



**Tuesday, October 14, 2025**

**2025 October Board Meeting**

**Great Rivers Greenway District Board of Directors Monthly Meeting**

**District Office 3745 Foundry Way, Suite 253, St. Louis, MO 63110**

**11:30am**

## **1. OPENING OF MEETING**

### **A. CALL TO ORDER/ ROLL CALL**

Meeting minutes and agendas from previous meetings can be found on the website: [www.greatriversgreenway.org](http://www.greatriversgreenway.org).

You are welcome to join us! The public can access the meeting by a web-based video conferencing service. Sign-in is required.

Please click the link below to join the webinar:

[https://events.zoom.us/j/AhFo1jc4LU62Q5xdEwVeoU\\_H7LR-VZ2j653\\_hXg0KLNvp9Vw2mtf~A0vX\\_WAVZzj5Wods-aLcLYa9T-pGwSmv9-nabHxwU8aInSW7B7-ehv5JQulqg](https://events.zoom.us/j/AhFo1jc4LU62Q5xdEwVeoU_H7LR-VZ2j653_hXg0KLNvp9Vw2mtf~A0vX_WAVZzj5Wods-aLcLYa9T-pGwSmv9-nabHxwU8aInSW7B7-ehv5JQulqg)

Please note that the option to attend the meetings virtually is being provided as a convenience to the public and cannot be guaranteed. Virtual attendance may be unavailable for a variety of reasons, including, but not limited to, technical failures or limitations.

If you need any specific accessibility arrangements to be able to attend and/or fully participate, please contact Anne Milford at 314-932-4917 or [amilford@grgstl.org](mailto:amilford@grgstl.org).

### **B. OPEN TIME**

Persons wishing to speak to the Monthly Board of Directors meeting may do so:

- In person: Sign up prior to the meeting or submitting written questions in advance to Anne Milford via email [amilford@grgstl.org](mailto:amilford@grgstl.org) OR sign in upon arrival at the front desk.
- Virtual: Fill out the form on the website <https://greatriversgreenway.org/about/board-of-directors/board-meeting-open-time-signup/> by 5pm the day before the meeting to participate digitally

Great Rivers Greenway reserves the right to implement a time limit or restrict content to agenda items if needed.

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF THE MINUTES**

[View Minutes](#) for Sep 9, 2025 - 2025 September Board Meeting

**2. PRESENTATION (S)**

**A. GREAT GATHER ROUND RECAP - Emma Klues**

**3. NEW BUSINESS**

**A. NONE**

**4. PETITIONS AND COMMUNICATIONS**

**A. NONE**

**5. REPORTS OF OFFICERS**

**A. NONE**

**6. REPORT OF THE CHIEF EXECUTIVE OFFICER**

**A. CHIEF EXECUTIVE OFFICER**

[2025 October CEO report Great Rivers Greenway\\_FOR POSTING.pdf \(3,014 KB\)](#)

**B. NOTICE OF CONTRACTS EXECUTED**

[GRG Executed Contracts Notice Sep 2025.pdf \(45 KB\)](#)

**7. REPORT OF STANDING COMMITTEES**

**A. NONE**

**8. APPROVAL OF CONTRACTS - MULTIPLE REVENUE STREAMS**

**A. NONE**

**9. APPROVAL OF CONTRACTS - GRG 1/10TH REVENUE STREAM**

**A. That the Board adopt Resolution 2025.121 approving a Construction Management Contract not to exceed \$84,218, subject to future appropriation, with Shannon & Wilson, Inc. in connection with Western Greenway and authorizing other actions as necessary to effectuate the same. - Tom Schweiss**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
735A	Western Greenway	Hamilton Creek Streambank Stabilization	St. Louis County, City of Wildwood

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Tom Schweiss	Shannon & Wilson, Inc.	Pre-Construction and Construction Management

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
Yes	25% MBE / 5% WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
EFK Moen (WBE) - 8.3% David Mason Associates (MBE) - 26.6% Goetz Group (WBE) - 8.8%	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications	June 2025	N/A	4

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>In June 2025, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Western Greenway (735A). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, and GRG's website and was announced via an email to GRG's jobs and bids electronic database. Four (4) responses were received that expressed interest in the services for the advertised Western Greenway project. A selection committee composed of GRG and the City of Wildwood staff evaluated the proposals. Three (3) firms were invited to interview in August: Great River Associates, Inc., ABNA Engineering, Inc., and Shannon &amp; Wilson, Inc. ABNA Engineering, Inc. was unresponsive to the invitation to interview. The committee interviewed the two (2) firms and recommended Shannon &amp; Wilson, Inc. for this project.</p>

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Approval	\$84,218	\$281,008	2026 GRG 1/10th Capital Budget, pending future Board approval

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Design	Bidding

**WHY AND/OR HOW:**

This action requests to authorize a contract with Shannon & Wilson, Inc. ("Shannon & Wilson") not to exceed \$84,218 for Construction Management services for the Western Greenway in the City of Wildwood, Missouri ("Wildwood").

### **PROJECT BACKGROUND**

In 2023, Great Rivers Greenway ("GRG") acquired approximately twenty (20) acres of property along the Western Greenway in Wildwood. At the subject site, approximately 300 ft of streambank on the north side of Hamilton Creek is currently experiencing erosive changes that threaten to impact the existing Western Greenway.

Through our original contract with Reitz and Jens, the design and engineering team evaluated the existing site and stream conditions along Hamilton Creek and developed recommended streambank stabilization measures. Unfortunately, the engineer's estimate of probable construction cost for these measures far exceeded GRG's anticipated costs. The high cost estimate was primarily due to in-stream excavation and the required fill material needed to achieve sufficient stabilization due to soil composition and channel pattern. As an alternative, GRG is now desiring to relocate the existing Western Greenway at least 100 feet north of its current location along Hamilton Creek, away from the critical streambank erosion area to prevent future impacts to that section of the greenway (see diagram below). The design and engineering team have advanced design of this project to 30% preliminary design. GRG staff anticipate final design to be completed near the end of 2025 with the goal of moving into construction in spring of 2026.

In June 2025, GRG staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Western Greenway (735A). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and was announced via an email to GRG's jobs and bids electronic database. Four (4) responses were received that expressed interest in the services advertised for the Western Greenway project. A selection committee composed of GRG and Wildwood staff evaluated the proposals.

Three (3) firms which responded for the Western Greenway project were invited to interviews in August: Great River Associates, Inc., ABNA Engineering, Inc. and Shannon & Wilson. The selection committee recommended Shannon & Wilson as a qualified and capable firm to provide the services outlined in the RFQ for this project. The Shannon & Wilson team includes EFK Moen (WBE), David Mason Associates (MBE), and Goetz Group (WBE) which will primarily provide constructability reviews, construction inspection, and wage and workforce compliance services respectively.

The total estimated cost at 30% preliminary design for greenway construction, drainage reconfiguration, and removal and restoration of the existing trail is currently estimated at \$519,000. The \$84,218 proposal provided by Shannon & Wilson is equal to 16.2% of the total construction cost estimate.

The contract with Shannon and Wilson will include the following services:

- Preconstruction services including plan review and bidding services
- Cost estimation services
- On-site construction supervision
- Wage and Work Force Compliance
- Material testing and inspection services

The 2025 budget for the (735A) project includes \$281,008 in available budget. Future GRG 1/10 Capital Budgets will include the funds for the remaining efforts subject to Board approval.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2025.94	Approval of a Design Services Contract Amendment with Reitz & Jens, Inc. for Western Greenway: Hamilton Creek Streambank Stabilization
2024.83	Approval of a Design Services Contract with Reitz & Jens, Inc. for Western Greenway: Hamilton Creek Streambank Stabilization

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$84,218, Subject to future appropriation, WITH Shannon & Wilson, Inc. IN CONNECTION WITH Western Greenway AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under

Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

**WHEREAS**, the Western Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Western Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by relocating a portion of the Western Greenway along Hamilton Creek (the “Project”);

**WHEREAS**, the 2025 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item 735A for the Project;

**WHEREAS**, the 2026 and 2027 GRG 1/10 Capital Budget will include line item 735A for the Project, subject to approval by the Board of Directors of the District;

**WHEREAS**, pursuant to the District’s Procurement Policy, the District issued and advertised the Request for Qualifications for or in furtherance of the Project and received four (4) responses;

**WHEREAS**, Shannon & Wilson, Inc. was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the “Proposal”);



**WHEREAS**, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Proposal; (ii) negotiate and enter into a contract with Shannon & Wilson, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14th, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Shannon & Wilson, Inc. in an amount not to exceed \$84,218, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or his designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14th day of October, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS  
GREENWAY DISTRICT**

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**B. That the Board adopt Resolution 2025.122 approving a Construction Management Contract not to exceed \$415,988, subject to future appropriation, with Great River Associates, Inc. in connection with Dardenne Greenway and authorizing other actions as necessary to effectuate the same. - Tom Schweiss**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
231A	Dardenne Greenway	Mexico Road to Dardenne Park	St. Peters, St. Charles County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Tom Schweiss	Great River Associates, Inc.	Pre-construction and Construction Management Services

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
Yes	25% MBE / 5%WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
TSI Geotechnical, Inc. (M/WBE) - 7.3%	No

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Request for Qualifications	June 2025	N/A	4

**PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)**

In June 2025, Great Rivers Greenway (GRG) staff released a Request for Qualifications (RFQ) for preconstruction and construction management services across multiple greenway projects including Dardenne Greenway (231A). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American, and GRG's website and was announced via an email to GRG's jobs and bids electronic database. Three (3) responses were received that expressed interest in the services for the advertised Western Greenway project. A selection committee composed of GRG and the City of St. Peters staff evaluated the proposals, and all three (3) firms were invited to interview in August: Great River Associates, Inc., ABNA Engineering, Inc., and Shannon & Wilson, Inc. ABNA Engineering, Inc. was unresponsive to the invitation to interview but interviews with Great River Associates, Inc. and Shannon & Wilson, Inc were conducted and the committee recommended Great River Associates, Inc. for this project.

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Contract Approval	\$415,988	\$604,894	2026-2027 GRG 1/10th Capital Budget, pending future Board Approval

**OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES**

Transportation Alternative Program (TAP) Grant: \$1,500,000

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Design	Bidding

**WHY AND/OR HOW:**

This action requests to authorize a contract with Great River Associates, Inc. not to exceed \$415,988, subject to future appropriation, for pre-construction and construction management services for Dardenne Greenway: Mexico Road to Dardenne Park (231A) in the City of St. Peters, Missouri ("St. Peters").

### **Project Background**

Dardenne Greenway: Mexico Road to Dardenne Park (231A) seeks to improve the existing trail north of Mexico Road to Dardenne Park. This greenway segment was originally identified in the Dardenne Greenway Master Plan in 2008 and subsequently ranked as a high community priority during the 2019-2020 St. Charles County Greenway Master Plan. In 2021, an alignment study was initiated with HR Green. Over the last four (4) years of design, engineering, and community engagement, the project has advanced to 95% pre-final design. With the City of St. Peters as a partner and the principal property owner of the corridor, the project is well positioned to advance toward construction in spring of 2026. Future phases of this project include the extension to Water's Edge Banquet Facility and Salt Lick Road. This project is partially funded by a Transportation Alternatives Program (TAP) funded at \$1,500,000, awarded in 2024.

Design elements included in this greenway project:

- 950-feet of elevated boardwalk and piers
- 250-feet of prefabricated bridge and piers
- 1,550-feet of paved greenway
- retaining walls
- wayfinding signage
- native plantings
- invasive plant removal
- a trail overlook

In June 2025, GRG staff released a Request for Qualifications (RFQ) for pre-construction and construction management services across multiple greenway projects including Dardenne Greenway (231A). The RFQ was published in the St. Louis Post-Dispatch, the St. Louis American newspapers, the GRG website and was announced via an email to GRG's jobs and bids electronic database. Three (3) responses were received that expressed interest in the services advertised for the Dardenne Greenway project. A

selection committee composed of GRG and City of St. Peters staff evaluated the proposals.

The three (3) firms which applied for the Dardenne Greenway project were invited to interviews in August: Great River Associates, Inc., ABNA Engineering, Inc. and Shannon & Wilson, Inc. and interviews were held with Great River Associates, Inc. and Shannon & Wilson, Inc. The selection committee recommended Great River Associates, Inc. as the best qualified and capable firm to provide the services outlined in the RFQ for this project. The Great River Associates, Inc. team includes TSI Geotechnical, Inc. (M/WBE) who will be responsible for materials testing.

The total estimated cost for greenway construction at 95% design is \$6,007,089. The \$415,988 proposal from Great River Associates, Inc. is equal to 6.9% of the total estimated construction cost. The lower cost of services relative to the estimated construction value is in part due to a reduction of hours in typical pre-construction services given the current stage of design.

The contract with Great River Associates, Inc. will include the following services:

- Pre-construction Services - 415 hours estimated
  - Pre-Final Design (95%) and Final Design (100%) review
  - Budgeting and scheduling services including cost estimation
  - Procurement and Compliance
- Construction Services - 1,900 hours estimated
  - Bidding Services
  - On-site construction supervision and inspection
  - Meeting scheduling and facilitation
  - Business enterprise tracking for women and minority owned companies
  - Material testing
  - Project Closeout

The 2025 Capital Budget for the (231A) project includes \$604,894 in available funds. Future GRG 1/10 Capital Budgets will include the funds for the remaining efforts subject to Board approval.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2021.56	Approval of Contract with HR Green for Dardenne Greenway: Mexico Road to I-70 Alignment Study
2022.28	Approval of St. Charles County Greenway Plan
2022.101	Approval of Contract Amendment with HR Green for Dardenne Greenway: Mexico Road to Salt Lick Road
2024.50	Approval of a Transportation Alternatives Program (TAP) Grant Application to the East-West Gateway Council of Governments for \$1,500,000
2024.48	Approval of a Program Agreement with Missouri Department of Transportation for \$1,500,000
2025.49	Approval of a Contract Amendment with HR Green for Dardenne Greenway (231A)

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$415,988, SUBJECT TO FUTURE APPROPRIATION, WITH GREAT RIVER ASSOCIATES, INC. IN CONNECTION WITH DARDENNE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

**WHEREAS**, the Dardenne Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Dardenne Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by designing and constructing the Dardenne Greenway from Mexico Road to Dardenne Park (the “Project”);

**WHEREAS**, the 2025 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item 231A for the Project;

**WHEREAS**, the 2026 and 2027 GRG 1/10 Capital Budgets will include line item 231A for the Project, subject to approval by the Board of Directors of the District;

**WHEREAS**, pursuant to the District’s Procurement Policy, the District issued and advertised a Request for Qualifications for or in furtherance of the Project and received three (3) responses;

**WHEREAS**, Great River Associates, Inc. was found to be qualified and whose proposal is in conformance with the requirements of the District Act (the “Proposal”);

**WHEREAS**, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Proposal; (ii) negotiate and enter into a contract with Great River Associates, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and



**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14th, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS  
GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to approve and accept the Proposal.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Great River Associates, Inc. in an amount not to exceed \$415,988, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or his designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14th day of October, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS  
GREENWAY DISTRICT**

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**C. That the Board adopt Resolution 2025.123 approving a construction, operations and maintenance agreement with City of St. Peters in connection with Dardenne Greenway and authorizing other actions as necessary to effectuate the same. - BEN GROSSMAN**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
231A	Dardenne	Mexico Road to Dardenne Park	St. Charles County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Ben Grossman	City of St. Peters	Construction, operations and maintenance agreement

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a cooperation agreement	n/a	n/a	n/a

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Construction, operations and maintenance	Substantial completion of the construction project and turnover to the City

**WHY AND/OR HOW:**

Great Rivers Greenway (GRG) and the City of St. Peters have been engaged with the next phase of the Dardenne Greenway. This extension will take the Greenway from Mexico Road north into the St. Peters Golf Course. We are nearing completion of the design and preparing for final construction documents. At this time, GRG is ready to enter into a construction, operation and maintenance agreement for the project with the City. Utilizing the standard GRG cooperation agreement, the City and GRG have had discussions about the details of the project, and after construction, the hand-off of the project to the City for long-term operations and maintenance.

GRG staff are requesting that the Board of Directors authorize the CEO to negotiate and enter into a construction, operations and maintenance agreement for the Dardenne Prairie in the City of St. Peters.

**RESOLUTION APPROVING A CONSTRUCTION, OPERATION AND MAINTENANCE AGREEMENT WITH THE CITY OF ST. PETERS IN CONNECTION WITH THE DARDENNE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, the Dardenne Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Dardenne Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by entering into a construction, operation and maintenance agreement (the “Project”);

**WHEREAS**, pursuant to the approval of Proposition C and Section 67.1712.1 of the District Act, the governing bodies of St. Louis County, St. Charles County, and St. Louis

City imposed a one-tenth of one cent sales tax for the purpose of funding the creation, operation and maintenance of the District;

**WHEREAS**, the 2025 GRG 1/10 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 1/10 Capital Budget included line item (231A) for the Project;

**WHEREAS**, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a construction, operation and maintenance agreement with the City of St. Peters; and (ii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a construction, operation and maintenance agreement with the City of St. Peters for the Project.
2. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14 day of October, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT**

**D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

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Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**10. APPROVAL OF CONTRACTS - GRG 3/16TH REVENUE STREAM**

**A. That the Board adopt Resolution 2025.124 approving a Utility Relocation Agreement not to exceed \$52,213 with Southwestern Bell Telephone Company d/b/a AT&T in connection with Deer Creek Greenway and authorizing other actions as necessary to effectuate the same. - Angelica Gutierrez**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
196	Deer Creek	Big Bend & Oxford to River des Peres	City of Maplewood, Webster Groves and St. Louis County

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Angelica Gutierrez	Southwestern Bell Telephone Company d/b/a AT&T	Utility Relocation Agreement

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of Contract	\$52,213	\$1,287,230	

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
Congestion Mitigation and Air Quality transportation grant \$1,592,948

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Final Design	Bidding and Award; Construction

## **WHY AND/OR HOW:**

This Board Action requests to authorize the CEO to negotiate and enter into a Utility Relocation Agreement with Southwestern Bell Telephone Company ("AT&T") in connection with Deer Creek Greenway: Big Bend & Oxford to River des Peres in the City of Maplewood.

The project team has been coordinating with multiple utility companies to identify and resolve utility conflicts within the project areas, the Deer Creek Greenway (labeled 196 on the map below) and Oxford Bend Park (labeled 196A). AT&T operates and maintains utility poles and overhead and underground infrastructure within the public right-of-way along Oxford Blvd. The proposed greenway alignment requires the relocation of overhead and underground (handholes) infrastructure from the south side to the north side of Oxford Blvd. Additional work to install conduit underground is necessary to be able to provide service to both sides of Oxford Boulevard along with the removal of five (5) existing poles to create appropriate space for the construction of the greenway on the south side of Oxford Boulevard.

AT&T staff have prepared a relocation cost estimate of \$47,465.74. Great Rivers Greenway (GRG) staff is including a 10% contingency for unforeseen challenges related to the pole relocations, for a total amount of \$52,213. GRG will retain the 10% contingency, and the contingency will only be applied if AT&T provides documentation for the additional work beyond the cost estimate.

Upon execution of the agreement and the payment of the relocation costs, AT&T will self-perform the utility relocations in advance of and concurrently with GRG's construction work. Construction of the Deer Creek Greenway is anticipated for late 2025/early 2026.

### **Relocation Plan**

The relocation plan includes this breakdown:



Estimated Actual Cost Quote	
Engineering Labor	\$12,017.02
Construction Labor	\$4,477.15
Contractor Expense	\$28,534.94
Material Expense	\$2,936.63
Miscellaneous Expense	\$0.00
Less Credit/Payments	\$500.00
Total	\$47,465.74

#### **RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2025.107	Approval of a Utility Relocation Agreement not to exceed \$110,000 with Union Electric Company d/b/a Ameren Missouri
2025.18	Approval of a contract amendment with M3 Engineering Group, P.C.. for pre-construction and construction administration services of the Deer Creek Greenway segment from the Deer Creek shopping center at Big Bend Boulevard and Oxford Boulevard, to the River des Peres Greenway.
2025.10	Approving a Cost Share Agreement not to exceed \$594,000, subject to future appropriation, with the City of Maplewood in connection with Deer Creek Greenway
2024.90	Approval of a contract with TranSystems for pre-construction and construction management services of the Deer Creek Greenway segment from the Deer Creek shopping center at Big Bend Blvd and Oxford Blvd, to the River des Peres Greenway.
2024.79c	Approving temporary construction easements not to exceed an aggregate amount of \$9,103.75 to purchase easements located at

	3600, 3604 S. Big Bend Blvd, 3714 Big Bend Industrial, 3730, 3728, 3724, 3718, 3710, 3704, 3639 Oxford Blvd and 7411 Sussex Avenue
2024.09	Approving acceptance of the Congestion Mitigation Air Quality (CMAQ) program agreement for at least \$1,592,948 with the Missouri Highways and Transportation Commission in connection with Deer Creek Greenway
2023.72	Approving a Reimbursement Agreement of at least \$30,000 with St. Louis County in Connection with the Deer Creek Greenway
2023.71	Approving a Reimbursement Agreement of at least \$113,000 with the City of St. Louis in Connection with the Deer Creek Greenway
2022.106	Approving a Contract Amendment not to exceed \$558,692 with M3 Engineering in Connection with the Deer Creek Greenway
2022.42	Approving a Contract not to exceed \$170,937 with M3 Engineering in Connection with the Deer Creek Greenway
2022.09	Approval to apply to the East West Gateway Council of Governments for the Congestion Mitigation and Air Quality grant program in Connection with the Deer Creek Greenway
2020.42	Contract with Burns and McDonnell for Deer Creek to River des Peres 30% Design
2018.70	Contract with Burns and McDonnell for Deer Creek to River des Peres Preliminary Design - Intersection Safety Study
2016.80	Contract with Burns and McDonnell for Deer Creek to River des Peres Preliminary Design
2016.16	Grant Application CMAQ for the Deer Creek Greenway: Deer Creek Center to Francis Slay Park
2015.15	Grant Application STP-S for the Deer Creek Greenway
2014.45	Contract with Burns and McDonnell for Deer Creek to River des Peres

2023.106	Contract with Burns and McDonnell for Deer Creek to River des Peres - Alignment Study
2012.84	Contract with Burns & McDonnell for preliminary design of Deer Creek Center Trail to River des Peres on Deer Creek Greenway
2008.55	Contract with Burns & McDonnell for Deer Creek Corridor Study

**RESOLUTION APPROVING A UTILITY RELOCATION AGREEMENT NOT TO EXCEED \$52,213 WITH SOUTHWESTERN BELL TELEPHONE COMPANY D/B/A AT&T IN CONNECTION WITH DEER CREEK GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, the Deer Creek Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Deer Creek Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by building the Deer Creek Greenway in the Cities of Maplewood and St. Louis (the “Project”);

**WHEREAS**, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

**WHEREAS**, the 2025 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 3/16 Capital Budget included line item 196 for the Project;

**WHEREAS**, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a Utility Relocation Agreement with Southwestern Bell Telephone Company d/b/a AT&T; and (ii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a Utility Relocation Agreement with Southwestern Bell Telephone Company d/b/a AT&T in an amount not to exceed \$52,213 for the Project.
2. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds

that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14th day of October, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT**

**D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

---

Bernie DuBray, President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**B. That the Board adopt Resolution 2025.125 approving a Green Infrastructure Grant Program Agreement for reimbursement not to exceed \$487,740 from the Metropolitan St. Louis Sewer District in connection with Brickline Greenway and authorizing other actions as necessary to effectuate the same. - Lonny Boring**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
308I	Brickline	North Connector	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Lonny Boring & Kuleya Bruce	Metropolitan St. Louis Sewer District	Reimbursement Agreement

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Reimbursement Agreement	\$487,740	N/A	N/A

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
Metropolitan St. Louis Sewer District Green Infrastructure Grant Program Agreement

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Construction	Construction Completion

#### **WHY AND/OR HOW:**

As part of the Metropolitan St. Louis Sewer District (MSD) Project Clear, MSD's Consent Decree with the Environmental Protection Agency and the Missouri Coalition for the Environment, MSD is committed to working with various partners to incorporate green infrastructure and stormwater best management practices (BMPs) into development projects. The goal of MSD's Green Infrastructure Grant Program is to reduce stormwater runoff and combined sewer overflows to the Mississippi River and River des Peres.

During the design of the Brickline Greenway North Connector project along N. Grand Boulevard between Natural Bridge and Cass Avenues, the team identified MSD's Green Infrastructure Grant Program as a potential source for reimbursement funds for the project construction. By working with MSD during stormwater design, green infrastructure BMPs were incorporated into the project which reduce runoff into combined sewers along the project corridor. Because of these reductions to stormwater flow into combined sewers, MSD has agreed to reimburse Great Rivers Greenway for the construction of these BMPs and this value is estimated at approximately \$487,740. MSD will inspect and approve the BMPs during construction.

Execution of the Green Infrastructure Grant Program Agreement between MSD and GRG will allow GRG to seek reimbursement from MSD for construction costs not to exceed \$487,740.

#### **RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2025.78	Approval of the construction contract for the Brickline Greenway North Connector

**RESOLUTION APPROVING A GREEN INFRASTRUCTURE GRANT PROGRAM AGREEMENT FOR REIMBURSEMENT NOT TO EXCEED \$487,740 FROM THE METROPOLITAN ST. LOUIS**

**SEWER DISTRICT IN CONNECTION WITH BRICKLINE GREENWAY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, the Brickline Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Brickline Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by extending the Brickline Greenway (the “Project”);

**WHEREAS**, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

**WHEREAS**, the 2025 GRG 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.107;

**WHEREAS**, the 2025 GRG 3/16 Capital Budget included line item (308I) for the Project, subject to the approval of the Board of Directors of the District;

**WHEREAS**, the District desires to authorize the Chief Executive Officer to (i) negotiate and enter into a Green Infrastructure Grant Program Agreement with the Metropolitan St. Louis



Sewer District; and (ii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to negotiate and enter into a Green Infrastructure Grant Program Agreement with the Metropolitan St. Louis Sewer District in an amount not to exceed \$487,740 for the Project.
2. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
4. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14th day of October 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT  
D/B/A THE GREAT RIVERS GREENWAY DISTRICT**

---

Bernie DuBray , President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**11. APPROVAL OF CONTRACTS - CAR 3/16TH REVENUE STREAM**

**A. That the Board adopt Resolution 2025.126 approving a construction contract not to exceed \$2,481,868, subject to future appropriation, with Ideal Landscape Construction, Inc. in connection with Kiener Plaza Implementation and authorizing other actions as necessary to effectuate the same. -Will Rein**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
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883A	Mississippi	Kiener Plaza	City of St. Louis
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**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Will Rein	Ideal Landscape Construction, Inc.	Construction Contract

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)
Yes	25% MBE/5%WBE	No	No

PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
Westfall Hauling, MBE, 3.2% Obax Infrastructures LLC, MBE, .96% Butler Supply, WBE, 2.3% Heartland Turf Farms, N/A, 0.96% Reinhold Electric, N/A, 12.2% Metron Surveying, N/A, 0.3%	N/A

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Bid	September 2025	N/A	Two

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
<p>Ideal Landscape Construction- \$2,481,868</p> <p>Bombshell Construction - \$2,689,450</p>

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a Contract	\$2,481,868	2025 CAR 3/16 - \$1,988,886	2025 CAR 3/16, 2026 CAR 3/16

OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES
N/A

**WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025, 2026	Bidding	Construction

## **WHY AND/OR HOW:**

Since 2010, Great Rivers Greenway (“GRG”) has dedicated staff time and funding to a public/private partnership consisting of the National Park Service (“NPS”), the Gateway Arch Park Foundation (“GAPF,” formerly known as the CityArchRiver Foundation), the City of St. Louis, Missouri Department of Transportation, and Bi-State Development Agency to redevelop the Gateway Arch National Park and the surrounding lands under a plan known as “Framing a Modern Masterpiece: The City + The Arch + The River 2015” (“Project”). GRG issued sales tax appropriation bonds for the Project. Allocation of available bond funds and Project components were identified as part of a revised Comprehensive Capital Improvements Program Agreement (“CCIPA”) budget which was approved by GRG's Board of Directors in December 2017.

One of the ten (10) signature components of the CityArchRiver project was the complete redevelopment of Kiener Plaza. Since the opening of Kiener Plaza in 2017, it has reestablished itself as an important event and gathering spot in the heart of Downtown St. Louis. GRG staff sought use of the bond funds in 2018 to cooperate with GAPF for the construction of a visitor support building to support security and maintenance operations.

Additional enhancements were identified over several years since the construction of the visitor support building which culminated in GAPF's procurement of SWT Design in 2023/2024 to produce construction documents through a reimbursement agreement with GRG. These enhancements include replacement of the crushed rock surface in the shade garden and bike parking area and renovation of the oval courthouse lawn. Improvements to the shade garden replace the crushed rock with pavers which necessitates improving the below ground infrastructure to improve growing conditions for the shade trees. To do this, the plans call for a modular soil cell system that provides an adequate volume of soil to promote tree growth and health while also creating a platform for the pavers to be set on.

The improvements to the oval lawn include flattening it to be more usable for programs, adding lighting to improve safety and visitor experience, and event power connections to enhance the programming potential of the site. The soil itself is being improved to increase drainage for the trees while also being reinforced to carry the weight of programming elements like the Winterfest ice rink and to improve the recovery time of the turf after events. Improvements to both electrical and irrigation infrastructure are being made to support these changes.

Construction documents were completed in early 2025, but due to the constraints on the construction schedule by the partner's desire to hold Winterfest in 2025, bidding was delayed to August 2025. With the U.S. Figure Skating Championships being held at Enterprise Center January 4-11, 2026, GAPF was asked and agreed to an extended run of the ice rink through the end of this competition. For this reason construction is set to commence in late January 2026 and be completed by October 2026.

This project received two bids, both were significantly higher than the funds programed in the 2025 budget. GRG's construction manager, Navigate Building Solutions, evaluated both bids and are recommending the lowest responsive bidder, Ideal Landscape Construction, Inc. ("Ideal"), be awarded the contract. The analysis of the bid compared to budget indicates several factors contributed to the differential. Pricing has increased due to construction inflation, tariffs, and the project schedule shifting from 2025 to 2026. The largest cost variances are in earthwork and site improvements, driven by undervalued specialty soils and modular containment systems, higher-than-anticipated site logistics costs, and limited subcontractor/vendor competition.

Although no bid alternates were included in the bidding documents, Ideal worked with GRG and Navigate to identify value engineering opportunities. Their bid assumed complete soil removal and replacement; however, they confirmed that amending the existing soil would achieve the same results and reduce costs by \$100,000. Because this option was not included as a bid alternate, Navigate recommends capturing the savings through a deduct change order after contract execution. Ideal has submitted a formal proposal reflecting this adjustment, which will be executed shortly after the contract is finalized. The \$100,000 savings will become GRG's contingency fund, resulting in a contingency of approximately 4%—an appropriate amount given the strong design documentation available to the design team and the relatively recent Kiener Plaza improvements.

Ideal identified an additional potential savings of \$80,000 on shade garden paver material but this substitution will be evaluated against project goals early during construction due to it's impact on ADA compliance and aesthetics.

GRG staff are recommending that the Board authorize the CEO to move forward with negotiations and enter into a contract not to exceed \$2,481,868 with Ideal for the construction of improvements to Kiener Plaza.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.75	Approval of a contract with Navigate Building Solutions
2024.43	Approval of Budget Amendment and Reimbursement Agreement for design services for Kiener Plaza Improvements.
2019.17	First amendment to the reimbursement agreement with GAPF for Kiener Plaza Phase 2 Improvements.
2018.83	Approval of a reimbursement agreement with GAPF for Kiener Plaza Phase 2 improvements

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$2,481,868, SUBJECT TO FUTURE APPROPRIATION, WITH IDEAL LANDSCAPE CONSTRUCTION, INC. IN CONNECTION WITH KIENER PLAZA IMPLEMENTATION AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and

proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

**WHEREAS**, the Mississippi Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by making improvements to Kiener Plaza;

**WHEREAS**, the 2025 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.108;

**WHEREAS**, the 2025 CAR 3/16 Capital Budget included line item 883A for the Project;

**WHEREAS**, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised a request for bids for or in furtherance of the Project and received two (2) responses;

**WHEREAS**, Ideal Landscape Construction, Inc. was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

**WHEREAS**, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with Ideal Landscape Construction, Inc.; and (iii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.



2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Ideal Landscape Construction, Inc. in an amount not to exceed \$2,481,868, subject to future appropriation, for the Project.
3. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14th day of October, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS  
GREENWAY DISTRICT**

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Bernie DuBray , President

ATTEST:

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**B. That the Board adopt Resolution 2025.127 approving a construction contract not to exceed \$364,451.03 with Coltrane Systems, LLC in connection with NPS Building Access Controls and authorizing other actions as necessary to effectuate the same. - Will Rein**

**WHERE:**

SUBPROJECT CODE	GREENWAY	SEGMENT	JURISDICTION(S)
897E	Mississippi	Gateway Arch National Park	City of St. Louis

**WHO:**

STAFF	CONTRACTOR(S), VENDOR(S), PARTNER(S)	TYPE OF SERVICES/AGREEMENT
Will Rein	Coltrane Systems, LLC	Construction Contract

FIRST CONTRACT WITH THIS ENTITY? (YES OR NO)	WHAT ARE THE DBE GOALS FOR THIS PROJECT?	IS THIS VENDOR A REGISTERED DBE OR ON A DBE LIST? LIST ALL THAT APPLY: WBE, MBE, OTHER	IF NOT REGISTERED, DOES THEIR OWNERSHIP REFLECT WOMEN OR MINORITIES? (PLEASE EXPLAIN)

Yes	25% MBE/5%WBE	No	No
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PLEASE LIST ANY SUBCONTRACTORS BY NAME, % OF CONTRACT RECEIVED AND DBE STATUS	DOES THIS PROJECT HAVE WORKFORCE GOALS?
No subcontractors	N/A

PROCUREMENT TYPE: RFQ, RFP, BID, VENDOR'S LIST, SOLE SOURCE, OTHER	PROCUREMENT MONTH/YEAR:	IF A CONTRACT RENEWAL, HOW MANY YEARS HAVE PASSED AND ARE LEFT?	# OF PROCUREMENT RESPONSES:
Bid	September 2025	N/A	Three

PROCUREMENT RESULTS DETAIL (BID RESULTS, SUMMARY OF INTERVIEWS, ETC)
Coltrane Systems, LLC - \$323,319.12 base bid + \$8,000 Alt 1 = \$331,319.12
Tech Electronics - \$375,460 base bid + \$2,879.80 = \$378,340.60
Dynamic Controls, Inc. - \$542,500 base bid + \$0.00 Alt 1 = \$542,500

**WHAT:**

ACTION TYPE	AMOUNT OF REQUEST	CURRENT BUDGETED FUNDS AVAILABLE	AMENDMENTS AND/OR SOURCES
Approval of a contract	\$364,451.03	\$412,000	2025 CAR 3/16th

## OUTSIDE RESOURCES, GRANTS OR IN-KIND SERVICES

N/A

### **WHEN:**

BUDGET YEAR	CURRENT PHASE OF PROJECT	NEXT MILESTONE
2025	Construction	Project Completion

### **WHY AND/OR HOW:**

Over the past several years, Gateway Arch National Park has experienced significant upgrades to its facilities. In mid-2024, NPS staff learned that support for the existing physical security controls system will end in 2026. Software upgrades and support will no longer be provided by the manufacturer. As a result, Gateway Arch National Park Law Enforcement Division/Physical Security Branch requires a complete system replacement, to include software & panel hardware of the legacy system with a compliant Personal Identity Verification (PIV) Access Control system. These two (2) Federal mandates relate to the required level and means of exchanging personal data between an individual's keycard and the door access controllers.

In 2024, NPS approached GRG with a request to include design and construction of these upgrades in their 2025 request for supplemental funding and projects to be managed by GRG. Staff and NPS advertised an RFQ for professional design and engineering services for design and development of construction documents for the four (4) enclosed facilities within Gateway Arch National Park.

Procurement for design services occurred in late 2024 and early 2025. Introba, Inc (formerly Ross & Baruzzini, Inc.) was selected and have since completed design of these improvements. A solicitation for bids was advertised in August 2025 and three (3) bids were received and opened on September 19, 2025. Coltrane Systems' bid was deemed low bid and responsive. Coltrane Systems is a new vendor for GRG.

Alternate 1 included the cost to have a certified technician for the legacy system that is being replaced on-hand during critical times during cutover from the existing system. This is to ensure that if there are issues with the system they can be rectified immediately and the facilities won't be left unprotected for a substantial length of time due to unforeseen

issues. It's not anticipated that the entire amount of Alternate 1 will need to be utilized, and a deduct change order can be issued for any remaining dollars at project closeout.

GRG and NPS staff are recommending that the Board authorize the CEO to move forward with negotiations and enter into a contract not to exceed \$364,451.03 which includes the base bid, aAlternate 1, and 10% for GRG- held contingency with Coltrane Systems, LLC for the installation of building access controls at Gateway Arch National Park.

**RELEVANT RESOLUTIONS:**

RESOLUTION #	DESCRIPTION
2024.108	Approval of 2025 CAR 3/16th Budget
2025.20	Approval of design contract with Introba, Inc.
2025.111	Approval of a contract amendment with Introba, Inc.

**A RESOLUTION APPROVING A CONTRACT NOT TO EXCEED \$364,451.03 WITH COLTRANE SYSTEMS, LLC IN CONNECTION WITH NPS BUILDING ACCESS CONTROLS AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.**

**WHEREAS**, the Metropolitan Park and Recreation District d/b/a The Great Rivers Greenway District (the “District”) is a metropolitan park and recreation district authorized under Section 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended (the “District Act”);

**WHEREAS**, pursuant to the Clean Water, Safe Parks, and Community Trails Initiative (“Proposition C”), the qualified voters of St. Louis County, St. Charles County, and St. Louis City approved the creation of the District;

**WHEREAS**, the District was formed to undertake the development, operation and maintenance of a public system of interconnecting trails and parks throughout the areas and counties comprising the District (the “District’s Mission”);

**WHEREAS**, in furtherance of the District’s Mission, and in accordance with the Bylaws of the District, the District adopted “Building the River Ring” as the Regional Plan for the District, and which contains the comprehensive plan of the District, its existing and proposed interconnecting greenway, park and trail projects, and any proposed land acquisitions (the “River Ring Regional Plan”);

**WHEREAS**, pursuant to the approval of the Safe and Accessible Arch and Public Parks Initiative (“Proposition P”) and Section 67.1712.2 of the District Act, the governing bodies of St. Louis City and St. Louis County imposed a three-sixteenths of one cent sales tax for the purpose of funding the operation and maintenance of the portion of the District located within St. Louis City and St. Louis County;

**WHEREAS**, the Mississippi Greenway is shown as a regional greenway in the River Ring Regional Plan (the “Mississippi Greenway”);

**WHEREAS**, the District desires to extend and improve the River Ring in furtherance of the River Ring Regional Plan by upgrading access control software and hardware (the “Project”);

**WHEREAS**, the 2025 CAR 3/16 Capital Budget was approved by the District pursuant to Resolution 2024.108;

**WHEREAS**, the 2025 CAR 3/16 Capital Budget included line item 897E for the Project;

**WHEREAS**, pursuant to the District’s Procurement Policy and Section 67.1769 of the District Act, the District issued and advertised a Request for Bids for or in furtherance of the Project and received three (3) responses;

**WHEREAS**, Coltrane Systems, LLC was found to be qualified and whose bid is in conformance with Section 67.1769 of the District Act (the “Bid”);

**WHEREAS**, the District desires to (i) authorize the Chief Executive Officer to approve and accept the Bid; (ii) negotiate and enter into a contract with Coltrane Systems, LLC.; and (iii) take any actions necessary or appropriate to effectuate the same; and

**WHEREAS**, at a meeting of the Board of Directors of the District (the “Board”), convened at 11:30 am, on October 14, 2025, at the District Offices at 3745 Foundry Way, St. Louis, Missouri, at which was present a quorum of the Board, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT AS FOLLOWS:**

1. The Board authorizes the Chief Executive Officer to approve and accept the Bid.
2. The Board authorizes the Chief Executive Officer to negotiate and enter into a contract with Coltrane Systems, LLC in an amount not to exceed \$364,451.03 for the Project.
3. The Board authorizes the Chief Executive Officer or designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
4. All actions heretofore taken by the officers, agents, and employees of the District related to the transactions contemplated by this Resolution are hereby ratified and confirmed.
5. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
6. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

**ADOPTED** this 14th day of October, 2025.

**METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS  
GREENWAY DISTRICT**

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Bernie DuBray, President

ATTEST:

  
  
  
  
  
  
  
  
  
  

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Carol Klein, Secretary

**Vote:**

Aye:

Nay:

Abstain:

Absent:

Not Present:

**12. UNFINISHED BUSINESS**

**A. NONE**

**13. CLOSED SESSION**

**A. ENTER INTO CLOSED SESSION**

The Board of the Metropolitan Park and Recreation District, d/b/a Great Rivers Greenway, may go into closed session at this meeting if such action is approved by a majority vote of the Board members who constitute a quorum, to discuss legal, confidential or privileged matters under RSMo. §610.021(1); leasing, purchase or sale of real estate under §610.021(2); personnel actions under §610.021(3); specifications for competitive bidding under §610.021(11); sealed bids under §610.021(12); personnel records under §610.021(13); or records under §610.021(14) which are otherwise protected from disclosure by law; or confidential or privileged communications with the District's auditor, including auditor work products under §610.021(17).

TO LEARN MORE ABOUT RSMo. 610, [click here](#).

**14. ADJOURNMENT**

**A. RECONVENE INTO OPEN SESSION**

**B. ADJOURN**