

**WENTZVILLE BLUFFS
COMMUNITY IMPROVEMENT DISTRICT**

Board of Directors

Notice of Meeting

The Board of Directors of the Wentzville Bluffs Community Improvement District will conduct a meeting on Tuesday, August 18, 2026, at 4:00 p.m. at Wentzville City Hall, 1001 Schroeder Creek Blvd., Wentzville, Missouri. The meeting will be held via teleconference. For access, please dial (929) 346-7319 and enter personal meeting ID 715-374-280# when prompted.

1. OPENING

2. OLD BUSINESS

- A. APPROVAL OF THE MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD AUGUST 20, 2025

3. PUBLIC COMMENTS

4. NEW BUSINESS

- A. ELECTION OF CHAIR AND APPOINTMENT OF OFFICERS

Slate of Officers

Rick Podhorn	Chair
Jessica Hoffman	Vice-Chair
Laure Podhorn	Secretary
Jeff Lenk	Treasurer
Laura Lashley	Asst. Secretary

- B. ACCEPTANCE OF THE DISTRICT'S FINANCIAL STATEMENT FOR THE FISCAL
YEAR ENDED DECEMBER 31, 2025
- C. ACKNOWLEDGEMENT OF THE FORMAL MISSOURI DEPARTMENT OF
REVENUE SALES TAX EXPIRATION LETTER
- D. A RESOLUTION OF THE WENTZVILLE BLUFFS COMMUNITY IMPROVEMENT
DISTRICT APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTIONS;
AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
- E. A RESOLUTION OF THE WENTZVILLE BLUFFS COMMUNITY IMPROVEMENT
DISTRICT TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL
CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN
DISTRICT OFFICIALS AND OFFICERS; AND AUTHORIZING CERTAIN
ACTIONS IN CONNECTION THEREWITH
- F. A RESOLUTION OF THE WENTZVILLE BLUFFS COMMUNITY IMPROVEMENT
DISTRICT APPROVING A SPECIAL ASSESSMENT AT THE RATE OF \$3.85 PER

\$100.00 ASSESSED VALUATION FOR THE TAX YEAR ENDING DECEMBER 31, 2026; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

- G. A RESOLUTION OF THE WENTZVILLE BLUFFS COMMUNITY IMPROVEMENT DISTRICT AMENDING THE BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 AND ADOPTING THE BUDGET FOR THE FISCAL YEAR DECEMBER 31, 2027 IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

5. OTHER NEW BUSINESS

6. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting: Development Dynamics, LLC, 2897 Highway K, Suite 210, O'Fallon, MO 63368, (636) 561-8602. Persons with disabilities wishing to attend can contact Development Dynamics LLC at (636)561-8602 or through Relay Missouri at 1-800-735-2966 (TTY/ASCII) or 1-800-735-2466 (Voice), or by mail at 1001 Boardwalk Springs Place, Suite 50, O'Fallon, MO 63368 prior to the meeting if accommodations need to be made.

Posted: August 14, 2026 @ 11:00 am
(Date & time)

Posted by: C. Dixon/District Analyst
(Name & Title)