

**ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY KNOWN AS  
LOT 50 FOREST LAKE SUBDIVISION, 2219 VALLEY VIEW DRIVE,  
BARNHART, MISSOURI 63012 INTO THE CITY OF PEVELY, MISSOURI**

WHEREAS, on April 17, 2021, the fee simple owners of a certain tract of land, more particularly described on Exhibit A, which is attached hereto and made a part hereof, submitted a verified petition requesting voluntary annexation of the tract of land into the City of Pevely, Missouri under Section 71.014, RSMo.; and

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Pevely, Missouri; and

WHEREAS, the Board of Aldermen of the City of Pevely, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the city; and

WHEREAS, the City of Pevely is able to furnish normal municipal services to said area within a reasonable time after annexation;

NOW THEREFORE, be it ordained by the Board of Aldermen of the City of Pevely, Missouri as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PEVELY, MISSOURI, AS FOLLOWS:**

Section 1. The City of Pevely hereby completes the annexation of an unincorporated area adjacent to the Pevely city limits, more fully described in Exhibit A attached hereto in accordance with Section 71.014, RSMo.

Section 2. The City of Pevely city limits are hereby extended to include the annexation area within the City of Pevely city limits. The annexation area is described in Exhibit A attached hereto and made a part hereof by reference.

Section 3. The effective date and time of the annexation will be 12:01 a.m., December 13, 2021.

Section 4. Normal city services shall be afforded to the annexation territory immediately from and after the effective date and time of the annexation.

Section 5. Zoning of the annexation area shall be established by the Board of Aldermen upon the recommendation of the Planning Commission in accordance with City ordinances governing same.


Section 6. The annexation area shall be designated as part of Ward 1, unless subsequently reassigned through a process of ward redistricting.


Section 7. The City Clerk of the City of Pevely is hereby ordered to cause three certified copies of this Ordinance to be filled with the Jefferson County Clerk.

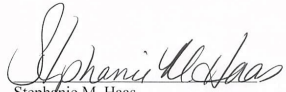
Section 8. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS 6 DAY OF December 2021.


ATTEST:



  
Ashton Cooke  
City Clerk of Pevely, MO

  
Stephanie M. Haas  
Mayor of Pevely, MO

APPROVED AS TO FORM:

  
City Attorney Sweeney

**To Put Bill #1560 on its 1<sup>st</sup> reading  
By Caption:**

Motioned: Don Menkhuis  
Seconded: Tyler Leeder

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhuis	✓	—
Yount	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Coulson, Yount

**To Accept Bill #1560 on its 1<sup>st</sup>  
Reading by Caption:**

Motioned: Don Menkhuis  
Seconded: Ryan Tucker

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhuis	✓	—
Yount	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Coulson, Yount

**To Put Bill #1560 on its 2nd Reading  
By Caption:**

Motioned: Don Menkhuis  
Seconded: Steve Markus

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhuis	✓	—
Yount	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Coulson, Yount

**To Approve Bill #1560 on its 2nd  
and Final Reading by Caption:**

Motioned: Ryan Tucker  
Seconded: Tyler Leeder

	<u>Aye</u>	<u>Nay</u>
Eckles	✓	—
Menkhuis	✓	—
Yount	—	—
Markus	✓	—
Coulson	—	—
Tucker	✓	—
Leeder	✓	—
Brooks	✓	—

Absent: Coulson, Yount

PETITION FOR ANNEXATION

PETITION REQUESTING ANNEXATION TO THE CITY OF PEVELY

I the undersigned, TODD MOORE, hereinafter referred to as petitioner, for my petition to the Board of Aldermen of the City of Pevely, Missouri state and allege as follows:

1. That I, TODD MOORE the owner of all fee interests of record in the real estate in Jefferson County, Missouri, described as follows to wit:

A tract of land located in:

LOT 50 FOREST LAKE SUBDIVISION  
2219 VALLEY VIEW DR  
BARNHART MO

2. That the said real estate is not now a part of any incorporated municipality.
3. That said real estate is contiguous to the corporate limits of the City of Pevely, Missouri.
4. I request that the said real estate be annexed to, and be included within, the corporate limits of the City of Pevely, Missouri, as a R-1 Zoning District, as authorized by the provisions of Section 71.012, RSMo.
5. That I, TODD MOORE, the petitioner request that the Board of Aldermen of the City of Pevely cause the required notice to be published, and to conduct the public hearing required by law, and to thereafter adopt an ordinance extending the limits of the City of Pevely to include the above described real estate.

Dated this 17<sup>th</sup> day of APRIL, 2010.

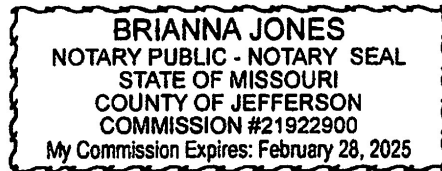
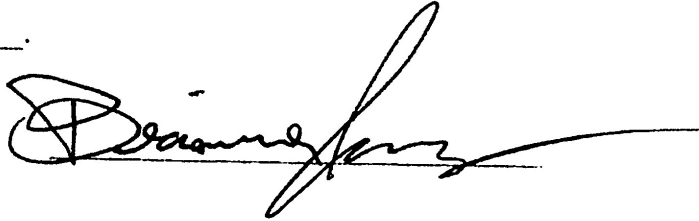
/s/ Todd Moore

STATE OF MISSOURI )  
 )SS  
COUNTY OF JEFFERSON )

On this 17<sup>th</sup> of April, 2021 before me personally appeared, Brianna Jones to be known, to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his 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.

My term expires 2/28/25.



2020R-018355  
FILED AND RECORDED  
IN OFFICIAL RECORD  
05/28/2020 03:31:47PM  
DEBBIE DUNNEGAN, RECORDER  
JEFFERSON COUNTY, MO  
PAGES 4  
REC FEE: \$33.00  
NS FEE:

\*\*This document was eRecorded\*\*

## GENERAL WARRANTY DEED (Individual)

H52423

**THIS DEED**, made and entered into as of 21st day of May, 2020, by and between **GRANTOR(S)**:

William R. Menkhus AKA William Menkhus and Tamara J. Menkhus AKA Tamara Menkhus, husband and wife, and Donald P. Menkhus AKA Donald Menkhus and Janet M. Menkhus AKA Janet Menkhus, husband and wife, and Robert E. Menkhus AKA Robert Menkhus and Beverly L. Menkhus AKA Beverly Menkhus, husband and wife, as tenants in common

of the County of Jefferson, State of Missouri, and **GRANTEE(S)**:

TM Construction LLC

of the County of St. Louis, State of Missouri,

**Grantee's mailing address:** 4127 Wenzel Ln, Saint Louis, MO 63129

**WITNESSETH**, that the Grantor(s), for and in consideration of the sum of One Dollar and other valuable considerations paid by the Grantee(s), the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN and SELL, CONVEY and CONFIRM** unto the Grantees(s), the following described Real Estate situated in the County of Jefferson and State of MO, to-wit:

Lots 49 and 50 FOREST LAKE ESTATES PLAT TWO, a subdivision as shown by plat on file in the Recorder's Office of Jefferson County, Missouri, as Document No. 2018P-000110.

Subject to restrictions, easements, conditions and zoning regulations of record, if any.

**WILLIAM R. MENKHUS, ATTORNEY IN FACT UNDER TWO DURABLE POWER OF ATTORNEY'S, RECORDED IN DOCUMENT #2016R-038152 AND DOCUMENT #2016R-038153, HEREBY DECLARES AND CONFIRMS THAT ROBERT E. MENKHUS AND BEVERLY L. MENKHUS ARE ALIVE AS OF THE DATE OF THIS DEED AND THAT THE DURABLE POWER OF ATTORNEY'S HAVE NOT BEEN AMENDED OR REVOKED IN WHOLE OR IN PART.**