit cost bid proposals on March 16, 2026, for 2026 General Hauling Services (Bid No. 26-139); and

WHEREAS, two (2) purchase order agreements naming a primary and secondary vendor are required to ensure sufficient hauling resources are available to complete City projects efficiently and as scheduled, and

WHEREAS, it is recommended that a primary purchase order agreement be awarded to A&C Trucking, LLC of Potosi, Missouri and a secondary purchase order agreement be awarded to Bear Down Logistics of Winter Garden, Florida, for said 2026 General Hauling Services, each utilizing the unit cost rates specified in the respective bid proposals submitted.

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized to execute purchase order agreements with 1) A&C Trucking, LLC (primary vendor) and 2) Bear Down Logistics (secondary vendor) each, in the inital amount of Five Hundred Twenty-Two Thousand Five Hundred ($522,500.00) dollars for general hauling services.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said purchase order agreements on behalf of the City of St. Peters.

SECTION 3. <u>Savings Clause</u>

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.

SECTION 5. The Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed and approved this 26th day of March, 2026.

____
Len Pagano, as Presiding Officer and
as Mayor

Attest: ____________________________________
Lisa L. Schroeder, City Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE AN AGREEMENT WITH ROWLES ELECTRIC TO REPLACE THE LIGHTING ON RINK A & B AT REC-PLEX SOUTH.

WHEREAS, the City of St. Peters owns and operates Rec-Plex South to promote the general health, safety, and welfare of the community; and

WHEREAS, the City has negotiated an agreement with Rowles Electric to install lighting on Rinks A & B at Rec-Plex South; and

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri be and he is hereby authorized to execute an agreement with Rowles Electric for the install of lighting on Rink A & B at Rec-Plex South.

SECTION 2. The City Administrator be and he is hereby authorized and directed to negotiate, execute and administer said contract on behalf of the City of St. Peters.

SECTION 3. The Project approved by this Ordinance is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be complete within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. Non-compliance with this ordinance will be investigated and adjudicated by the Department of Labor and Industrial Relations pursuant to RSMo 292.675.

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

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extend, 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 6. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed and approved this 26th day of March 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest: ____
Lisa L. Schroeder, City Clerk

No.

BILL NO. 26-44 I-09

ORDINANCE NO.

AN ORDINANCE ACCEPTING FOR MAINTENANCE THE DEDICATION OF CERTAIN STREETS, STREETLIGHTS, STREET SIGNS, SANITARY SEWER LINES, STORM SEWER LINES, AND WATER DISTRIBUTION LINES IN AND CONNECTED TO BIRDIE HILLS CROSSING

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI AS FOLLOWS:

SECTION 1. The City of St. Peters, Missouri does hereby accept for maintenance as public roadways and streets of the City of St. Peters, Missouri, certain streets located in Birdie Hills Crossing, a subdivision filed for record in Plat Book 2025R-036802 in the office of the Recorder of Deeds of St. Charles County, Missouri, and being within the City of St. Peters, Missouri. Said streets being known and designated as follows:

PHEASANT RING DRIVE	(50’ ROW)
WINGTIP COURT	(50’ ROW)

SECTION 2. The City of St. Peters, Missouri, does hereby also accept for maintenance all streetlights and street signs constructed within either the street rights-of-way or utility easements contained in said Birdie Hills Crossing subdivision.

SECTION 3. The City of St. Peters, Missouri, does hereby also accept for maintenance as part of the sanitary sewer and water distribution systems of the City of St. Peters, Missouri, all sanitary sewer lines and water distribution lines constructed within either the street rights-of-way or utility easements contained in said Birdie Hills Crossing subdivision.

SECTION 4. The City of St. Peters, Missouri, does hereby also accept for maintenance as part of the storm sewer system of the City of St. Peters, Missouri, all storm sewer lines in and connected with said plat, to wit:

140.3 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6870GI1233 to, and including, storm sewer structure #6870SWM827

11.4 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6870SWM827 to, and including, storm sewer structure #6870AI828

192.9 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6870AI828 to, and including, storm sewer structure #6870AI829

319.1 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6870AI829 to, and including, storm sewer structure #6869AI217

No.

132.6 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6869AI217 to, and including, storm sewer structure #6869SWM218

125 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6869SWM218 to, and including, storm sewer structure #6869SWM219

54.8 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6869SWM219 to, and including, storm sewer structure #6869EOP220

78.7 Lineal Feet of Twelve inch (12”) RCP beginning at storm sewer structure #6869AI206 to, and including, storm sewer structure #6869SWM207

61 Lineal Feet of Twelve inch (12”) RCP beginning at storm sewer structure #6869SWM207 to, and including, storm sewer structure #6869SWM208

27.2 Lineal Feet of Twelve inch (12”) RCP beginning at storm sewer structure #6869ci2216 to, and including, storm sewer structure #6869SWM208

34.4 Lineal Feet of Fifteen inch (15”) RCP beginning at storm sewer structure #6869SWM208 to, and including, storm sewer structure #6869CI2209

103.2 Lineal Feet of Fifteen inch (15”) RCP beginning at storm sewer structure #6869CI2209 to, and including, storm sewer structure #6869CI2210

29.2 Lineal Feet of Eighteen inch (18”) RCP beginning at storm sewer structure #6869CI2210 to, and including, storm sewer structure #6869CI2211

62.7 Lineal Feet of Eighteen inch (18”) RCP beginning at storm sewer structure #6869CI2211 to, and including, storm sewer structure #6869CI2212

35.6 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6869CI2212 to, and including, storm sewer structure #6869CI2213

24.3 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6869CI2213 to, and including, storm sewer structure #6869SWM214

38.6 Lineal Feet of Twenty Four inch (24”) RCP beginning at storm sewer structure #6869SWM214to, and including, storm sewer structure #6869EOP215

26.8 Lineal Feet of Twelve inch (12”) RCP beginning at storm sewer structure #6869AI223 to, and including, storm sewer structure #6869EOP224

SECTION 5. That the streets, streetlights, and street signs constructed within either the street rights-of-way or utility easements of the subdivision plat identified in Sections 1 and 2 of this Ordinance, sanitary sewer lines and water distribution lines identified in Section 3 of this Ordinance, and storm sewer lines identified in Section 4 of this Ordinance shall from and after the full execution of an Instrument of Dedication of Improvements, in substantially the form attached hereto and made a part hereof, are hereby dedicated to the City of St. Peters, Missouri, and shall become part of the public streets and roadways, sanitary sewer system, storm sewer system, and water distribution systems of said city in perpetuity. Fischer & Frichtel Development Specialties, LLC shall thereafter be relieved from further obligation with respect to the maintenance of said streets and roadways, street signs, sanitary sewer lines, storm sewer lines, and water distribution lines, except as may be contained within an executed Escrow Agreement Guaranteeing Improvements on file with the City.

SECTION 6. The Mayor of the City of St. Peters, Missouri, be and is hereby authorized to execute said Instrument of Dedication of Improvements which is by and between Fischer & Frichtel Development Specialties, LLC and the City of St. Peters, Missouri, and the Clerk of the City of St. Peters, Missouri is hereby authorized to affix the seal of the City to said Instrument of Dedication of Improvements and directed to cause said document to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 7. 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 8. 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 9. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of March 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest:______________________________________
Lisa L. Schroeder, City Clerk

No.

INSTRUMENT OF DEDICATION OF IMPROVEMENTS

THIS INDENTURE is made this ___ day of ___________________, 2026, by and between Fischer & Frichtel Development Specialties, LLC, a Missouri limited liability company, whose mailing address is 695 Trade Center Blvd., Suite 200, Chesterfield, MO 63005, GRANTOR, and the City of St. Peters, Missouri, a municipal corporation, whose address #1 St. Peters Centre Boulevard, St. Peters, Missouri 63376, GRANTEE.

WHEREAS, GRANTOR did on the 22nd day of August, 2025, file a record in the office of the Recorder of Deeds for St. Charles County, Missouri, a certain plat, the same being the plat of Birdie Hills Crossing subdivision, which plat was recorded in Plat Book 2025R Page 036802; and

WHEREAS, said Birdie Hills Crossing subdivision contains streets and roadways, to-wit:

PHEASANT RING DRIVE	(50' ROW)
WINGTIP COURT	(50' ROW)

and

WHEREAS, by virtue of said Birdie Hills Crossing plat and recording thereof in the recitals contained on said plat, GRANTOR intends that the streets and roadways identified on said plat and located within right-of-way, become public streets and roadways; and

WHEREAS, GRANTOR has constructed streetlights and street signs and said improvements have been constructed according to the City of St. Peters standards for same, and said improvements have been located in street rights-of-way or easements contained in said plat; and

WHEREAS, GRANTOR has constructed a sanitary sewer system, storm sewer system, and a water distribution system in and connected with Birdie Hills Crossing subdivision and said systems have been constructed according to the City of St. Peters standards for same, and said systems have been located in either the street rights-of-way or utility easements contained in said plat; and

WHEREAS, GRANTOR intends that the streetlights and street signs so constructed become a part of the public street and roadway system of the City of St. Peters, Missouri; and

WHEREAS, GRANTOR intends that the sanitary sewer system, storm sewer system, and water distribution system so constructed become a part of the sanitary sewer, storm sewer, and water distribution systems of the City of St. Peters, Missouri.

NOW THEREFORE, GRANTOR does hereby dedicate the said streets, to-wit:

PHEASANT RING DRIVE	(50' ROW)
WINGTIP COURT	(50' ROW)

to become and hereafter to perpetually remain public streets and roadways of the City of St. Peters, Missouri.

GRANTOR, being the owner of all streetlights and street signs located within and connected with Birdie Hills Crossing subdivision does hereby dedicate all streetlights and street signs to the City of St. Peters, Missouri, and the same shall become part of the public streets and roadway system of said City in perpetuity.

GRANTOR, being the owner of all the sanitary sewer lines and water distribution lines located within and connected with Birdie Hills Crossing subdivision, does hereby dedicate all sanitary sewer lines and water distribution lines within said plat to the City of St. Peters, Missouri, and the same shall become a part of the sanitary sewer and water distribution systems of said City in perpetuity.

GRANTOR, being the owner of all storm sewer lines located within and connected with Birdie Hills Crossing Subdivision, does hereby dedicate certain storm sewer lines connected with the Birdie Hills Crossing Subdivision and located within easements reflected in said Birdie Hills Crossing Subdivision Plat to wit:

140.3 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6870GI1233 to, and including, storm sewer structure #6870SWM827

11.4 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6870SWM827 to, and including, storm sewer structure #6870AI828

192.9 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6870AI828 to, and including, storm sewer structure #6870AI829

319.1 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6870AI829 to, and including, storm sewer structure #6869AI217

132.6 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6869AI217 to, and including, storm sewer structure #6869SWM218

125 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6869SWM218 to, and including, storm sewer structure #6869SWM219

54.8 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6869SWM219 to, and including, storm sewer structure #6869EOP220

78.7 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #6869AI206 to, and including, storm sewer structure #6869SWM207

61 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #6869SWM207 to, and including, storm sewer structure #6869SWM208

27.2 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #6869ci2216 to, and including, storm sewer structure #6869SWM208

34.4 Lineal Feet of Fifteen inch (15") RCP beginning at storm sewer structure #6869SWM208 to, and including, storm sewer structure #6869CI2209

103.2 Lineal Feet of Fifteen inch (15") RCP beginning at storm sewer structure #6869CI2209 to, and including, storm sewer structure #6869CI2210

29.2 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #6869CI2210 to, and including, storm sewer structure #6869CI2211

62.7 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #6869CI2211 to, and including, storm sewer structure #6869CI2212

35.6 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6869CI2212 to, and including, storm sewer structure #6869CI2213

24.3 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6869CI2213 to, and including, storm sewer structure #6869SWM214

38.6 Lineal Feet of Twenty Four inch (24") RCP beginning at storm sewer structure #6869SWM214to, and including, storm sewer structure #6869EOP215

26.8 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #6869AI223 to, and including, storm sewer structure #6869EOP224

The City of St. Peters, Missouri does hereby accept the aforesaid streets, streetlights, street signs, sanitary sewer lines, water distribution lines, and certain storm sewer lines as a part of the public streets and roadways, sanitary sewer, storm sewer, and water distribution systems of said City in perpetuity.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

Fischer & Frichtel Development Specialties, LLC
a Missouri limited liability company

Christopher T. DeGuentz
CHRISTOPHER. T. DEGUENTZ

Title: MEMBER / MANAGER

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

On this 9th day of March, 2026, before me, personally appeared CHRISTOPHER T. DEGUENTZ of Fischer & Frichtel Development Specialties, LLC, a Missouri limited liability company, known to me to be the person who executed the within INSTRUMENT OF DEDICATION OF IMPROVEMENTS in behalf of said limited liability company and acknowledge to me that he executed the same for the purposes therein stated.

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

Notary Maria C Madden

My Term Expires: May 18, 2026

MARIA C. MADDEN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: May 18, 2026
Commission # 14434713

GRANTEE:

CITY OF ST. PETERS, MISSOURI
a Missouri municipal Corporation

By:_______________________________________
Len Pagano, Mayor

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

On this _________ day of ___________________________, 2026, before me appeared, Len Pagano, who being by me duly sworn, did say that he is the Mayor of the City of St. Peters, Missouri, a Municipal Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument 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 Aldermen; and that said Mayor acknowledged said instrument to be the free act and deed of said City.

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

Notary____________________________________

My Term Expires:

BILL NO. 26-45 I-10

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO EXECUTE TWO (2) EASEMENT AGREEMENTS GRANTING TEMPORARY CONSTRUCTION EASEMENTS TO ST. CHARLES COUNTY FOR THE DARDENNE CREEK BLUEWAY PROJECT

WHEREAS, a stretch of the Dardenne Creek in St. Charles County runs from Bluebird Meadow Park in Dardenne Prairie to Riverside Landing at the Mississippi River; and

WHEREAS, the County and the City have established a recreational paddling route along Dardenne Creek, known as the Dardenne Creek Blueway; and

WHEREAS, enhancements to the Dardenne Creek Blueway necessitate granting temporary construction easements, by Temporary Construction Easement Agreements, to St. Charles County; and

WHEREAS, said St. Charles County and the City of St. Peters are desirous of entering into two (2) Agreements providing for temporary construction easements for said project.

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized and directed to negotiate, execute, and administer, on behalf of the City of St. Peters, two (2) temporary construction easement agreements with St. Charles County, in substantially the form attached hereto and made a part hereof, for the Dardenne Creek Blueway enhancements.

SECTION 2. The City Clerk is hereby directed to cause said Temporary Construction Easement Agreements to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 3. <u>Savings.</u>

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. <u>Severability.</u>

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 valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of March, 2026.

____

Len Pagano, as Presiding Officer and as Mayor

Attest:____________________________________

Lisa L. Schroeder, City Clerk

DOCUMENT TYPE: **TEMPORARY CONSTRUCTION EASEMENT**

DATE OF DOCUMENT: **1/19/2026**

GRANTOR: **CITY OF ST. PETERS**
1 SAINT PETERS CENTRE BLVD
ST. PETERS, MO 63376

GRANTEE: **ST. CHARLES COUNTY**
201 NORTH SECOND STREET, STE. 510
ST. CHARLES, MO 63301

PROPERTY ADDRESS: **MAIN STREET**
ST. PETERS, MO 63376

COUNTY LOCATOR #: **2-055A-0762-00-0004.2000000**

CITY/MUNICIPALITY: **ST. PETERS, MISSOURI**

LEGAL DESCRIPTION: **A TRACT OF LAND LOCATED IN US SURVEY 462**
TOWNSHIP 47 NORTH, RANGE 3 EAST
D.B. 743, PG. 1190
(SEE EXHIBIT "A")

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made on the ___ day of _____________ 20 __, by and between:

CITY OF ST. PETERS

Mailing Address: 1 SAINT PETERS CENTRE BLVD

ST. PETERS, MO 63376

of the County of St. Charles, State of Missouri, **(OWNER)** and **St. Charles County**, 201 NORTH SECOND STREET, STE. 510, ST. CHARLES, MO 63301, County of St. Charles, State of Missouri **(COUNTY)**.

OWNER, for and in consideration of the sum of One Dollar and other valuable consideration to said **OWNER** received and furnished, and given and paid by the **COUNTY**, the receipt and sufficiency of which is acknowledged, do/does **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM**, unto **COUNTY** an **EASEMENT** over, under, above and through the following described Lots, Tracts and Parcels of land lying, being and situated in the County of St. Charles, State of Missouri.

The **EASEMENT** and the Lots, Tracts or Parcels of land so burdened by the **EASEMENT** are described and depicted in Exhibit A, which is a Plat annexed to this **EASEMENT** and expressly made a part of this **EASEMENT**.

The **EASEMENT** is for the purposes of laying, installing, and establishing rock grade controls, vegetated rock bank stabilization, heavy stone revetment blanket, plants, and all other storm water improvements and facilities necessary or convenient to the operation by the **COUNTY** of a channel and bank stabilization system and for providing working room for construction. The **OWNER** agrees to make no claim of ownership to any of the property installed or equipment located in or upon the **EASEMENT**.

The **OWNER** may allow this **EASEMENT** to be reasonably utilized by other public or private utilities provided that construction by each utility within the **EASEMENT** should conform to all applicable State and Federal regulations as to the separation of such utility's system from other utilities using such **EASEMENT**.

The **COUNTY** shall also have the right of reasonable and direct entry to and exit from the **EASEMENT** for the purposes of the **EASEMENT** and shall also have, during the period of installation, the right to use the surface of the **EASEMENT** and the right to use the surface over areas reasonably adjacent to the **EASEMENT** so the installation, repair, and removal can be facilitated.

COUNTY AGREES AT COUNTY 'S SOLE COST AND EXPENSE TO RESTORE THE EASEMENT AND THE SURFACE OF THE EASEMENT AND ALL UTILIZED ADJACENT AREAS AND THE SURFACE OF SAID AREAS TO SUBSTANTIALLY THE SAME CONDITION WHICH EXISTED PRIOR TO ANY INSTALLATION, MAINTENANCE AND REMOVAL.

The **OWNER** shall be responsible for maintaining sodded and/or seeded areas once vegetation is established.

This **TEMPORARY CONSTRUCTION EASEMENT** herein granted shall cease and terminate 30 days after the construction work is accepted by the **COUNTY.**

The **OWNER** covenants and agrees that they will not erect any structures, fences, or landscaping on the **TEMPORARY CONSTRUCTION EASEMENT** herein granted prior to the release of the **TEMPORARY CONSTRUCTION EASEMENT.**

After completion of construction, repairs or replacement of the storm water drainage system, the aforesaid **OWNER** shall have the free and uninterrupted possession and use of said **EASEMENT**.

The **OWNER** for himself/herself, his/her heirs, successors, and assigns, do hereby warrant and covenant to the **COUNTY** that he/she is the **OWNER** of the described property and has full right and valid authority to grant this **EASEMENT** and that the **COUNTY** may quietly enjoy the premises for the purpose stated herein.

The **OWNER** hereby acknowledges and states that neither the **OWNER** nor any occupant of said property will be displaced from any dwelling or business by said **EASEMENT** and that the availability of public facilities on the **OWNER'S** property will benefit the property in excess of any detriment as may be caused from said **EASEMENT**.

The **OWNER** further acknowledges receipt of a copy of Chapter 523 of the Missouri Revised Statutes, as amended, acknowledges that the **EASEMENT** above is voluntarily granted, knowingly waives all rights granted to the **OWNER** thereunder, releases the **COUNTY** from the requirements of said statute, and acknowledges that the sum to be paid for the **EASEMENT** above is just and reasonable compensation.

IN WITNESS WHEREOF, the **OWNER** has set their hand and seal the day, month and year first above written.

OWNER: ____________________ ____________________
(Signature) (Printed Name)

____________________ ____________________
(Signature) (Printed Name)

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)SS

*On this ____ day of ______________ in the year ________ before me, ______________________, a Notary Public in and for said state, personally appeared __________________, known to me to be the person(s) who executed the within **EASEMENT** and acknowledged to me that he/she executed the same as his/her free act and deed, for the purposes therein stated.*

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

____
Notary public in and for said County and State

My Commission Expires: ____________________

COUNTY: __________________________ __________________________________

(Signature) (Printed Name)

__________________________ __________________________________

(Signature) (Printed Name)

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)SS

*On this ____ day of _______________ in the year ________ before me, _________________________, a Notary Public in and for said state, personally appeared ___________________, known to me to be the person(s) who executed the within **EASEMENT** and acknowledged to me that he/she executed the same as his/her free act and deed, for the purposes therein stated.*

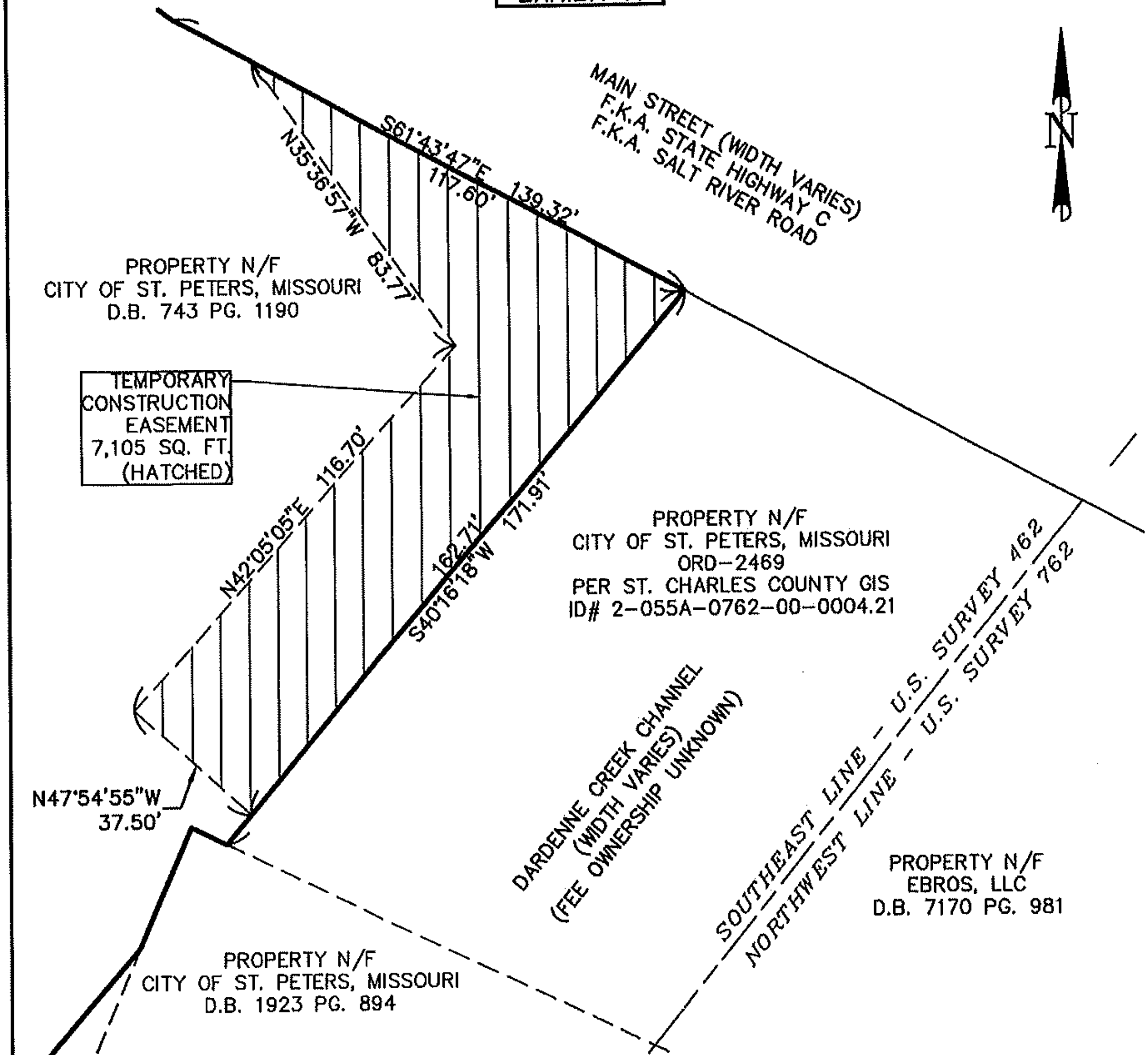
***IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.*

____

Notary public in and for said County and State

My Commission Expires: ____________________

EXHIBIT A



BAX ENGINEERING CO.
221 POINT WEST BLVD.
ST. CHARLES, MO 63301
636-928-5552

GENERAL NOTES:
1. BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE (GRID NORTH).
2. THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY PURSUANT TO MISSOURI STANDARDS.

DATE: 01/19/2026	TEMPORARY CONSTRUCTION EASEMENT
DRAWN: KLW	A TRACT OF LAND LOCATED IN U.S. SURVEYS 462, TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI
SCALE: 1"=40'	
PROJECT: 22-18827	
FILE: 18227 LWP_TCE 1.DWG	
SHEET: 1 OF 1	
MISSOURI STATE CERTIFICATE OF AUTHORITY SURVEYING: #000144	

STATE OF MISSOURI
ANDY D. BECK
NUMBER
PLS-2015017835
PROFESSIONAL LAND SURVEYOR
1-19-26

ANDY D. BECK
PROFESSIONAL LAND SURVEYOR
PLS NO 2015017835

DOCUMENT TYPE: **TEMPORARY CONSTRUCTION EASEMENT**

DATE OF DOCUMENT: **1/19/2026**

GRANTOR: **CITY OF ST. PETERS**
1 SAINT PETERS CENTRE BLVD
ST. PETERS, MO 63376

GRANTEE: **ST. CHARLES COUNTY**
201 NORTH SECOND STREET, STE. 510
ST. CHARLES, MO 63301

PROPERTY ADDRESS: **MAIN STREET**
ST. PETERS, MO 63376

COUNTY LOCATOR #: **2-055A-0762-00-0004.2100000**

CITY/MUNICIPALITY: **ST. PETERS, MISSOURI**

LEGAL DESCRIPTION: **A TRACT OF LAND LOCATED IN US SURVEY 462**
TOWNSHIP 47 NORTH, RANGE 3 EAST
ORD-2469
(SEE EXHIBIT "A")

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made on the ___ day of _____________ 20 __, by and between:

CITY OF ST. PETERS

Mailing Address: 1 SAINT PETERS CENTRE BLVD

ST. PETERS, MO 63376

of the County of St. Charles, State of Missouri, **(OWNER)** and **St. Charles County**, 201 NORTH SECOND STREET, STE. 510, ST. CHARLES, MO 63301, County of St. Charles, State of Missouri **(COUNTY)**.

OWNER, for and in consideration of the sum of One Dollar and other valuable consideration to said **OWNER** received and furnished, and given and paid by the **COUNTY**, the receipt and sufficiency of which is acknowledged, do/does **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM**, unto **COUNTY** an **EASEMENT** over, under, above and through the following described Lots, Tracts and Parcels of land lying, being and situated in the County of St. Charles, State of Missouri.

The **EASEMENT** and the Lots, Tracts or Parcels of land so burdened by the **EASEMENT** are described and depicted in Exhibit A, which is a Plat annexed to this **EASEMENT** and expressly made a part of this **EASEMENT**.

The **EASEMENT** is for the purposes of laying, installing, and establishing rock grade controls, vegetated rock bank stabilization, heavy stone revetment blanket, plants, and all other storm water improvements and facilities necessary or convenient to the operation by the **COUNTY** of a channel and bank stabilization system and for providing working room for construction. The **OWNER** agrees to make no claim of ownership to any of the property installed or equipment located in or upon the **EASEMENT**.

The **OWNER** may allow this **EASEMENT** to be reasonably utilized by other public or private utilities provided that construction by each utility within the **EASEMENT** should conform to all applicable State and Federal regulations as to the separation of such utility's system from other utilities using such **EASEMENT**.

The **COUNTY** shall also have the right of reasonable and direct entry to and exit from the **EASEMENT** for the purposes of the **EASEMENT** and shall also have, during the period of installation, the right to use the surface of the **EASEMENT** and the right to use the surface over areas reasonably adjacent to the **EASEMENT** so the installation, repair, and removal can be facilitated.

COUNTY AGREES AT COUNTY 'S SOLE COST AND EXPENSE TO RESTORE THE EASEMENT AND THE SURFACE OF THE EASEMENT AND ALL UTILIZED ADJACENT AREAS AND THE SURFACE OF SAID AREAS TO SUBSTANTIALLY THE SAME CONDITION WHICH EXISTED PRIOR TO ANY INSTALLATION, MAINTENANCE AND REMOVAL.

The **OWNER** shall be responsible for maintaining sodded and/or seeded areas once vegetation is established.

This **TEMPORARY CONSTRUCTION EASEMENT** herein granted shall cease and terminate 30 days after the construction work is accepted by the **COUNTY.**

The **OWNER** covenants and agrees that they will not erect any structures, fences, or landscaping on the **TEMPORARY CONSTRUCTION EASEMENT** herein granted prior to the release of the **TEMPORARY CONSTRUCTION EASEMENT.**

After completion of construction, repairs or replacement of the storm water drainage system, the aforesaid **OWNER** shall have the free and uninterrupted possession and use of said **EASEMENT**.

The **OWNER** for himself/herself, his/her heirs, successors, and assigns, do hereby warrant and covenant to the **COUNTY** that he/she is the **OWNER** of the described property and has full right and valid authority to grant this **EASEMENT** and that the **COUNTY** may quietly enjoy the premises for the purpose stated herein.

The **OWNER** hereby acknowledges and states that neither the **OWNER** nor any occupant of said property will be displaced from any dwelling or business by said **EASEMENT** and that the availability of public facilities on the **OWNER'S** property will benefit the property in excess of any detriment as may be caused from said **EASEMENT**.

The **OWNER** further acknowledges receipt of a copy of Chapter 523 of the Missouri Revised Statutes, as amended, acknowledges that the **EASEMENT** above is voluntarily granted, knowingly waives all rights granted to the **OWNER** thereunder, releases the **COUNTY** from the requirements of said statute, and acknowledges that the sum to be paid for the **EASEMENT** above is just and reasonable compensation.

IN WITNESS WHEREOF, the **OWNER** has set their hand and seal the day, month and year first above written.

OWNER: ______________________________ ______________________________
(Signature) (Printed Name)

______________________________ ______________________________
(Signature) (Printed Name)

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)SS

*On this ____ day of _______________ in the year ________ before me, __________________________, a Notary Public in and for said state, personally appeared ___________________, known to me to be the person(s) who executed the within **EASEMENT** and acknowledged to me that he/she executed the same as his/her free act and deed, for the purposes therein stated.*

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

____
Notary public in and for said County and State

My Commission Expires: ____________________

COUNTY: ______________________________ ______________________________

(Signature) (Printed Name)

______________________________ ______________________________

(Signature) (Printed Name)

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)SS

On this ____ day of ________________ in the year ________ before me, __________________________, a Notary Public in and for said state, personally appeared ___________________, known to me to be the person(s) who executed the within ***EASEMENT*** *and acknowledged to me that he/she executed the same as his/her free act and deed, for the purposes therein stated.*

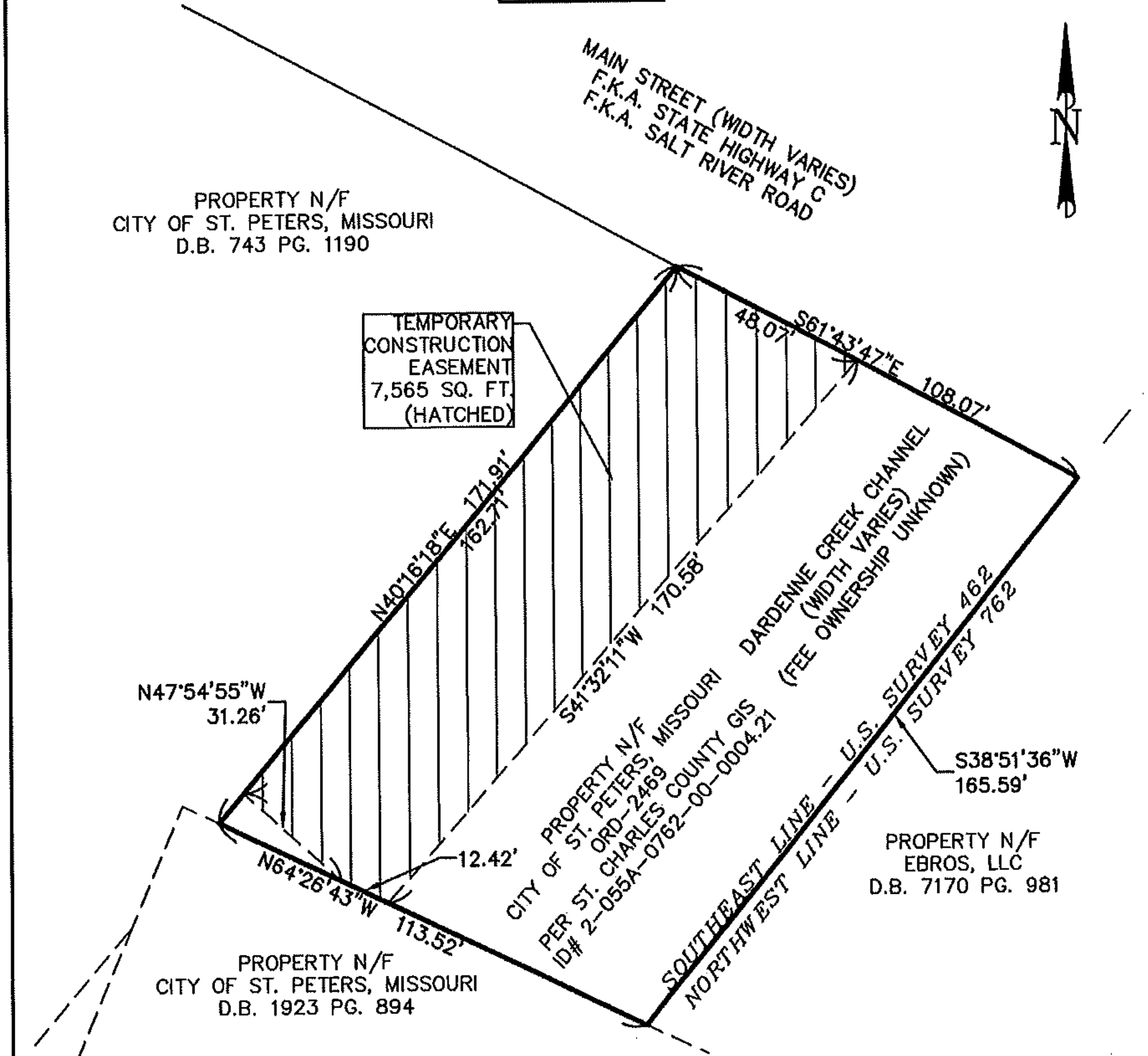
IN TESTIMONY WHEREOF, *I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.*

____

Notary public in and for said County and State

My Commission Expires: _____________________

EXHIBIT A



BAX ENGINEERING CO.
221 POINT WEST BLVD.
ST. CHARLES, MO 63301
636-928-5552

GENERAL NOTES:
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DRAWN: KLW	A TRACT OF LAND LOCATED IN U.S. SURVEYS 462, TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI
SCALE: 1"=40'	
PROJECT: 22-18827	
FILE: 18827 LWP_TCE 2.DWG	
SHEET: 1 OF 1	
MISSOURI STATE CERTIFICATE OF AUTHORITY SURVEYING: #000144	

STATE OF MISSOURI
ANDY D. BECK
NUMBER
PLS-2015017835
PROFESSIONAL LAND SURVEYOR
1-19-26

ANDY D. BECK
PROFESSIONAL LAND SURVEYOR
PLS NO 2015017835

ORDINANCE NO.

AN ORDINANCE ACCEPTING FOR MAINTENANCE THE DEDICATION OF CERTAIN STREETS, STREET SIGNS, SANITARY SEWER LINES, STORM SEWER LINES, AND WATER DISTRIBUTION LINES IN AND CONNECTED TO FAIRMOUNT GROVE

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI AS FOLLOWS:

SECTION 1. The City of St. Peters, Missouri does hereby accept for maintenance as public roadways and streets of the City of St. Peters, Missouri, certain streets located in Fairmount Grove, a subdivision filed for record in Plat Book 2025R Page 019209 recorded in the office of the Recorder of Deeds of St. Charles County, Missouri, and being within the City of St. Peters, Missouri. Said streets being known and designated as follows:

FAIRMOUNT GROVE DRIVE (40' ROW)

SECTION 2. The City of St. Peters, Missouri, does hereby also accept for maintenance all street signs constructed within either the street rights-of-way or utility easements contained in said Fairmount Grove subdivision.

SECTION 3. The City of St. Peters, Missouri, does hereby also accept for maintenance as part of the sanitary sewer and water distribution systems of the City of St. Peters, Missouri, all sanitary sewer lines, water distribution lines and appurtenances constructed within either the street rights-of-way or utility easements contained in said Fairmount Grove subdivision plat or within a permanent utility easement document 2024R Page 043715 recorded on the 21st day of October, 2024, a permanent utility easement, document 2024R Page 043716 recorded on the 21st day of October, 2024, a permanent water line easement, document 2025R Page 028425 recorded on the 3rd day of July, 2025 and within certain easements and right-of-way in Country Creek Plat Six recorded on the 4th day of January, 1984, Deed Book 23 Pages 52-54 recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 4. The City of St. Peters, Missouri, does hereby also accept for maintenance as part of the storm sewer system of the City of St. Peters, Missouri, all storm sewer lines in and connected with said plats and easements, to wit:

163 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268AI354 to, and including, storm sewer structure #7268AI355

81 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268AI355 to, and including, storm sewer structure #7268CI1356

No.

37 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268CI1356 to, and including, storm sewer structure #7268SWM357

148 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM357 to, and including, storm sewer structure #7268CI2358

29 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268CI2358 to, and including, storm sewer structure #7268EOP359

20 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM362 to, and including, storm sewer structure #7268SWM363

96 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM363 to, and including, storm sewer structure #7268SWM364

53 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM364 to, and including, storm sewer structure #7268SWM365

146 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM365 to, and including, storm sewer structure #7268SWM366

24 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM366 to, and including, storm sewer structure #7268EOP367

36 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268CI2368 to, and including, storm sewer structure #7268CI2369

32 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268CI2369 to, and including, storm sewer structure #7268EOP370

SECTION 5. That the streets, and street signs constructed within either the street rights-of-way or utility easements of the subdivision plat identified in Sections 1 and 2 of this Ordinance, and the sanitary sewer lines, water distribution lines, and certain storm sewers and appurtenances located in the plats and easements identified in Sections 3 and 4 of this Ordinance shall from and after the full execution of an Instrument of Dedication of Improvements, in substantially the form attached hereto and made a part hereof, are hereby dedicated to the City of St. Peters, Missouri, and shall become part of the public streets and roadways, sanitary sewer system, storm sewer system, and water distribution systems of said city in perpetuity. Fairmount Grove Development, LLC shall thereafter be relieved from further obligation with respect to the maintenance of said streets and roadways, street signs, sanitary sewer lines, storm sewer lines, and water distribution lines, except as may be contained within an executed Escrow Agreement Guaranteeing Improvements on file with the City.

SECTION 6. The Mayor of the City of St. Peters, Missouri, be and is hereby authorized to execute said Instrument of Dedication of Improvements which is by and between Fairmount Grove Development, LLC and the City of St. Peters, Missouri, and the Clerk of the City of St. Peters, Missouri is hereby authorized to affix the seal of the City to said Instrument of

Dedication of Improvements and directed to cause said document to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 7. 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 8. 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 9. This ordinance shall be in full force and take effect from and after the date of its final sage and approval.

Read two times, passed, and approved this 26th day of March 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest:____________________________________
Lisa L. Schroeder, City Clerk

No.

INSTRUMENT OF DEDICATION OF IMPROVEMENTS

THIS INDENTURE is made this ____ day of __________________, 2026, by and between Fairmount Grove Development, LLC, a Missouri limited liability company, whose mailing address is 17415 North outer 40 Rd., Chesterfield, MO 63005, (GRANTOR), and the City of St. Peters, Missouri, a municipal corporation, whose address #1 St. Peters Centre Boulevard, St. Peters, Missouri 63376, (GRANTEE).

WHEREAS, GRANTOR did on the 9th day of May, 2025, file a record in the office of the Recorder of Deeds for St. Charles County, Missouri, a certain plat, the same being the plat of Fairmount Grove subdivision, which plat was recorded in Plat Book 2025R Page 019209, a permanent utility easement document 2024R Page 043715 recorded on the 21st day of October, 2024, a permanent utility easement, document 2024R Page 043716 recorded on the 21st day of October, 2024, a permanent water line easement, document 2025R Page 028425 recorded on the 3rd day of July, 2025 and within certain easements and right-of-way in Country Creek Plat Six recorded on the 4th day of January, 1984, Deed Book 23 Pages 52-54; and

WHEREAS, said Fairmount Grove subdivision contains streets and roadways, to-wit:

FAIRMOUNT GROVE DRIVE (40' ROW)

and

WHEREAS, by virtue of said Fairmount Grove plat and recording thereof in the recitals contained on said plat, GRANTOR intends that the streets and roadways identified on said plat and located within right-of-way, become public streets and roadways; and

WHEREAS, GRANTOR has constructed street signs and said improvements have been constructed according to the City of St. Peters standards for same, and said improvements have been located in street rights-of-way or easements contained in said plat; and

WHEREAS, GRANTOR has constructed a sanitary sewer system, storm sewer system, and a water distribution system in and connected with Fairmount Grove subdivision and said systems have been constructed according to the City of St. Peters standards for same, and said systems have been located in either the street rights-of-way or utility easements contained in said plats and easements; and

WHEREAS, GRANTOR intends that the street signs so constructed become a part of the public street and roadway system of the City of St. Peters, Missouri; and

WHEREAS, GRANTOR intends that the sanitary sewer system, storm sewer system, and water distribution system so constructed become a part of the sanitary sewer, storm sewer, and water distribution systems of the City of St. Peters, Missouri.

NOW THEREFORE, GRANTOR does hereby dedicate the said streets, to-wit:

FAIRMOUNT GROVE DRIVE (40' ROW)

to become and hereafter to perpetually remain public streets and roadways of the City of St. Peters, Missouri.

GRANTOR, being the owner of all street signs located within and connected with Fairmount Grove subdivision does hereby dedicate all street signs to the City of St. Peters, Missouri, and the same shall become part of the public streets and roadway system of said City in perpetuity.

GRANTOR, being the owner of all the sanitary sewer lines, water distribution lines and appurtenances located within and connected with Fairmount Grove subdivision, does hereby dedicate all sanitary sewer lines, water distribution lines and appurtenances within said plat to the City of St. Peters, Missouri, and the same shall become a part of the sanitary sewer and water distribution systems of said City in perpetuity.

GRANTOR, being the owner of all storm sewer lines located within and connected with Fairmount Grove Subdivision, does hereby dedicate certain storm sewer lines connected with the Fairmount Grove Subdivision and located within easements reflected in said Fairmount Grove Subdivision Plat to wit:

163 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268AI354 to, and including, storm sewer structure #7268AI355

81 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268AI355 to, and including, storm sewer structure #7268CI1356

37 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268CI1356 to, and including, storm sewer structure #7268SWM357

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20 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM362 to, and including, storm sewer structure #7268SWM363

96 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM363 to, and including, storm sewer structure #7268SWM364

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24 Lineal Feet of Eighteen inch (18") RCP beginning at storm sewer structure #7268SWM366 to, and including, storm sewer structure #7268EOP367

36 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268CI2368 to, and including, storm sewer structure #7268CI2369

32 Lineal Feet of Twelve inch (12") RCP beginning at storm sewer structure #7268CI2369 to, and including, storm sewer structure #7268EOP370

The City of St. Peters, Missouri does hereby accept the aforesaid streets, street signs, sanitary sewer lines, certain storm sewer lines, and water distribution lines and appurtenances as a part of the public streets and roadways, sanitary sewer, storm sewer, and water distribution systems of said City in perpetuity.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

Fairmount Grove Development, LLC
a Missouri limited liability company

____

Title: Authorized Agent

STATE OF MISSOURI)
) SS.
COUNTY OF St. Louis)

On this 16 day of March, 2026, before me, personally appeared Jeremy Roth of Fairmount Grove Development, LLC, a Missouri limited liability company, known to me to be the person who executed the within INSTRUMENT OF DEDICATION OF IMPROVEMENTS in behalf of said limited liability company and acknowledge to me that he executed the same for the purposes therein stated.

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

Notary Layla Sutton

My Term Expires:

LAYLA SUTTON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 27, 2029
ST. LOUIS COUNTY
COMMISSION #25740967

GRANTEE:

CITY OF ST. PETERS, MISSOURI
a Missouri municipal Corporation

By:______________________________________
Len Pagano, Mayor

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

On this _________ day of __________________________, 2026, before me appeared, Len Pagano, who being by me duly sworn, did say that he is the Mayor of the City of St. Peters, Missouri, a Municipal Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument 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 Aldermen; and that said Mayor acknowledged said instrument to be the free act and deed of said City.

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

Notary___________________________________

My Term Expires:

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF ST. PETERS, MISSOURI TO ENTER INTO AN AGREEMENT PROVIDING FOR A TEMPORARY CONSTRUCTION EASEMENT FOR THE JUNGERMANN RD RESURFACING PHASE 2 PROJECT, FEDERAL PROJECT NO. STBG-7302(711) (SOMMER ENTERPRISES, LLC)

WHEREAS, the City of St. Peters has long been an advocate of improved transportation systems and facilities to promote the general health, safety and welfare of the community; and

WHEREAS, the City of St. Peters entered into an Agreement with the Missouri Highways and Transportation Commission on May 18, 2022, to provide funding for the Jungermann Road Resurfacing Phase 2 Project, Federal Project No. STBG-7302(711); and

WHEREAS, said Jungermann Road Resurfacing Phase 2 Project, Federal Project No. STBG-7302(711), necessitates obtaining a temporary construction easement, from Sommer Enterprises, LLC, a Missouri limited liability company; and

WHEREAS, said Sommer Enterprises, LLC and the City of St. Peters are desirous of entering into an agreement providing for a temporary construction easement for said Jungermann Road Resurfacing Phase 2 Project, Federal Project No. STBG-7302(711).

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

SECTION 1. That the City Administrator of the City of St. Peters, Missouri, be and he is hereby authorized and directed to negotiate, execute, and administer, on behalf of said City, an agreement with Sommer Enterprises, LLC, a Missouri limited liability company, providing for a temporary construction easement, by a Temporary Construction Easement Agreement, in substantially the forms attached hereto and made a part hereof, for the Jungermann Road Resurfacing Phase 2 Project, Federal Project No. STBG-7302(711).

SECTION 2. The City Clerk is hereby directed to cause said documents to be recorded in the office of the Recorder of Deeds of St. Charles County, Missouri.

SECTION 3. 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.

SECTION 4. <u>Severability.</u>

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 valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of March, 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest:____
Lisa L. Schroeder, City Clerk

Temporary Construction Easement Agreement

This Instrument, Made and entered into this ______ day of __________________, 2026, by and between Sommer Enterprises, LLC, a Missouri limited liability company, whose mailing address is P.O. Box 1132, St. Peters, Missouri 63376, hereinafter **GRANTOR**, and the CITY OF ST. PETERS, MISSOURI, a Missouri municipal corporation, whose address is #1 St. Peters Centre Boulevard, St. Peters, Missouri 63376, hereinafter **GRANTEE**.

Witnesseth, that the said GRANTOR, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by the said GRANTEE, the receipt and sufficiency of which is hereby acknowledged, do by these presents ***Grant*** unto the said GRANTEE,

A Temporary Construction Easement, as more particularly described on Exhibit "A", attached hereto and incorporated by reference herein, for the purpose of surveying, staking, sloping, altering the existing grade of, reshaping and otherwise using the easement area. GRANTEE covenants and agrees that after any construction work done on and to the temporary construction easement herein granted, that it will restore the ground surface to substantially its prior condition, to the extent practicable, and will repair and/or replace any structure, fence, shrubbery or other item damaged or demolished as a result of any construction work or activity on the easement granted. This Temporary Construction Easement shall cease and terminate thirty (30) days after the construction work on the Jungermann Road Resurfacing, Phase 2 project is accepted by the City of St. Peters, Missouri.

All provisions of this instrument, including the benefits and burdens, are deemed to be covenants running with the land and are binding upon and inure to the benefit of the parties hereto, their respective heirs, successors and assigns.

All of which is Subject to all easements, restrictions, conditions and rights of way, now of record, if any.

To Have and to Hold the said ***Easement,*** together with all rights and appurtenances to the same belonging, unto the said GRANTEE, and to its successors and assigns forever.

In Witness Whereof, the said GRANTOR and GRANTEE hereto have executed these presents as of the day and year first above written.

GRANTOR:

SOMMER ENTERPRISES, LLC

Signature: Jeffrey Sommer

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

On this 18th day of March, 2026, before me personally appeared Jeffrey Sommer, the owner/member of Sommer Enterprises, LLC, known to me to be the person who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

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

Kelly Heiman
Notary Public

Kelly Heiman
Notary Public, Notary Seal
State of Missouri
St. Charles County
My Commission Expires 8/2/2029
Commission # 12341877

My Commission Expires: 8/2/29

GRANTEE:

CITY OF ST. PETERS, MISSOURI

By: ______________________________________
William J. Malach, City Administrator

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

On this _______ day of ____________________________, 2026, before me, _________ ________________________, a Notary Public in and for said state, appeared William J. Malach, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of the City of St. Peters, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Missouri municipal corporation by authority of its Board of Aldermen and said William J. Malach acknowledged said instrument to be the free act and deed of said City.

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

____
Notary Public

My Commission Expires:

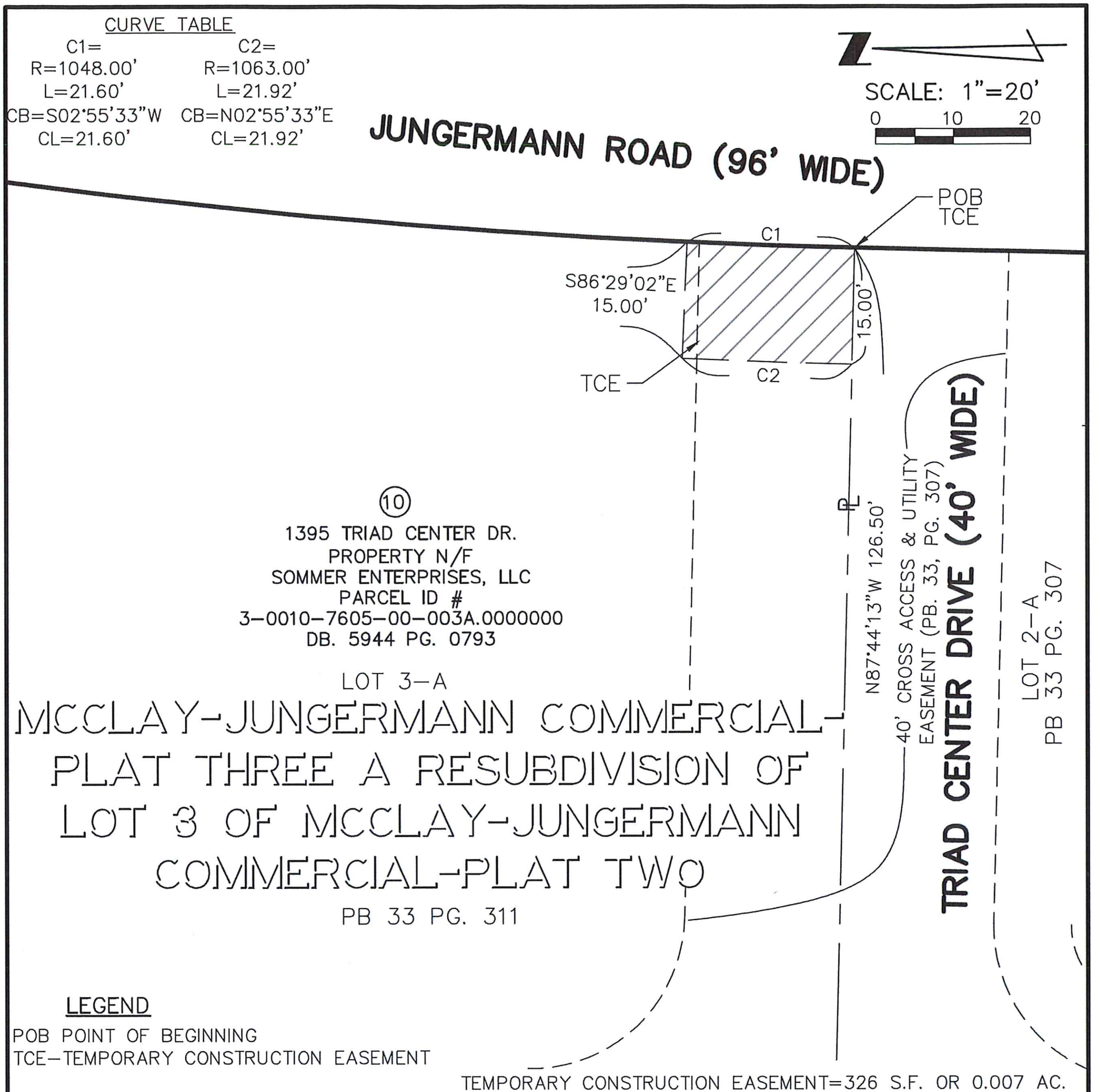

EXHIBIT "A"

12/5/25

INITIAL:

TEMPORARY CONSTRUCTION EASEMENT PLAT
PART OF LOT 3-A OF THE MCCLAY-JUNGERMANN
COMMERCIAL-PLAT THREE A RESUB. OF LOT 3 OF
MCCLAY-JUNGERMANN COMMERCIAL-PLAT TWO, RECORDED
IN PB. 33 PG. 311 ST. CHARLES COUNTY, MISSOURI

EFK•Moen, LLC
Civil Engineering Design

13523 BARRETT PARKWAY
SUITE 250, ST. LOUIS, MO 63021
(314) 394-3100

MO. Cert. of Authority No. 000381

DAVID J. NAEGER, P.L.S. Missouri
License No. 2002014104
Date: 12/31/2026

SHEET 1 OF 1

STATE OF MISSOURI
DAVID J.
NAEGER
12-15-2025
NUMBER
PLS-2002014104
PROFESSIONAL LAND SURVEYOR

Exhibit A - 2 of 2

OWNER: SOMMER ENTERPRISES, LLC
PID: 3-0010-7605-00-003A.0000000
PARCEL 10
DECEMBER 5, 2025

TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING PART OF LOT 3-A OF "MCCLAY-JUNGERMANN COMMERCIAL-PLAT THREE A RESUBDIVISION OF LOT 3 OF MCCLAY-JUNGERMANN COMMERCIAL-PLAT TWO", A SUBDIVISION RECORDED IN PLAT BOOK 33 PAGE 311 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID TRACT OF LAND ALSO BEING PART OF PROPERTY NOW OR FORMERLY OWNED BY SOMMER ENTERPRISES, LLC, AS RECORDED BY DEED BOOK 5944 PAGE 0793 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE LOT 2-A OF "MCCLAY-JUNGERMANN COMMERCIAL-PLAT TWO A RESUBDIVISION OF LOT 2 OF MCCLAY-JUNGERMANN COMMERCIAL" , A SUBDIVISION RECORDED IN PLAT BOOK 33 PAGE 307 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND THE WESTERN LINE OF JUNGERMANN ROAD (96' WIDE), ALSO BEING THE CENTERLINE OF A 40' WIDE CROSS ACCESS & UTILITY EASEMENT KNOWN AS TRIAD CENTER DRIVE (40' WIDE); THENCE ALONG THE NORTHERN LINE OF SAID LOT 2-A, NORTH 87 DEGREES 44 MINUTES 13 SECONDS WEST, 15.00 FEET TO A POINT OF NON-TANGENTIAL CURVE; THENCE LEAVING THE NORTHERN LINE OF SAID LOT 2-A ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1063.00 FEET, AN ARC LENGTH OF 21.92 FEET AND THE CHORD OF WHICH BEARS NORTH 02 DEGREES 55 MINUTES 33 SECONDS EAST, 21.92 FEET TO A POINT; THENCE SOUTH 86 DEGREES 29 MINUTES 02 SECONDS EAST, 15.00 FEET TO A POINT OF NON-TANGENTIAL CURVE ON THE WESTERN LINE OF JUNGERMANN ROAD (96' WIDE); THENCE ALONG THE WESTERN LINE OF SAID JUNGERMANN ROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1048.00 FEET, AN ARC LENGTH OF 21.60 FEET AND THE CHORD OF WHICH BEARS SOUTH 02 DEGREES 55 MINUTES 33 SECONDS WEST, 21.60 FEET TO THE POINT OF BEGINNING CONTAINING 326 SQUARE FEET OR 0.007 ACRES MORE OR LESS.

STATE OF MISSOURI
David J. Naeger
DAVID J.
NAEGER
12-15-2025
NUMBER
PLS-2002014104
PROFESSIONAL LAND SURVEYOR

ORDINANCE NO.

AN ORDINANCE APPROVING A RECORD PLAT WITHIN THE CITY OF ST. PETERS, MISSOURI, FOR THE PURPOSE OF RECORDING IN ST. CHARLES COUNTY, MISSOURI (GENESIS ONE)

WHEREAS, the property owner has submitted to the City for review and approval the following record plat:

Genesis One

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

SECTION 1. The record plat, Genesis One, is hereby approved.

SECTION 2. The City Clerk will maintain a copy of said Record Plat on file with City Records.

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.

SECTION 5. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of March, 2026.

____
Len Pagano, As Presiding Officer and as Mayor

Attest:______________________________________
Lisa L. Schroeder, City Clerk

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI, AMENDING VARIOUS PROVISIONS OF CHAPTER 605 OF THE ST. PETERS CITY CODE AND REGULATING CERTAIN BUSINESSES RELATING TO THE DISPLAY AND SALE OF CONSUMABLE INDUSTRIAL HEMP

WHEREAS, pursuant to Section 94.270, RSMo., municipalities are authorized to regulate and license certain businesses and occupations; and

WHEREAS, pursuant to the authority granted in Section 94.270, RSMo., the Board of Aldermen of the City of St. Peters, Missouri (the "Board of Aldermen"), enacted Chapter 605 of the Code of the City of St. Peters, Missouri (the "St. Peters City Code") establishing conditions and restrictions applicable to the issuance and renewal of business licenses; and

WHEREAS, reports show that certain industrial hemp products, as that term is defined by Section 195.010(24), RSMo., as amended, and particularly those products containing intoxicating cannabinoids, when consumed are known to impair cognitive function and cause marked changes in consciousness, see Paula F. Nickelson, Director, Health Advisory: Health Risks Associated with Hemp-Derived Intoxicating Cannabinoids, Mo. Dep't of Health & Senior Servs. (Apr. 18, 2024), https://health.mo.gov/emergencies/ert/alertsadvisories/pdf/advisory041824.pdf; and

WHEREAS, certain products derived from industrial hemp that cause marked changes in consciousness have been designed to resemble popular snack and candy brands; and

WHEREAS, the Board of Aldermen finds and determines that amending Chapter 605 of the St. Peters City Code, regarding the operation of businesses within the City in connection with the issuance and renewal of business licenses, is necessary to ensure products that are derived from industrial hemp (which are designed to resemble popular snacks and candy bars) which cause marked changes in consciousness are not purchased by children;

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

SECTION NO. 1. That Section 605.001 of the Code of the City of St. Peters, Missouri, be and hereby is amended by adding the following definitions:

CONSUMABLE INDUSTRIAL HEMP

Industrial hemp, or any extract, cannabinoid, concentrate, derivative, or product thereof, that is intended for human consumption by any method, including but not limited to ingestion, inhalation, absorption, or topical application. Consumable industrial hemp includes hemp-derived products containing cannabinoids, including but not limited to delta-8 THC, THC-A, THC-P, and HHC, regardless of form, concentration, or method of delivery. Consumable industrial hemp does not include industrial hemp used exclusively for fiber, grain, seed, or other non-consumptive agricultural or industrial purposes.

INDUSTRIAL HEMP

Shall have the same meaning as prescribed in § 195.010(24), RSMo., as that term and section may be amended.

SECTION NO. 2. That Section 605.035 of the Code of the City of St. Peters, Missouri, previously reserved by the City, be and hereby is amended by enacting a new Section 605.035 of the Code of the City of St. Peters, Missouri, to read as follows:

605.035 Consumable Industrial Hemp.

A. As a condition of the issuance and renewal of any license issued under this Chapter, all persons shall comply with the following:

1. Any person required to obtain a license under this Chapter who sells or offers for sale consumable industrial hemp products, or any product packaged in a manner indicating that it contains any amount of consumable industrial hemp, shall store and display such products in a manner that prevents patrons from physically accessing the products prior to the sale and without the assistance of an employee of the business. To the extent practicable, all consumable industrial hemp products shall be kept behind the sales counter or within another area restricted to employees at the point of sale.

2. No licensee, or person acting on behalf of a licensee, shall sell, give, provide, or distribute any consumable industrial hemp product, or any product packaged in a manner indicating that it contains any amount of consumable industrial hemp, to any individual under the age of twenty-one (21) years, including through a vending machine owned by or under the control of the licensee.

It shall be a defense to any license denial (whether initial or renewal) or revocation based upon this section if the licensee whose license is at issue sold the consumable industrial hemp product, or any product that is packaged in such a manner that indicates that it contains any amount of consumable industrial hemp, to an individual under the age of twenty-one (21) years if the licensee had reasonable cause to believe the individual was at least twenty-one (21) years old and presented a driver's license, non-driver's identification card, or other official or apparently official document, containing a photograph of the individual and purporting to establish the individual was at least twenty-one (21) years old.

SECTION NO. 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 NO. 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.

SECTION NO. 5. 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 St. Peters, Missouri.

Read two times, passed, and approved this 26th day of March, 2026.

____
Len Pagano, as Presiding Officer and as Mayor

Attest:______________________________________
Lisa Schroeder, City Clerk

BILL NO. 26-50 **I-15**

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI AUTHORIZING AMENDMENTS TO THE TRUST INDENTURE, LEASE AGREEMENT AND PERFORMANCE AGREEMENT RELATING TO THE CITY'S TAXABLE INDUSTRIAL REVENUE BONDS (FEDEX GROUND PACKAGE SYSTEM, INC. PROJECT), SERIES 2017; AUTHORIZING THE ASSIGNMENT OF SAID BONDS AND THE DOCUMENTS ENTERED INTO IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AND AUTHORIZING THE CITY TO EXECUTE CERTAIN DOCUMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH SAID ASSIGNMENT.

WHEREAS, the City of St. Peters, Missouri, a fourth-class city and political subdivision of the State of Missouri (the "City"), is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, improve and equip certain projects (as defined in the Act), to issue industrial revenue bonds for the purpose of providing funds to pay the costs of such projects, and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, office industry, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, pursuant to Ordinance No. 6846 adopted on October 12, 2017, the City (1) issued its Taxable Industrial Revenue Bonds (FedEx Ground Package System, Inc. Project), Series 2017, in the maximum principal amount of $50,000,000 (the "Bonds"), for the purpose of acquiring certain real property located at 9000 Premier Parkway in the City (the "Project Site"), and constructing an approximately 496,209 square foot facility thereon (the "Project Improvements" and, together with the Project Site, the "Project") to be used for package distribution and storage purposes, and (2) authorized the lease of the Project to Scannell Properties #300, LLC, an Indiana limited liability company ("Scannell"), which subleases the Project to FedEx Ground Package System, Inc., a Delaware corporation ("FedEx Ground"); and

WHEREAS, Scannell assigned its interest in the Project, the Bonds and related bond documents to ET III FX PREMIER PARKWAY, LLC, a Delaware limited liability company (the "ET III FX"); and

WHEREAS, ET III FX requests that the City consent to the assignment of its interest in the Project, the Bonds and related bond documents to ET SNLF FX Premier Parkway, LLC, a Delaware limited liability company (the "ET SNLF FX"); and

WHEREAS, the assignment of the Project, the Bonds and the bond documents to ET SNLF FX necessitates the amendment of certain provisions in the documents entered into by the City in connection with the issuance of the Bonds; and

WHEREAS, the Board of Aldermen hereby finds and determines that it is desirable for the improvement of the economic welfare and development of the City and within the public purposes of the Act that the City (i) consent to the assignment of the Project, the Bonds and the bond documents to ET SNLF FX, (ii) amend the documents entered into by the City in connection with the issuance of the Bonds to facilitate said assignment, and (iii) execute the necessary documents to effectuate such assignment and amendments as herein provided;

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

Section 1. Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents"), in substantially the forms presented to and approved by the Board of Aldermen and attached to this Ordinance, with such changes therein as shall be approved by the officials of the City executing the documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) Second Omnibus Amendment to Lease Agreement, Trust Indenture and Performance Agreement among the City, U.S. Bank National Association, as trustee (the "Trustee"), ET III FX and FedEx Ground, in substantially the form attached hereto as **Exhibit A**.

(b) Assignment and Assumption of Bond Documents among the City, ET III FX, ET SNLF FX and the Trustee, and consented to by FedEx Ground, in substantially the form attached hereto as **Exhibit B**.

(c) Estoppel Certificate, in substantially the form attached hereto as **Exhibit C**.

Section 2. Consent to Assignment. The Board of Aldermen hereby consents to the assignment of the Project and the Bonds to ET SNLF FX and certain agreements entered into by and among ET III FX, FedEx Ground, the Trustee, and the City in connection with the Project, including the Lease Agreement dated as of December 1, 2017 and the Performance Agreement dated as of December 1, 2017.

Section 3. Execution of Documents. The Mayor is hereby authorized to execute the City Documents and such other documents, certificates, estoppels and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance (including documents pertaining to the transfer of property), for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized to attest to and affix the seal of the City to such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4. Savings. Except as expressly set forth herein, nothing contained in this Ordinance 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 manner connected with the subject matter hereof.

Section 5. Severability. 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 valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section 6. Effective Date. This Ordinance shall take effect and be in full force immediately after its passage and approval.

Read and adopted this 26th day of March, 2026.

(SEAL)

____
Len Pagano, Mayor
and as Presiding Officer

Attest: __________________________________
Lisa Schroeder, City Clerk

EXHIBIT A

SECOND OMNIBUS AMENDMENT TO LEASE AGREEMENT, TRUST INDENTURE AND PERFORMANCE AGREEMENT

EXHIBIT B

ASSIGNMENT AND ASSUMPTION OF BOND DOCUMENTS

EXHIBIT C

ESTOPPEL CERTIFICATE

(The above space is reserved for Recorder's Certification.)

TITLE OF DOCUMENT:	SECOND OMNIBUS AMENDMENT TO LEASE AGREEMENT, TRUST INDENTURE AND PERFORMANCE AGREEMENT
DATE OF DOCUMENT:	April ___, 2026
GRANTORS:	CITY OF ST. PETERS, MISSOURI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ET III FX PREMIER PARKWAY, LLC, and FEDEX GROUND PACKAGE SYSTEM, INC.
GRANTORS' MAILING ADDRESSES:	City of St. Peters, Missouri One St. Peters Centre Boulevard St. Peters, Missouri 63376 U.S. Bank National Association One U.S. Bank Plaza, 3rd Floor St. Louis, Missouri 63101 ET III FX PREMIER PARKWAY, LLC c/o ElmTree Funds 8027 Forsyth Boulevard St. Louis, Missouri 63105 FedEx Ground Package System, Inc. 1000 FedEx Drive Moon Township, Pennsylvania 15108
GRANTEES:	CITY OF ST. PETERS, MISSOURI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ET III FX PREMIER PARKWAY, LLC, and FEDEX GROUND PACKAGE SYSTEM, INC.

GRANTEES' MAILING ADDRESSES:	City of St. Peters, Missouri One St. Peters Centre Boulevard St. Peters, Missouri 63376 U.S. Bank National Association One U.S. Bank Plaza, 3rd Floor St. Louis, Missouri 63101 ET III FX PREMIER PARKWAY, LLC c/o ElmTree Funds 8027 Forsyth Boulevard St. Louis, Missouri 63105 FedEx Ground Package System, Inc. 1000 FedEx Drive Moon Township, Pennsylvania 15108
LEGAL DESCRIPTION:	See **Exhibit A**.
REFERENCE BOOK AND PAGE:	Book DE6860, Page 554; Book DE6860, Page 560; Book _______, Page ___.

CITY OF ST. PETERS, MISSOURI,

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

ET III FX PREMIER PARKWAY, LLC

AND

FEDEX GROUND PACKAGE SYSTEM, INC.

SECOND OMNIBUS AMENDMENT TO LEASE AGREEMENT, TRUST INDENTURE AND PERFORMANCE AGREEMENT

Dated as of April ___, 2026

Relating to:

$50,000,000
(Aggregate Maximum Principal Amount)
City of St. Peters, Missouri
Taxable Industrial Revenue Bonds
(FedEx Ground Package System, Inc. Project)
Series 2017

SECOND OMNIBUS AMENDMENT TO LEASE AGREEMENT, TRUST INDENTURE AND PERFORMANCE AGREEMENT

THIS SECOND OMNIBUS AMENDMENT TO LEASE AGREEMENT, TRUST INDENTURE AND PERFORMANCE AGREEMENT, dated as of April ___, 2026 (the "Second Omnibus Amendment"), by and among the **CITY OF ST. PETERS, MISSOURI**, a fourth-class city organized and existing under the laws of the State of Missouri (the "City"), **U.S. BANK NATIONAL ASSOCIATION**, a national banking association duly organized and existing and authorized to accept and execute trusts of the character herein set forth under the laws of the United States of America, with a corporate trust office located in St. Louis, Missouri, as Trustee (the "Trustee"), **ET III FX PREMIER PARKWAY, LLC**, a Delaware limited liability company ("ET III FX") and **FEDEX GROUND PACKAGE SYSTEM, INC.**, a Delaware corporation ("FedEx Ground");

RECITALS:

1. The City is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend, equip and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, research and development, office industry, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable.

2. Pursuant to the Act, the Board of Aldermen of the City passed Ordinance No. 6846 (the "Ordinance") on October 12, 2017, authorizing the City to issue its Taxable Industrial Revenue Bonds (FedEx Ground Package System, Inc. Project), Series 2017, in the maximum principal amount of $50,000,000 (the "Bonds"), for the purpose of acquiring certain real property known and described as Premier 370 Plat Three, a subdivision recorded in plat book 49, at page 397, of the St. Charles County, Missouri Records (as more fully described on **Exhibit A** hereto, the "Project Site") and constructing a 496,209 square foot facility thereon (the "Project Improvements") to be used for package distribution and storage purposes.

3. Pursuant to the Ordinance, the City (a) entered into a Trust Indenture dated as of December 1, 2017 (as amended by the herein-defined First Omnibus Amendment, the "Indenture") with the Trustee, for the purpose of issuing and securing the Bonds, as therein provided, (b) entered into a Lease Agreement dated as of December 1, 2017 (as amended by the herein-defined First Omnibus Amendment, the "Lease") with Scannell Properties #300, LLC, an Indiana limited liability company ("Scannell"), under which the City acquired the Project Site and the Project Improvements (collectively, the "Project"), and leased the Project to Scannell in consideration of rental payments by Scannell that will be sufficient to pay the principal of and interest on the Bonds, and (c) entered into a Performance Agreement dated as of December 1, 2017 (as amended by the herein-defined First Omnibus Amendment, the "Performance Agreement") with Scannell and FedEx Ground.

4. Scannell assigned its interest in the Project, the Bonds and related bond documents to ET III FX PREMIER PARKWAY, LLC, a Delaware limited liability company (the "ET III FX") and in connection with said assignment, the Indenture, Lease, and Performance Agreement were amended pursuant to that certain Omnibus Amendment to Lease Agreement, Trust Indenture and Performance Agreement, dated as of June 13, 2019 (the "First Omnibus Amendment"), between Scannell, FedEx Ground, the City, and the Trustee

5. ET III FX is leasing the Project to FedEx Ground.

6. ET III FX will assign its interest in the Bonds, the Project, the Lease and the Performance Agreement to ET SNLF FX Premier Parkway, LLC, a Delaware limited liability company (the "Assignee") pursuant to the Assignment and Assumption of Bond Documents among ET III FX, the Assignee, the City and the Trustee, and consented to by FedEx Ground, and is terminating its mortgage on the Project. The Assignee is financing the purchase of the Project from ET III FX which necessitates the change to certain provisions in the Lease, Indenture and Performance Agreement.

NOW, THEREFORE, in consideration of the premises herein contained, the parties do hereby agree as follows:

Section 1. Amendment of Terms. The definition of "Lender" in Section 101 of the Indenture is hereby amended by deleting the existing definition and inserting the following in substitution thereof:

> **"Lender"** means Citizen's Bank, N.A., as Administrative Agent as well as for itself and other lenders, and their respective successors and assigns.

Section 2. Amendment of Indenture, Lease and Performance Agreement. All references to "Deed of Trust" and "Assignment of Leases and Rents", both as defined in the Indenture, are hereby deleted in the Indenture, Lease and Performance Agreement.

Section 3. Amendment to Notice Provisions. It shall be sufficient service of any notice, request, complaint, demand or other paper required by the Indenture or the Lease to be given or filed with the Lender if the same is duly mailed, postage prepaid, sent by overnight delivery or other delivery service, as follows:

Citizen's Bank, N.A.
71 South Wacker Drive
Chicago, Illinois 60606
Attention: Michael Browne

Section 4. Consent of Parties.

(a) ET III FX, as Owner of 100% of the Bonds Outstanding and party to the Lease and Performance Agreement, hereby consents to the execution of this Second Omnibus Amendment and hereby waives any notice required under **Sections 1103 and 1202** of the Indenture.

(b) FedEx Ground, as a third-party beneficiary and pursuant to Section **15.6** of the Lease, and as a party to the Performance Agreement, hereby consents to the amendments described herein.

(c) U.S. Bank National Association, as "Lender" and a "Financing Party" as defined in the Indenture immediately prior to the effective date of this Second Omnibus Amendment, hereby consents to the amendments described herein and hereby waives any notice required under **Sections 1103 and 1202** of the Indenture.

Section 5. Amendments Permitted. Articles XI and **XII** of the Indenture and **Article XIV** of the Lease permit the amendment, change or modification of the Indenture and the Lease, and it is hereby found and determined that this Second Omnibus Amendment will comply in all respects with the Indenture and the Lease. **Section 8.7** of the Performance Agreement permits modification thereof by written agreement signed on behalf of the parties thereto.

Section 6. Applicability of Original Documents. Except as otherwise provided in this Second Omnibus Amendment, the provisions of the Lease, the Indenture, and the Performance Agreement are hereby ratified, approved and confirmed.

[Remainder of page intentionally left blank; signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Second Omnibus Amendment to be executed in their respective names by their duly authorized signatories, all as of the date first above written.

CITY OF ST. PETERS, MISSOURI

By: ______________________________
Len Pagano, Mayor

[SEAL]

ATTEST:

By: ________________________
Lisa Schroeder, City Clerk

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

On this _____ day of __________, 2026, before me, the undersigned, a Notary Public in and for said State, appeared **LEN PAGANO**, to me personally known, who, being by me duly sworn, did say that he is the Mayor of **CITY OF ST. PETERS, MISSOURI**, and that the seal affixed to the foregoing instrument is the corporate seal of said City, and that said instrument was signed and sealed by authority of its Board of Aldermen, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

____
Name: Jason S. Terry
Notary Public in and for said State

My Commission Expires:

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

U.S. BANK NATIONAL ASSOCIATION,
as Trustee

By: ______________________________
Name: ______________________________
Title: ______________________________

ACKNOWLEDGMENT

STATE OF ____________)
) SS.
____________ COUNTY)

On this _____ day of __________, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____________, to me personally known, who, being by me duly sworn, did say that he/she is the [TITLE] of **U.S. BANK NATIONAL ASSOCIATION**, and that said instrument was signed on behalf of said national association by authority of its governing body, and said officer acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

____
Name: ______________________
Notary Public in and for said State

My Commission Expires:

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

ET III FX PREMIER PARKWAY, LLC, a
Delaware limited liability company

By: ________________________________
Name: ________________________________
Title: ________________________________

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

On this _____ day of __________, 2026, before me, the undersigned, a Notary Public in and for said State, appeared ____________________, to me personally known, who, being by me duly sworn, did say that he/she is the ____________________ of **ET III FX PREMIER PARKWAY, LLC**, a Delaware limited liability company, and that said instrument was signed on behalf of said company by authority of its governing body, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

____
Name:________________________________
Notary Public in and for said State

My Commission Expires:

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

[Second Omnibus Amendment]

FEDEX GROUND PACKAGE SYSTEM, INC.

By: __________________________________
Name: __________________________________
Title: __________________________________

COMMONWEALTH OF PENNSYLVANIA)
) SS.
COUNTY OF ALLEGHENY)

On this _____ day of __________, 2026, before me, the undersigned, a Notary Public in and for said State, appeared __________________, to me personally known, who, being by me duly sworn, did say that he/she is the _______________ of **FEDEX GROUND PACKAGE SYSTEM, INC.**, a Delaware corporation, and that said instrument was signed on behalf of said corporation by authority of its governing body, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

____
Name :__________________________________
Notary Public in and for said State

My Commission Expires:

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

CONSENTED TO:

U.S. BANK NATIONAL ASSOCIATION

By: ___________________________________
Name: ___________________________________
Title: ___________________________________

ACKNOWLEDGMENT

STATE OF ____________)
) SS.
____________ COUNTY)

On this _____ day of ___________, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared ___________, to me personally known, who, being by me duly sworn, did say that he/she is the _____________ of **U.S. BANK NATIONAL ASSOCIATION,** a national banking association, and that said instrument was signed on behalf of said banking association by authority of its governing body, and said officer acknowledged said instrument to be the free act and deed of said banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

____
Name :___________________________________
Notary Public in and for said State

My Commission Expires:

PLEASE AFFIX SEAL FIRMLY AND CLEARLY IN THIS BOX

EXHIBIT A

PROJECT SITE

The land situated in the County of St. Charles, State of Missouri, and described as follows:

A tract of land being part of U.S. Surveys 735 and 1799, Township 47 North, Range 4 East of the Fifth Principal Meridian, City of St. Peters, St. Charles County, Missouri being more particularly described as follows:

Beginning at a found iron pipe located at the intersection of the eastern right-of-way line of Spencer Road, variable width with the northwestern line of Norfolk & Southern Railroad, 200 feet wide; thence along the western right-of-way line the following courses and distances: North 01 degrees 59 minutes 54 seconds East, 756.58 feet to the beginning of a curve to the right having a radius of 1001.74 feet' along said curve with an arc length of 603.57 feet and a chord which bears North 19 degrees 15 minutes 34 seconds East, 594.48 feet to a found iron rod; North 36 degrees 31 minutes 13 seconds East, 994.16 feet and North 79 degrees 01 minutes 50 seconds East, 10.85 feet to its intersection with the southern right-of-way line of Premier Parkway South, variable width; thence along said right-of-way line the following courses and distances: South 53 degrees 28 minutes 48 seconds East, 123.52 feet to the beginning of a curve to the left having a radius of 371.56 feet; along said curve with an arc length of 231.41 feet and a chord which bears South 71 degrees 19 minutes 21 seconds East, 227.69 feet; North 00 degrees 50 minutes 03 seconds East, 10.00 feet; South 89 degrees 12 minutes 56 seconds East, 342.94 feet; North 01 degrees 09 minutes 46 seconds East, 12.45 feet, from which a found iron rod bears North 01 degrees 38 minutes 07 seconds East, 15.04 feet, and South 89 degrees 12 minutes 56 seconds East, 1360.35 feet; North 01 degrees 10 minutes 45 seconds East, 15.00 feet; South 89 degrees 12 minutes 50 seconds East, 522.16 feet and South 89 degrees 12 minutes 03 seconds East, 253.20 feet to its intersection with the western right-of-way line of Missouri State Highway 370, variable width as established by instruments recorded in Book 1580 page 951 and Cause No. CV193-12477CC of the above said records; thence along said right-of-way line the following courses and distances: South 20 degrees 35 minutes 08 seconds West, 10.20 feet; South 17 degrees 03 minutes 05 seconds West, 454.84 feet and South 14 degrees 11 minutes 34 seconds West, 727.76 feet to the northeast corner of a tract of land as conveyed to the City of St. Peters by instrument recorded in Book 2834, Page 181 of above said records; thence along the north lines of said City tract, North 88 degrees 04 minutes 17 seconds West, 483.73 feet to the east line of Tract 3 of Grand Slam Golf and Learning Center, a subdivision according to the plat thereof as recorded in Plat Book 35, Page 360; thence departing said east line the following courses and distances: North 88 degrees 04 minutes 17 seconds West, 10.10 feet, North 58 degrees 31 minutes 34 seconds West, 388.57 and North 00 degrees 33 minutes 48 seconds East, 30.10 feet to the north line of said Tract 3 of Grand Slam Golf and Learning Center; thence along said north line, North 89 degrees 26 minutes 12 seconds West, 865.65 feet to a found iron rod, said point also being the northwest corner of Tract 3 of above said Grand Slam Golf and Learning Center; thence along the west line of said Tract 3, South 01 degrees 34 minutes 51 seconds West, 917.21 feet to a found iron rod located at the southwest corner of above said Tract 3, said point also being located on the northern right-of-way of above said Norfolk and Southern Rail Road; thence along said right-of-way line the following courses and distances: South 83 degrees 04 minutes 13 seconds West, 340.27 feet; South 83 degrees 08 minutes 14 seconds West, 984.79 feet; North 01 minutes 07 minutes 44 seconds East, 50.84 feet and South 83 degrees 10 minutes 17 seconds West, 471.74 feet to the Point of Beginning, containing 4,958,027 square feet or 113.821 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc on May 10, 2017.

DOCUMENT COVER SHEET

DOCUMENT: ASSIGNMENT AND ASSUMPTION OF BOND DOCUMENTS

DATE: **Effective as of ________________, 2026**

GRANTOR(S): ET III FX PREMIER PARKWAY, LLC
8027 Forsyth Blvd.
St. Louis, MO 63105

GRANTEE(S): ET SNLF FX PREMIER PARKWAY, LLC
8027 Forsyth Blvd.
St. Louis, MO 63105

LEGAL DESCRIPTION: See Exhibit A attached hereto.

REFERENCE BOOK & PAGE: Book ______ Page _____

ASSIGNMENT AND ASSUMPTION OF BOND DOCUMENTS

THIS ASSIGNMENT AND ASSUMPTION OF BOND DOCUMENTS (this "**Assignment**") is made and entered into as of the ___ day of April, 2026 (the "**Effective Date**") by and between ET III FX PREMIER PARKWAY, LLC, a Delaware limited liability company, ("**Assignor**"), ET SNLF FX PREMIER PARKWAY, LLC, a Delaware limited liability company (the "**Assignee**"), the CITY OF ST. PETERS, MISSOURI (the "**City**") and U.S. BANK, NATIONAL ASSOCIATION, as trustee (the "**Trustee**").

RECITALS

A. WHEREAS, Assignor and Assignee are parties to that certain Purchase Agreement dated ____________ __, 20__ (the "**Agreement**") for the sale of the real property and improvements legally described on Exhibit A attached thereto and incorporated herein by this reference (the "**Property**").

B. WHEREAS, pursuant to that certain Trust Indenture (the "**Indenture**"), dated as of December 1, 2017, between the City and the Trustee, the City issued its Taxable Industrial Revenue Bonds (FedEx Ground Package System, Inc. Project), Series 2017, in the aggregate maximum principal amount of $50,000,000 (the "**Bonds**"), which Bonds have been purchased by Scannell Properties #300, LLC ("**Scannell**") from the City pursuant to that certain Bond Purchase Agreement dated as of December 1, 2017 (the "**Bond Purchase Agreement**").

C. WHEREAS, the proceeds of the Bonds were used to acquire the Land and construct the Premises (as defined in Section 1(a) of the Agreement).

D. WHEREAS, pursuant to that certain Lease Agreement between the City and Scannell dated as of December 1, 2017 (the "**Bond Lease**"), Scannell leased from the City the Project (as defined below and in the Bond Lease).

E. WHEREAS, the City, Scannell, and FedEx Ground Package System, Inc. entered into that certain Performance Agreement dated December 1, 2017, in connection with the issuance of the Bonds (the "**Performance Agreement**").

F. WHEREAS, the Indenture, Bond Lease, and Performance Agreement were previously amended pursuant to that certain Omnibus Amendment to Lease Agreement, Trust Indenture and Performance Agreement, dated as of June 13, 2019 (the "First Omnibus Amendment"), between Scannell, FEDEX Ground Package System, Inc., the City, and the Trustee.

G. WHEREAS, pursuant to that certain Assignment and Assumption of Bond Documents (the "**Prior Assignment**"), dated as of June 13, 2019, between Scannell and Assignor, Scannell has assigned to Assignor all of the interest and obligations of Scannell in and to the Performance Agreement, the Bond Lease, the Indenture, the Bonds, the Bond Purchase Agreement, and any other documents related to the Bonds.

H. WHEREAS, in order to effectuate the purpose of the Agreement, the parties have proposed to execute a Second Omnibus Amendment to Lease Agreement, Trust Indenture and Performance Agreement dated April ___, 2026 (the "Second **Omnibus Amendment**", and together with the Performance Agreement, the Bond Lease and the Indenture, as amended by the First Omnibus Amendment, and the Bonds, the Bond Purchase Agreement and any other documents related to the Bonds, the "**Chapter 100 Documents**").

I. WHEREAS, pursuant to the Agreement, Assignor has agreed to assign to Assignee upon the closing of the sale of the Property to Assignee, all of the interest and obligations of Assignor in and to the Chapter 100 Documents.

WHEREAS, Assignor desires to assign the Chapter 100 Documents to Assignee and Assignee desires to assume the Chapter 100 Documents upon the terms set forth in this Assignment.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Assignment and Assumption of Documents. As of the Effective Date, Assignor hereby grants, assigns and transfers to Assignee, its successors and assigns, all of Assignor's right, title and interest in, to and under the Chapter 100 Documents subject to the terms and conditions of this Assignment. Assignee hereby accepts from Assignor all of Assignor's right, title, and interest in, to and under the Chapter 100 Documents, and all covenants and responsibilities due under the Chapter 100 Documents, subject to the terms and conditions of this Assignment. As of the Effective Date, Assignee hereby assumes and agrees to be bound to the terms of the Chapter 100 Documents and to perform and fulfill all the terms, covenants, conditions, responsibilities, and obligations required to be performed and fulfilled by Assignor under the Chapter 100 Documents, and any other documents related to the issuance of the Bonds, which first arise or occur on or after the Effective Date. Except as otherwise provided in this Assignment, all references to Assignor in the Chapter 100 Documents shall be deemed to refer to Assignee. Pursuant to Section 13.1(b)(iii) of the Bond Lease, this Assignment shall include the entire unexpired term of the Bond Lease as of the Effective Date.

2. Assignor hereby agrees to indemnify, defend and hold Assignee and its successors, assigns, agents, members, managers and employees, and their respective heirs, personal representatives, successors and assigns, harmless from and against any and all rights, demands, claims, actions, causes of action, liabilities, losses, damages, costs and expenses, including, without limitation, attorneys' fees, arising out of the Chapter 100 Documents that accrue prior to Effective Date of this Assignment.

3. Assignee hereby agrees to indemnify, defend and hold Assignor and its successors, assigns, agents, members, managers and employees, and their respective heirs, personal representatives, successors and assigns, harmless from and against any and all rights, demands, claims, actions, causes of action, liabilities, losses, damages, costs and expenses, including, without limitation, attorneys' fees, arising out of the Chapter 100 Documents that accrue from and after the Effective Date of this Assignment.

4. Assignor is a limited liability company duly organized, existing and qualified to do business in good standing under the laws of the State of Delaware, has the power to enter into this Assignment and to perform its obligations contained herein and, by proper company action, has been duly authorized to execute and deliver this Assignment.

5. Assignee is a limited liability company duly organized, existing and qualified to do business in good standing under the laws of the State of Delaware, has the power to enter into this Assignment and to perform its obligations contained herein and in the Chapter 100 Documents, and, by proper company action, has been duly authorized to execute and deliver this Assignment.

6. In consideration of the assignment and assumption of the Chapter 100 Documents as provided for in this Assignment, the City and the Trustee hereby release Assignor from any liability under or on account of the Chapter 100 Documents arising from and after the Effective Date of this Assignment; provided, however, that Assignor shall remain liable for any and all losses, claims, lawsuits, damages, or expenses of any kind arising in connection with the Chapter 100 Documents prior to the Effective Date of this Assignment.

7. All notices which may or must be given in connection with this Assignment shall be in writing and given to the parties at the following notice physical or electronic addresses and fax numbers. All such notices shall be deemed given upon receipt if delivered by courier or overnight nationally recognized express mail service or sent by electronic or facsimile transmission, or upon deposit into the United States mail, if sent by certified mail, postage prepaid, return receipt requested, or to such other address as either party hereto may direct in accordance with the provisions hereof:

Assignor:

ET III FX PREMIER PARKWAY, LLC
8027 Forsyth Blvd., Suite 1100
St. Louis, Missouri 63105
Attn: Jessica Brandom
Email: jbrandom@elmtreefunds.com

Assignee:

ET SNLF FX PREMIER PARKWAY, LLC
8027 Forsyth Blvd., Suite 1100
St. Louis, Missouri 63105
Attn: Jessica Brandom
Email: jbrandom@elmtreefunds.com

City:

City of St. Peters, Missouri
One St. Peters Centre Boulevard
St. Peters, MO 63376
Attn: City Administrator

8. This Assignment shall be governed by Missouri law without regard to its conflicts of law rules. If any term or provision of this Assignment shall be unlawful, then such term or provision shall be null and void, but the remainder of this Assignment shall remain in full force and effect and be binding on both Assignor and Assignee. This Assignment constitutes the entire understanding and agreement between the parties with respect to the subject matter contained herein, and may not be amended, supplemented, or modified except by a writing executed by both of the parties hereto. This Assignment shall be binding upon the parties hereto and their respective successors and assigns. In the event that any party hereto brings an action or proceeding for a declaration of the rights of the parties under this Assignment or for any alleged breach or default thereof, or for any other acts arising out of this Assignment, then the party(ies) in whose favor any relief shall be granted or judgment shall be entered shall be entitled to an award of all of its(their) costs, including reasonable attorneys' fees and any court costs incurred in said action or proceeding including any appeal therefrom, in addition to any damages or relief awarded.

9. It is also agreed by the parties that a signature to this Assignment that is transmitted via facsimile or electronic transmission shall be deemed valid as if an original signature. In addition, this Assignment may be signed in any number of counterparts, and if so signed and delivered, the counterparts, taken together and bearing the parties' signatures, shall together be deemed to be an original and shall constitute but one and the same binding Assignment.

IN WITNESS WHEREOF, each of the parties hereto has caused this Assignment and Assumption of Bond Documents to be executed and delivered by its duly authorized representative, all effective as of the day and year first written above.

[Remainder of page intentionally left blank, signature pages to follow.]

ASSIGNOR:

ET III FX PREMIER PARKWAY, LLC,
a Delaware limited liability company

By: ___________________________________
Printed Name: _________________________
Title: ________________________________

ASSIGNEE:	**ET SNLF FX PREMIER PARKWAY, LLC,** **a Delaware limited liability company**
	By: ______________________________________ Printed Name: _____________________________ Title: ____________________________________

TRUSTEE: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE**

By: ________________________________
Name: ________________________________
Title: ________________________________

CITY: **CITY OF ST. PETERS, MISSOURI**

By:___________________________________
Name: Len Pagano
Title: Mayor

CONSENTED TO:

FEDEX GROUND PACKAGE SYSTEM, INC.

By: ______________________________

Name: ____________________________

Title: ____________________________

<u>Exhibit A</u>

Legal Description

ESTOPPEL CERTIFICATE

April ___, 2026

RE: Lease Agreement dated December 1, 2017, as amended by that certain Omnibus to Lease Agreement, Trust Indenture and Performance Agreement dated June 13, 2019 (collectively, the **"Lease"**), by and between the City of St. Peters, Missouri (the **"Lessor"**) and ET III FX PREMIER PARKWAY, LLC, a Delaware limited liability company (successor-in-interest to Scannell Properties #300, LLC, an Indiana limited liability company) (**"Lessee"**) for certain property located at 9000 Premier Parkway, St. Peters, Missouri (the **"Premises"**).

Lessee has obtained or will obtain a mortgage loan (the **"Loan"**) from Citizen's Bank, N.A. a national banking association (**"Lender"**). In connection with the Loan, Lessee has executed and delivered or will execute and deliver to Lender that certain Multiparty Agreement (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the **"Multiparty Agreement"**), wherein Lessee, Lender and U.S. Bank National Association, a national banking association, in its capacity as trustee (**"Trustee"**) under that certain Trust Indenture dated December 1, 2017 (the **"Indenture"**), permit Trustee to retain custody of the herein-defined Bonds upon the terms and conditions set forth therein.

In conjunction with the financing by the Lender, the undersigned hereby certifies to Lessee, Lender, and their respective successors and assigns all of the following:

1. The Lease is presently in full force and effect according to its terms and is the valid and binding obligation of Lessor as of the date hereof;

2. To Lessor's actual knowledge, (i) it is not in default under the terms of the Lease, (ii) Lessee is not in default under the terms of the Lease, and (iii) no event has occurred with which the passage of time or the giving of notice would constitute a default under the Lease;

3. To the actual knowledge of Lessor, Lessor has no present offsets, claims, counterclaims or defenses as to its obligations under the Lease, except for Lessee's obligations under the Lease, and to Lessor's actual knowledge, Lessee has no offsets, claims, counterclaims or defenses under the Lease, except for Lessor's obligations under the Lease; and

4. The term of the Lease commenced on December 1, 2017 and continues to December 31, 2029, at which time the Lease shall terminate, unless terminated earlier pursuant to the terms thereof. Lessee has no options to renew the Lease.

Lessor hereby (i) agrees that the Lender is entitled to all of the rights and privileges granted to a "Financing Party" under the Lease, including notices in accordance with Section 10.4 of the Lease, and (ii) consents to the execution and delivery to Lender of the Multiparty Agreement.

All terms used herein and not otherwise defined shall have the same meaning as specified in that certain Trust Indenture dated as of October 1, 2017, as amended, relating to the $50,000,000 (Aggregate Maximum Principal Amount) City of St. Peters, Missouri, Taxable Industrial Revenue Bonds (FedEx Ground Package System, Inc. Project) Series 2017 (the **"Bonds"**).

Use of the term "to Lessor's actual knowledge" and words of similar import mean that no information has come to the attention of Lessor's City Administrator which gave such person actual knowledge of the existence of the matter as so qualified. Except as set forth herein, the Lessor has not undertaken any investigation to determine the existence or status of such matters nor has it made any independent investigations as to the accuracy or completeness of any representation, warranty, data or other information, written or oral, made or furnished to it by the Lessee.

Dated as of the date first set forth above.

CITY OF ST. PETERS, MISSOURI

By:_______________________________
Name: Len Pagano
Title: Mayor

RESOLUTION NO.

A RESOLUTION OF THE CITY OF ST. PETERS, MISSOURI, SUPPORTING STATE ELECTED OFFICIALS IN REGULATING INTOXICATING HEMP RELATED PRODUCTS

WHEREAS, the City of St. Peters is aware that intoxicating hemp products are unregulated and pose a threat to the youth of our community; and

WHEREAS, intoxicating hemp products are often packaged to resemble candy, cookies, cereal, and other items typically marketed to children; and

WHEREAS, the Federal Government recently established federal limits on intoxicating hemp products, which are scheduled to be effective later this year; and

WHEREAS, Missouri House Bill 2641 and Missouri Senate Bill 904 propose statutory amendments aimed at restricting intoxicating hemp products; and

WHEREAS, the City of St. Peters finds and determines that it is to the benefit of the residents of the City that House Bill 2641 and Senate Bill 904 be passed by the Missouri General Assembly;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1: The Board of Aldermen of the City of St. Peters expresses its support for the passage of House Bill 2641 and Senate Bill 904 and urges the Missouri General Assembly and the Governor of Missouri, Mike Kehoe, to enact this legislation as a matter of public safety to protect children and the community.

SECTION 2: The City Clerk is hereby directed to forward a copy of this Resolution to all the State Senators and State Representatives that represent St. Charles County.

SECTION 3: This Resolution shall take effect immediately upon its passage and adoption.

READ AND ADOPTED this 26th day of March, 2026.

____
Len Pagano, as Presiding Officer and as Mayor

ATTEST: ________________________________
Lisa L. Schroeder, City Clerk

RESOLUTION NO. I-17

A RESOLUTION CONCERNING VOLUNTARY ANNEXATION
CLEARY/LOOMIS/EHLENBECK PROPERTY, 1824 ELM TREE STREET

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That there has been presented to the Board of Aldermen of the City of St. Peters, Missouri, on this date, one (1) verified petition signed by the owners of all fee interests of record of all tracts of real property located within the area described in the petition, which is proposed to be annexed to the City of St. Peters, and which petition requests annexation of such area into the City limits of the City of St. Peters, Missouri, a copy of which petition is attached hereto and made a part hereof.

SECTION 2. That no part of the said real property is now included in any incorporated municipality.

SECTION 3. That the said real property as a whole is contiguous to the existing corporate limits of the City of St. Peters, Missouri.

SECTION 4. That, in accordance with Section 71.012 RSMo, a public hearing shall be held concerning the matter, and this public hearing shall be held on the 9th day of April, 2026, at 6:30 p.m. at the St. Peters Justice Center in the City of St. Peters, Missouri.

SECTION 5. The City Clerk is authorized and directed to cause a notice of such hearing to be published at least seven (7) days prior to the date of the hearing in a newspaper of general circulation in St. Charles County, Missouri, which is qualified to publish legal matters.

Read and adopted this 26th day of March, 2026.

____

Len Pagano, Presiding Officer and as Mayor

Attest: ________________________________

Lisa L. Schroeder, City Clerk

1824 Elm Tree Street