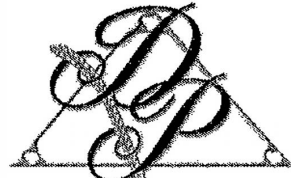


**DARDENNE**



**PRAIRIE**

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

**BOARD OF ALDERMEN  
WORK SESSION AGENDA  
JANUARY 8, 2025  
6:00 p.m.**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Consideration to a revision to B.2 in the City Code Section 110.195 (Widaman)
2. Options for Expanded Police Services
3. Review of 01-08-25 Board of Aldermen agenda

**STAFF COMMUNICATIONS**

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

**CLOSED SESSION**

Roll call vote to hold closed session pursuant to RSMo 610.021 section \_\_\_\_\_

- Litigation and Privileged Communications (1)
- Real Estate (2)
- Personnel (3)
- Labor (9)
- Bid Specs (11)
- Audit (17)

**RETURN TO REGULAR MEETING AGENDA**

**ADJOURNMENT**

EXHIBIT A

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 01/08/2024

Regular ( ) Work Session ( X )

ATTACHMENT: YES ( X ) NO ( )

Contract ( ) Ordinance ( ) Other ( X )

**Request for Board Action  
By: Alderman Widaman**

Ward   3  

- **Description:** Request board consideration to a revision to B.2 in the City Code Section 110.195 to establish a protocol that at least one member from the impacted ward be required to be included as a cosignatory on the RBA

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

- 
- **Summary/Explanation:**

In an effort to prevent members of the Board of Alderman from impacting residents or property in a different ward I propose City Code Section 110.195 Subsection B.2 be amended. I am recommending we amend this to establish a protocol that at least one member from the impacted ward require to be included as a cosignatory on the RBA, or at the very least both Alderman from the impacted ward are notified before submission of the RBA.

Given the residents only vote for the alderman in their ward to represent them, it seems reasonable that Alderman from another ward shouldn't be able to independently propose efforts to impact residents and/or property in a ward they are not elected to represent. Furthermore, Aldermen don't have any recourse with voters from a different ward.

- 
- **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)
  - *None.*

---

RBA requested by: Alderman Widaman, Alderwoman Gittemeier and  
Alderwoman Detweiller Date: 1/1/2025

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EXHIBIT A

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 12/18/2024

Regular ( ) Work Session ( X )

ATTACHMENT: YES ( X ) NO ( )

Contract ( X ) Ordinance ( ) Other ( )

**Request for Board Action**  
**By: Staff**

Ward All

• **Description: Options for Expanded Polices Services**

• **Recommendation: Staff – Approve ( X ) Disapprove ( )**

• **Summary/Explanation:**

During the FY25 budget process, staff budgeted expenditures to expand Police Services provided by the County for Dardenne Prairie. Four (4) options were identified by the County to meet our needs for more police presence and traffic/safety enforcement in our community and in our neighborhoods (Attached).

**My recommendation is to contract for Option 4. This option provides for two officers for 40 hours per week.**

Two officers through the week with staggered schedules will be able to team up and address problem areas affected by traffic violations, school zone enforcement, excessive calls for service, and problem residences within the city and provide greater police visibility in our community. As liaisons to the City, these officers will attend and coordinate police presence at certain events like subdivision homeowners' association meetings, Board of Aldermen meetings, Dardenne Prairie Days, police department walk and talks, and community engagement events.

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

**Option 4: \$271,156.28 additional cost. An additional \$348,326 was budgeted for FY25.**

RBA requested by:



Date:

12-12-24



**Dardenne Prairie – Additional Police Services Dec. 2024**

**Option #1**

**16 hours daily** - Additional officer during the already agreed upon service periods (7:00 am – 3:00 pm and 6:15 pm – 2:15 am, 7 days a week)

This option will essentially double the services that the City of Dardenne Prairie is currently receiving. The increased police presence would allow for greater viability in city subdivisions, traffic enforcement, and reduced response time for calls for service. This option would require the Police Department to hire several additional new officers to fulfill this request.

**Option #2**

**12 hours daily** – Additional officer during dayshift (6:15 am – 6:15 pm, 7 days a week)

This option would provide additional dayshift police presence in the City of Dardenne Prairie every day. The increased police presence would allow for greater viability in city subdivisions, traffic enforcement, and reduced response time for calls for service during dayshift. This option would require the Police Department to hire at least two (2) new officers to fulfill this request.

**Option #3**

**8 hours daily**, Monday – Friday – Additional officer, 40 hours weekly (8:00 am – 4:00 pm proposed schedule)

This option would allow for a dedicated Police Officer for the City of Dardenne Prairie to liaise between City leaders and Police Department Command. A dedicated employee such as this would provide a more personalized approach to providing police services for the City of Dardenne Prairie. We envision this officer would coordinate police involvement in City activities and events, such as subdivision homeowners association meetings, Dardenne Prairie Days, police department walk and talks, community engagement events, etc. This option would require the Police Department to hire one (1) new officer to fulfill this request.

**Option #4**

**8 hours daily**, Monday – Friday – Two (2) Additional officers, 40 hours each weekly (7:15am-3:15pm and 10:30am-6:30pm)

With the addition of 2 officers that work typical business hours/days, it will allow for a more tailored approach to contract policing within the city. Two officers through the week with staggered schedules will be able to team up and address problem areas that are affected by traffic violations, school zone enforcement, excessive calls for service, problem residences, and other traffic/criminal related issues within the city. These officers will be a direct pipeline to Commanders at the Police Department which lends to a more efficient and personalized approach to policing and directed patrols. As liaisons to the City, these officers will attend and coordinate police presence at certain events like subdivision homeowners’ association meetings, Board of Aldermen meetings, Dardenne Prairie Days, police department walk and talks, and community engagement events. General benefits of these positions include enhanced traffic enforcement, courtroom security, and increased communication with City leaders and officials. Individualized and consistent relationships with neighborhoods, businesses, and City employees provide a more personal approach to law enforcement and the benefits can produce significant dividends to constituents.



## Dardenne Prairie Contract Addendum

**Option 1 : Addition of one (1) Officer during the current 16-hour contracted patrol periods  
(7:00 am - 3:00 pm and 6:15 pm - 2:15 am)**

### **\*Salary and Fringe Benefits:**

**Annual Amount per Police Officer in FY2025:** \$ 110,076.00

### **Operating Expenditures:**

Equipment Repairs	\$	300.00	
Vehicle Repairs/Maintenance	\$	2,300.00	
Vehicle Rental	\$	12,400.00	
Fuel	\$	5,006.94	
Communications	\$	1,010.20	
Uniform Allowance	\$	1,000.00	
Miscellaneous Supplies	\$	300.00	
Patrol/Traffic Supplies	\$	300.00	
<b>Total Operating Expenditures:</b>	\$		22,617.14

### **Law Enforcement Equipment:**

Body Worn Camera Cost	\$	2,385.00	
Rifle Plate Vest Replacement	\$	500.00	
<b>Total Law Enforcement Equipment:</b>	\$		2,885.00

**Total Salary, Fringe Benefits, Operating and LE Equipment:** \$ 135,578.14

**Hourly Rate:** \$ 65.18

**16 hours/day X 365/year: \$ 380,651.20**

*\*This includes Permanent-Full Time, Health Insurance, Dental Insurance, Life Insurance, Disability, Social Security Contributions, Retirement Contributions, Employee Assistance Program, and Deferred Compensation.*

## Dardenne Prairie Contract Addendum

**Option 2 : Addition of one (1) Officer during the "day-shift" (12-hours  
everyday, 6:15 am - 6:15 pm)**

### \*Salary and Fringe Benefits:

**Annual Amount per Police Officer in FY2025:           \$           110,076.00**

### Operating Expenditures:

<i>Equipment Repairs</i>	\$       300.00	
<i>Vehicle Repairs/Maintenance</i>	\$    2,300.00	
<i>Vehicle Rental</i>	\$  12,400.00	
<i>Fuel</i>	\$   5,006.94	
<i>Communications</i>	\$   1,010.20	
<i>Uniform Allowance</i>	\$   1,000.00	
<i>Miscellaneous Supplies</i>	\$     300.00	
<i>Patrol/Traffic Supplies</i>	\$     300.00	
<b>Total Operating Expenditures:</b>	<b>\$</b>	<b>22,617.14</b>

### Law Enforcement Equipment:

<i>Body Worn Camera Cost</i>	\$    2,385.00	
<i>Rifle Plate Vest Replacement</i>	\$     500.00	
<b>Total Law Enforcement Equipment:</b>	<b>\$</b>	<b>2,885.00</b>

**Total Salary, Fringe Benefits, Operating and LE Equipment:       \$           135,578.14**

**Hourly Rate: \$                   65.18**

**12 hours/day X 365/year: \$       285,488.40**

*\*This includes Permanent-Full Time, Health Insurance, Dental Insurance, Life Insurance, Disability, Social Security Contributions, Retirement Contributions, Employee Assistance Program, and Deferred Compensation.*

## Dardenne Prairie Contract Addendum

**Option 3 : Addition of one (1) Officer for a 40-hour work week**  
8:00 am - 4 pm)

(M-F,

### \*Salary and Fringe Benefits:

Annual Amount per Police Officer in FY2025:       \$       110,076.00

### Operating Expenditures:

Equipment Repairs	\$       300.00	
Vehicle Repairs/Maintenance	\$    2,300.00	
Vehicle Rental	\$   12,400.00	
Fuel	\$    5,006.94	
Communications	\$    1,010.20	
Uniform Allowance	\$    1,000.00	
Miscellaneous Supplies	\$       300.00	
Patrol/Traffic Supplies	\$       300.00	
<b>Total Operating Expenditures:</b>	<b>\$       22,617.14</b>	

### Law Enforcement Equipment:

Body Worn Camera Cost	\$    2,385.00	
Rifle Plate Vest Replacement	\$       500.00	
<b>Total Law Enforcement Equipment:</b>	<b>\$       2,885.00</b>	

**Total Salary, Fringe Benefits, Operating and LE Equipment:**       \$       135,578.14

**Hourly Rate:**       \$       65.18

**8 hours/day X 40-hour/wk:       \$   135,578.14**

*\*This includes Permanent-Full Time, Health Insurance, Dental Insurance, Life Insurance, Disability, Social Security Contributions, Retirement Contributions, Employee Assistance Program, and Deferred Compensation.*

## Dardenne Prairie Contract Addendum

**Option 4 : Addition of two (2) Officers for a 40-hour work week**  
(M-F, 6:00 am - 2:00 pm and 10:00 am - 6:00 pm)

### \*Salary and Fringe Benefits:

Annual Amount per Police Officer in FY2025: \$ 110,076.00

### Operating Expenditures:

Equipment Repairs	\$	300.00	
Vehicle Repairs/Maintenance	\$	2,300.00	
Vehicle Rental	\$	12,400.00	
Fuel	\$	5,006.94	
Communications	\$	1,010.20	
Uniform Allowance	\$	1,000.00	
Miscellaneous Supplies	\$	300.00	
Patrol/Traffic Supplies	\$	300.00	
<b>Total Operating Expenditures:</b>	\$		22,617.14

### Law Enforcement Equipment:

Body Worn Camera Cost	\$	2,385.00	
Rifle Plate Vest Replacement	\$	500.00	
<b>Total Law Enforcement Equipment:</b>	\$		2,885.00

**Total Salary, Fringe Benefits, Operating and LE Equipment:** \$ 135,578.14

**Hourly Rate:** \$ 65.18

**8 hours/day X 40-hour/wk:** \$ 135,578.14

**2 Police Officers X 40-hour/wk: \$ 271,156.28**

*\*This includes Permanent-Full Time, Health Insurance, Dental Insurance, Life Insurance, Disability, Social Security Contributions, Retirement Contributions, Employee Assistance Program, and Deferred Compensation.*

**DARDENNE**



**PRAIRIE**

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

**BOARD OF ALDERMEN  
MEETING AGENDA  
JANUARY 8, 2025  
7:00 p.m.**

---

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Mayor Gotway  
Alderman Detweiler  
Alderman Gittemeier  
Alderman Johnson  
Alderman Widaman  
Alderman Wilson

**ELECTION OF ACTING PRESIDENT OF BOARD OF ALDERMEN**

**CONSENT AGENDA**

1. Board of Aldermen Minutes 12-04-24 and 12-18-24
2. Work Session Summary 12-04-24 and 12-18-24
3. Expenditures for Approval 01-08-25
4. Treasurer's Report as of November 30, 2024

**ITEMS REMOVED FROM CONSENT AGENDA**

**PUBLIC COMMENT**

**NEW BUSINESS**

**1. Bill 25-01**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 2 WITH HRGREEN, INC. FOR THE STUMP ROAD RECONSTRUCTION AND IMPROVEMENTS PROJECT NO. 971670

## **OLD BUSINESS**

1. **Bill 24-60** (Read one time only on 12-18-24)  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE FIRST AMENDED P.U.D AREA PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOW AS THE "DARDENNE PRAIRIE APARTMENTS"
2. **Bill 24-61** (Read one time only on 12-18-24)  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE FIRST AMENDED P.U.D AREA PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOWN AS THE "CONDOS AT TOWN CENTER"
3. **Bill 24-62** (Read one time only on 12-18-24)  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY, KNOWN AS DARDENNE TOWN SQUARE RESUBDIVISION LOT 12C FROM C-3, RETAIL COMMERCIAL DISTRICT, TO C-3, RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME
4. **Bill 24-63** (Read one time only on 12-18-24)  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE THIRD AMENDED P.U.D. FINAL PLAN FOR A MIXED-USE DEVELOPMENT COMMONLY KNOWN AS THE "PRAIRIE ENCORE"

## **OFFICER & STAFF COMMUNICATIONS**

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

## **ADJOURNMENT**

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:20 p.m. The meeting was opened with the Pledge of Allegiance followed by an invocation by Arnie Dienoff.

Present at roll call were Mayor Gotway, Aldermen Costlow (via video conference), Detweiler, Johnson, Wilson and Gittemeier. Alderman Widaman was absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Engineer Tom Weis and City Attorney's John Young and Brad Pryor.

A motion was made by Alderman Johnson, seconded by Alderman Detweiler to approve the consent agenda. Motion passed unanimously.

**CONSENT AGENDA**

- 1. Board of Aldermen Minutes 11-20-24
- 2. Work Session Summary 10-16-24 and 11-20-24
- 3. Expenditures for Approval 12-04-24
- 4. Escrow Release – Dardenne Prairie Professional Park – Final - \$4,019.20

**PUBLIC COMMENT** – The following individuals were in attendance to speak:

- Jol King
- Arnie Dienoff

**NEW BUSINESS**

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #24-59 for the first time by title only. Motion passed unanimously.

**Bill 24-59**

**AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025**

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #24-59 for the second time by title only. Motion passed unanimously.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to put Bill #24-59 to final vote. Roll call was as follows:

- |                           |                            |
|---------------------------|----------------------------|
| Alderman Detweiler – Aye  | Alderman Costlow – Abstain |
| Alderman Wilson – Aye     | Alderman Widaman – Absent  |
| Alderman Gittemeier – Aye | Alderman Johnson – Aye     |

Mayor Gotway declared Bill #24-59 passed and designated it to be Ordinance #2331.

A motion was made by Alderman Johnson, seconded by Alderman Costlow to adopt Resolution #386. Motion passed unanimously.

**Resolution #386**

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI REGARDING REAPPOINTMENT TO THE BOARD OF ADJUSTMENT (LOBOSCO)

A motion was made by Alderman Johnson, seconded by Alderman Costlow to adopt Resolution #387. Motion passed unanimously.

**Resolution #387**

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI REGARDING APPOINTMENT TO THE BOARD OF ADJUSTMENT (TURNER)

**OLD BUSINESS**

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #24-57 for the second time by title only. Motion passed unanimously.

**Bill 24-57** (Read one time only on 11/20/24)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY LOCATED BETWEEN TECHNOLOGY DRIVE AND LA LE DRIVE, OFF MERZ FARM LANE, IN THE CITY AND BEARING PARCEL ID NUMBER 4-0036-4317-00-0006.0000000

A motion was made by Alderman Johnson, seconded by Alderman Wilson to put Bill #24-57 to final vote. Roll call was as follows:

Alderman Johnson – Aye	Alderman Widaman – Absent
Alderman Gittemeier – Aye	Alderman Wilson – Aye
Alderman Costlow – Aye	Alderman Detweiler – Aye

Mayor Gotway declared Bill #24-57 passed and designated it to be Ordinance #2332.

A motion was made by Alderman Johnson, seconded by Alderman Detweiler to read Bill #24-58 for the second time by title only. Motion passed unanimously.

**1. Bill 24-58** (Read one time only on 11/20/24)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A SITE PLAN FOR CERTAIN PROPERTY LOCATED BETWEEN TECHNOLOGY DRIVE AND LA LE DRIVE, OFF MERZ FARM LANE, IN THE CITY AND BEARING PARCEL ID NUMBER 4-0036-4317-00-0006.0000000

A motion was made by Alderman Johnson, seconded by Alderman Wilson to put Bill #24-58 to final vote. Roll call was as follows:

Alderman Wilson – Aye	Alderman Detweiler – Aye
Alderman Widaman – Absent	Alderman Gittemeier – Aye

Alderman Johnson – Aye

Alderman Costlow – Aye

Mayor Gotway declared Bill #24-58 passed and designated it to be Ordinance #2333.

**OFFICER & STAFF COMMUNICATIONS**

Alderman Gittemeier mentioned a concern she received on the mud on Feise Road from The Prairie Encore and an article on Arnie Dienoff. She also mentioned the appreciation dinner and an employee dinner and did not feel these are both necessary. Alderman Costlow mentioned an upgrade of signage to the school zones and encouraged the Board to follow procedures on dialog during the public comment period. Alderman Johnson thinks giving the greenway to the school would be a big benefit to the residents and the community. He also mentioned his cell number is on his business cards and is happy to speak to anyone. He also mentioned the tracking information is public record and anybody can get the information to identify where the people are traveling to and from. As far as the speed bumps on Stump Road, it is his understanding they are looking into temporary speed bumps if necessary, after the project is completed.

Alderman Wilson thanked everyone for their attendance including the officers and students from Liberty High School.

**ADJOURNMENT**

A motion was made by Alderman Detweiler, seconded by Alderman Johnson to adjourn the meeting at 7:56 p.m. Motion passed unanimously.

Respectfully submitted,

---

Kim Clark, City Clerk

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:17 p.m. The meeting was opened with the Pledge of Allegiance followed by an invocation by Ruth Earhart.

Present at roll call were Mayor Gotway, Aldermen Costlow, Detweiler, Johnson, Widaman, Wilson and Gittemeier. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt (via audio), City Engineer Tom Weis, City Planning & Development Manager Todd Streiler and City Attorney's John Young and Mack Meyers.

A motion was made by Alderman Widaman, seconded by Alderman Wilson to approve the consent agenda. Motion passed unanimously.

**CONSENT AGENDA**

1. Expenditures for Approval 12-18-24
2. 2025 Submittal & Meeting Calendar
3. Extra Space Management – Master Sign Plan – 7351 Highway N
4. Treasurer's Report as of October 31, 2024
5. Proclamation – Arbor Day

**PUBLIC COMMENT** – The following individuals were in attendance to speak:

Steve Grabow  
Andrew Burchett  
George Stacheck  
EJ Sansone  
Cheryl Bratton

**PUBLIC HEARING**

A motion was made by Alderman Widaman, seconded by Alderman Johnson to open the public hearing. Motion passed unanimously.

1. Amended PUD Area Plan Request – Town Square Apartments

Cliff Heitmann of Bax Engineering and John MCarthy were in attendance to present the plan.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to close the public hearing. Motion passed unanimously.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to open the public hearing. Motion passed unanimously.

2. Amended PUD Area Plan Request – Condos at Town Center

A motion was made by Alderman Johnson, seconded by Alderman Detweiler to close the public hearing. Motion passed unanimously.

A motion was made by Alderman Widaman, seconded by Alderman Wilson to open the public hearing. Motion passed unanimously.

**3. "C-3" Rezoning to "C-3" PUD and Area Plan – Town Square (Mercy)**

Doug Bruns of Stock & Associates was in attendance to present the plan.

A motion was made by Alderman Johnson, seconded by Alderman Widaman to close the public hearing. Motion passed unanimously.

**NEW BUSINESS**

A motion was made by Alderman Widaman, seconded by Alderman Johnson to read Bill #24-60 for the first time by title only. Motion passed unanimously.

**Bill 24-60**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE FIRST AMENDED P.U.D AREA PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOW AS THE "DARDENNE PRAIRIE APARTMENTS"

A motion was made by Alderman Johnson to read Bill #24-60 for the second time by title only. Motion failed for the lack of a second.

A motion was made by Alderman Widaman, seconded by Alderman Costlow to postpone Bill #24-60.

A motion was made by Alderman Widaman, seconded by Alderman Costlow to read Bill #24-61 for the first time by title only. Motion passed unanimously.

**Bill 24-61**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE FIRST AMENDED P.U.D AREA PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOWN AS THE "CONDOS AT TOWN CENTER"

A motion was made by Alderman Costlow, seconded by Alderman Widaman to read Bill #24-62 for the first time by title only. Motion passed unanimously.

**Bill 24-62**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY, KNOWN AS DARDENNE TOWN SQUARE RESUBDIVISION LOT 12C FROM C-3, RETAIL COMMERCIAL DISTRICT, TO C-3, RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME

A motion was made by Alderman Costlow, seconded by Alderman Widaman to read Bill #24-63 for the first time by title only. Motion passed unanimously.

**Bill 24-63**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE THIRD AMENDED P.U.D. FINAL PLAN FOR A MIXED-USE DEVELOPMENT COMMONLY KNOWN AS THE "PRAIRIE ENCORE"

**OFFICER & STAFF COMMUNICATIONS**

Alderman Costlow thanked everyone for coming forward and speaking. He stated there was a lot of talk about transparency and stated the city needs to do a better job of communication. As far as accusations of no transparency and an insider agreement between elected officials. He mentioned he had a meeting at the Community College on August 22nd and they mentioned they wanted to do something on the field. He told them they should talk to the Board. On August 28<sup>th</sup> he submitted an RBA that was presented to the Board on September 4<sup>th</sup>. Everyone on the Board knows there were no back room deals, no handshake agreements between politicians. He has been very honest and transparent with everyone. He also addressed a comment made on the amount of acreage the community college owns. Those areas are not tillable and are not suitable. He stated a thriving college is a great thing for Dardenne Prairie. He mentioned he has served on the Board for 6 years and it is coming to an end as he will be sworn in as State Representative in Jefferson City on January 8<sup>th</sup>. He will continue to serve the residents of Dardenne Prairie and thank everyone for their time and trust. Alderman Widaman thanked Alderman Costlow for his 6 years of service to the community and wished him luck in Jefferson City. He thanked the residents and police officers for coming out.

Alderman Johnson thanked the residents of ward 3 for coming out and he would also like the BaratHaven HOA to look into taking over the GRG property as well. Mayor Gotway would like to have the BaratHaven subdivision engaged in future conversations regarding the GRG property as well. He also thanked everyone for coming out and appreciates the comments.

Alderman Costlow made a motion to direct legal to prepare a legal description to define the boundaries that are being discussed to be used in a public proposal period. The motion failed for the lack of a second.

Mayor Gotway presented Alderman Costlow with an appreciation plaque for his years of service as an Alderman.

**ADJOURNMENT**

A motion was made by Alderman Widaman, seconded by Alderman Gittemeier to adjourn the meeting at 8:20 p.m. Motion passed unanimously.

Respectfully submitted,

---

Kim Clark, City Clerk

## **WORK SESSION SUMMARY**

**DECEMBER 4, 2024**

The City of Dardenne Prairie Work Session was called to order at 6:00 p.m.

The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The following were in attendance: Mayor Gotway, Aldermen Detweiler, Johnson, Costlow (Via video conference), Wilson, and Gittemeier. Alderman Widaman was absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Engineer Tom Weis, and City Attorney's John Young and Brad Pryor.

The meeting was opened with the Pledge of Allegiance.

### **ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Consideration of a Dardenne Prairie/Great Rivers Greenway/Community College Agreement for the release of property by Dardenne Prairie back to GRG for use by the Community College

A motion was made by Alderman Detweiler to postpone the discussion until next meeting when Keith Widaman was in attendance.

A motion was made by Alderman Costlow to direct city attorney to move forward with drafting a release of the lease back to Great Rivers Greenway at the next meeting. The motion to postpone was seconded by Alderman Gittemeier. Motion passed to postpone.

2. FY 2025 Budget (Pratt)
3. Review of 12-04-24 Board of Aldermen agenda

### **STAFF COMMUNICATIONS**

City Engineer Weis mentioned the Town Square final plans have been submitted to MODOT and St. Charles County. He also mentioned he continues to work with the County on the call for projects. There is a coordination meeting scheduled with O'Fallon to discuss road projects.

City Administrator Pratt mentioned Breakfast with Santa and thanked staff for making this an enjoyable event. All donations collected were given to the Salvation Army. The Board and Commission appreciation dinner will be held on August 5<sup>th</sup> and the Salvation Army Bell Ringing challenge will be held on December 14<sup>th</sup>. She also mentioned Stump Road will be opening Phase 3 tomorrow and would like to begin on the Phase 4 closure. Alderman Johnson also mentioned the success of the Pancakes with Santa and thanked Cathy for the detailed information on the budget.

Alderman Detweiler would like to hold the January Board meetings on the 8<sup>th</sup> and 22<sup>nd</sup> and hold the Planning & Zoning meeting on the 15<sup>th</sup>.

Alderman Costlow mentioned he will step down after the last meeting in December due to the fact he will be sworn in as State Representative on January 8<sup>th</sup> in Jefferson City.

### **ADJOURNMENT**

A motion was made by Alderman Johnson, seconded by Alderman Wilson to adjourn the meeting at 6:48 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk

## **WORK SESSION SUMMARY**

**DECEMBER 18, 2024**

The City of Dardenne Prairie Work Session was called to order at 6:00 p.m.

The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The following were in attendance: Mayor Gotway, Aldermen Detweiler, Johnson, Widaman, Wilson, Costlow and Gittemeier. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt (via video conference), City Engineer Tom Weis, City Planning & Development Manager Todd Streiler and City Attorney's John Young and Mack Meyers.

The meeting was opened with the Pledge of Allegiance.

### **ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Options for Expanded Police Services
2. Consideration of a Dardenne Prairie/Great Rivers Greenway/Community College Agreement for the release of property by Dardenne Prairie back to GRG for use by the Community College

A motion was made by Alderman Costlow to allow the city attorney to develop a legal description of the property in question in preparation to open it up to community input and request those who are willing and able to do something with this land that has the highest and best impact on the community in concert with GRG goals to be conducted early next year. The consensus was to hold the motion until the residents could speak in the regular Board meeting.

3. Review of 12-18-24 Board of Aldermen agenda

### **STAFF COMMUNICATIONS**

City Engineer Weis mentioned his report and they are moving forward with the grant applications.

### **ADJOURNMENT**

A motion was made by Alderman Widaman, seconded by Alderman Gittemeier to adjourn the meeting at 7:08 p.m. Motion passed unanimously.

Respectfully submitted,

---

Kim Clark, City Clerk

**EXPENDITURES FOR APPROVAL**  
**1/8/2025**

1 Americom Technology Solutions	IT - January, 2025	2,191.42
2 Business Record	Public hearing notice	44.98
3 Cuivre River Electric	Light on Weldon Spring	41.00
4 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	75.00
5 Cuivre River Electric	Light at Georgetown Park	55.20
6 Cuivre River Electric	Lights at St. Williams Apts.	45.83
7 Cuivre River Electric	Hanley Rd. Traffic Signal	78.00
8 DeWitt	Annual Membership Workers Comp	300.00
9 First Bank	Credit card charges	6,445.68
10 Hamilton Weber	Legal fees: November, 2024	13,957.40
11 HR Green	Stump Road Pay Application #29	13,885.02
12 Insurance - The Hartford	January, 2025	426.00
13 Insurance: Anthem	Health - January, 2025	16,940.72
14 Insurance: Principal Life	Life: January, 2025	497.02
15 Jonathan Fuchs	Prosecuting Attorney: January, 2025	1,100.00
16 MACA	Annual Dues: Bohn	75.00
17 Mark Byrne	Municipal Judge: January, 2025	500.00
18 MyGov, LLC	MyGov 5.0 - 1st Quarter 2025	3,678.00
19 New Frontier Materials	Pathole repair material	97.85
20 Nichole Bouchard	Bingo prizes	225.00
21 Parks: Various Umpires	Umpires: 12-06-24 paydate	105.00
22 Payroll	12-20-24 Payroll	28,044.61
23 Payroll	01-03-25 Payroll	31,496.06
24 Rafael Saloma-Gonzalez	Intrepreter Services	278.60
25 RecDesk, LLC	2025 Parks Software	3,250.00
26 St. Charles County Finance	2025 Animal Control	17,592.31
27 St. Charles County Finance	2025 Ortho Imagery	2,080.25
28 Traffic Control Company	Street signs	218.76
29 UMB Bank, NA	December, 2024 TDD Sales Tax Payment	34,581.10
30 US Bank	COP Series 2020 Biannual Payment	35,550.00
		<b>213,855.81</b>

Approved by Board of Aldermen 01-08-25

\_\_\_\_\_  
Mayor John Gotway

## TREASURER'S REPORT

As of November 30, 2024

General Fund	2,931,222.66
General Fund (Invested)	1,304,682.34
Special Revenue Fund	2,155,713.07
Special Revenue Fund (Invested)	316,195.95
Parks & Storm Water Fund	234,474.91
Parks & Storm Water Fund (Invested)	1,102,197.23
Parks & Storm Water Umpire Fund	1,403.77
Capital Improvement Sales Tax Fund	236,434.41
Capital Improvement Sales Tax Fund (Invested)	474,792.65
Transportation Fund	791,008.57
Transportation Fund (Invested)	0.00
Escrow/Bond Account	134,103.70
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>9,682,529.26</b>

Municipal Court 39,421.68

Respectfully submitted,



Kim Clark  
City Clerk/Treasurer

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 2 WITH HRGREEN, INC. FOR THE STUMP ROAD RECONSTRUCTION AND IMPROVEMENTS PROJECT NO. 971670**

WHEREAS, the City received funding approval from the East West Gateway Council of Governments and the St. Charles County Road Board for the Stump Road Reconstruction and Improvements Project No. 971670; and

WHEREAS, on June 3, 2020, pursuant to Ordinance No. 2026 the Board of Aldermen authorized execution of a Professional Services Agreement (the “Agreement”) with HR Green, Inc. for construction engineering, inspections, surveying, and material testing services relating to the Stump Road Reconstruction and Improvements Project No. 971670 (the “Project”); and

WHEREAS, the Construction Engineering Services for this project were originally estimated to cost \$238,235.00, of which the City is expected to be reimbursed 88% of the cost, making the City’s portion of the original cost to be \$28,588.20; and

WHEREAS, HRGreen has notified the City the need to extend their construction engineering and inspection (CE&I) coverage in order to continue to provide the same level of inspection services of approximately 30 hours per week through the completion date of the Stump Road project of March 2025, for an amount of \$7,951.00 for a total authorized compensation for construction and inspections services only of \$246,186.00, making the City’s portion of the Construction Engineering Services to be \$36,539.20; and

WHEREAS, the Board of Aldermen finds and determines it is to the benefit of the residents of the City to amend the Agreement.

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

**SECTION 1.** That the form, terms, and provisions of the Professional Services Agreement Amendment No. 2 by and between the City of Dardenne Prairie, Missouri, and HR Green, Inc., attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the “Second Amended Agreement”), be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Second Amended Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Second Amended Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Second Amended Agreement and this Ordinance.

**SECTION 2. 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 3. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

**SECTION 4. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



**HR GREEN, INC.  
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 2**

THIS AMENDMENT, made this 3rd day of January 2025 by and between, the CITY OF DARDENNE PRAIRIE, the CLIENT, and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

Stump Road Reconstruction and Improvements

hereby amends the original Professional Services Agreement dated October 22, 2020 as follows:

The CLIENT and COMPANY agree to amend the Scope of Services of the original Professional Services Agreement and previous amendments as follows:

- A. The COMPANY shall extend their construction engineering services through the end of March 2025, which is the CLIENT's prime contractor's estimated completion date for the Stump Road project. The COMPANY will provide field inspection coverage at an average rate of 15 hours per week through the end of March 2025.

CLIENT Project Number: 971670  
COMPANY Project Number: 200154.01

In consideration for these services, the CLIENT AGREES to adjust the payment for services performed by COMPANY on the following basis:

A.	<u>Extended Construction Engineering Services</u>	<u>\$7,951.00</u>
	TOTAL	\$7,951.00

- The original contract will be increased by a fee of Seven Thousand, Nine Hundred Fifty-One Dollars and No Cents (\$7,951.00).

The total authorized compensation after this Amendment, including the original Professional Services Agreement and all previous Amendments, is Two Hundred Forty-Six Thousand, One Hundred Eighty-Six Dollars and No Cents (\$246,186.00).

THIS AMENDMENT is subject to all provisions of the original Professional Services Agreement.

THIS AMENDMENT, together with the original Professional Services Agreement and all previous amendments represents the entire and integrated AGREEMENT between the CLIENT and COMPANY.

THIS AMENDMENT executed the day and year written above.

CITY OF DARDENNE PRAIRIE, MO

HR GREEN, INC.

By: \_\_\_\_\_

By Jason Dohrmann, PE, Vice President

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, APPROVING THE FIRST AMENDED P.U.D AREA  
PLAN FOR A CERTAIN DEVELOPMENT COMMONLY  
KNOW AS THE “DARDENNE PRAIRIE APARTMENTS”**

**WHEREAS**, pursuant to Ordinance No. 2271, the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “City”) approved a P.U.D. Final Plan (the “Original Final Plan”) for certain real property commonly known as the “Dardenne Prairie Apartments” (the “Development”), and which Original Final Plan was reapproved by Ordinance No. 2316; and

**WHEREAS**, following said approval Bax Engineering Co., a Missouri corporation (“Applicant”) filed an amended area plan (the “Amended Area Plan”) concerning the Development; and

**WHEREAS**, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) reviewed the proposed Amended Area Plan and, pursuant to Section 405.330 of the Municipal Code for the City of Dardenne Prairie, Missouri (the “Municipal Code”), determined the amendments to be “Major,” thus requiring amendment of the previously approved Area Plan; and

**WHEREAS**, the Planning and Zoning Commission considered the Amended P.U.D. Area Plan Application and recommended approval of said Amended P.U.D. Area Plan; and

**WHEREAS**, the Board of Aldermen of the City and the Planning and Zoning Commission held Public Hearings on the proposed Amended P.U.D. Area Plan Application; and

**WHEREAS**, at such Public Hearings all persons-in-interest and other persons were given an opportunity to be heard on the proposed Amended P.U.D. Area Plan application; and

**WHEREAS**, the Board of Aldermen, upon review and consideration of the record, finds that approval of the Amended Area Plan is in the best interests of the City and will promote the public health, safety, and welfare.

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

**SECTION 1.** Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the First Amended P.U.D. Area Plan for the Town Square Apartments Phase II, as submitted by Bax Engineering Co., a Missouri corporation, referencing Project Number 24-19350 and dated 11/22/2024, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Amended Area Plan”), subject to the Applicant’s

and Owner's (and their respective successors in interest) compliance with all of the conditions herein, as well as those reflected on the approved Amended Area Plan.

**SECTION 2. Amended Area Plan Conditions of Issuance.** The approval of the Amended Area Plan pursuant to Section 1 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owner, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a C-3 Commercial, Planned Unit Development (P.U.D.), agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and

2. The Applicant and the Owner (and their respective successors in interest) agree that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all of the City's applicable Ordinances and street construction standards; and

3. No parking structures, including but not limited to garages, carports or an accessory building or portion of a main building used for the storage of personal use motor vehicles, shall be incorporated into the Development; and

4. The Final Plan shall include, at a minimum, a lighting plan, a landscape plan in compliance with the requirements of Article IX of Chapter 405 of the City Code, stormwater improvements in compliance with the requirements of the City Code, and complete building elevations (including height and materials) for all building facades of proposed structures within the Development, all of which shall be subject to City review and approval in accordance with all applicable provisions of the City Code; and

5. The main drive aisle serving the Development shall be constructed so as to connect with the adjacent apartment complex located to the east, in compliance with all applicable regulations and design standards; and

6. Except as expressly modified by this Ordinance, the Applicant and the Owner (and their respective successors in interest) shall remain bound by and shall comply with all previous Ordinances, conditions, requirements, and standards previously approved and applicable to the Development.

**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. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, APPROVING THE FIRST AMENDED P.U.D AREA  
PLAN FOR A CERTAIN DEVELOPMENT COMMONLY  
KNOWN AS THE “CONDOS AT TOWN CENTER”**

**WHEREAS**, pursuant to Ordinance No. 2200, the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “City”), approved a P.U.D. Area Plan (the “Original Area Plan”) for certain real property commonly known as the “Condos at Town Center” (the “Development”), and subsequently approved a P.U.D. Final Plan for the Development via Ordinance No. 2216 and a Record Plat for the Development via Ordinance No. 2302; and

**WHEREAS**, following said approvals, St. Charles Engineering and Surveying, Inc., a Missouri corporation (the “Applicant”), filed an amended area plan (“Amended Area Plan”) concerning the Development; and

**WHEREAS**, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”), considered the Amended Area Plan and recommended approval of said Amended Area Plan; and

**WHEREAS**, the Board of Aldermen of the City and the Planning and Zoning Commission held Public Hearings on the proposed Amended Area Plan; and

**WHEREAS**, at such Public Hearings all persons-in-interest and other persons were given an opportunity to be heard on the proposed Amended Area Plan; and

**WHEREAS**, the Board of Aldermen, upon review and consideration of the record, finds that approval of the Amended Area Plan is in the best interests of the City and will promote the public health, safety, and welfare.

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

**SECTION 1. Area Plan.** That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the First Amended P.U.D. Area Plan for the Condos at Town Center, as submitted by St. Charles Engineering and Surveying, Inc., a Missouri corporation, referencing Dardenne Prairie Project No. 972220 and Order No. 2022067, dated 11/15/2024, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Amended Area Plan”), subject to the Applicant’s and Owner’s (and their respective successors in interest) compliance with all of the conditions herein, as well as those reflected on the approved Amended Area Plan.

**SECTION 2. Amended Area Plan Conditions of Issuance.** The approval of the Amended Area Plan pursuant to Section 1 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owner, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a C-2, Planned Unit Development (P.U.D.), agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and

2. The Applicant and the Owner (and their respective successors in interest) agree that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all of the City's applicable Ordinances and street construction standards; and

3. Except as expressly modified by this Ordinance, the Applicant and the Owner (and their respective successors in interest) shall remain bound by and shall comply with all previous Ordinances, conditions, requirements, and standards applicable to the Development.

**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. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

**[The remainder of this page is intentionally left blank.]**

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY, KNOWN AS DARDENNE TOWN SQUARE RESUBDIVISION LOT 12C FROM C-3, RETAIL COMMERCIAL DISTRICT, TO C-3, RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME**

**WHEREAS**, on November 26, 2024, the City of Dardenne Prairie, Missouri (the “City”) received an application from Stock & Associates Consulting Engineers, Inc., a Missouri corporation (the “Applicant”), for the rezoning of certain real property, known as Dardenne Town Square Resubdivision Lot 12C (the “Property”), currently zoned C-3 Retail Commercial District, pursuant to the Municipal Code of the City (the “Municipal Code”), so as to rezone the Property to C-3 Retail Commercial District, Planned Unit Development (P.U.D.), to allow certain uses otherwise permitted in the C-1 District, including a proposed retail medical clinic; and

**WHEREAS**, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”), considered the rezoning application and P.U.D. Area Plan and recommended approval of said rezoning application and P.U.D. Area Plan; and

**WHEREAS**, the Board of Aldermen of the City and the Planning and Zoning Commission held Public Hearings on the proposed rezoning application and P.U.D. Area Plan; and

**WHEREAS**, at such Public Hearings all persons-in-interest and other persons were given an opportunity to be heard on the proposed rezoning application request and P.U.D. Area Plan; and

**WHEREAS**, the Board of Aldermen, upon review and consideration of the record, finds that approval of the Area Plan is in the best interests of the City and will promote the public health, safety, and welfare.

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

**SECTION 1. Zoning Amendment.** That after proper notice in accordance with the ordinances of the City of Dardenne Prairie, Missouri, and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain parcel of real property, known as Dardenne Town Square Resubdivision Lot 12C (the “Property”), first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such Property from C-3, Retail Commercial District, to C-3, Retail Commercial District, Planned Unit Development (P.U.D.), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant’s and Owner’s (or their

respective successors in interest) compliance with all conditions herein as well as those reflected on the Area Plan approved in Section 3 of this Ordinance.

**SECTION 2.** Consistent with Section 405.195(D), uses permitted on any property with a C-3 Retail Commercial District, Planned Unit Development (P.U.D.) designation shall be limited to those uses expressly authorized in the Ordinance that approved the area plan regarding such property, and any use not expressly permitted in such Ordinance shall be prohibited. In approving the area plan, Section 405.195(D) authorizes the Board of Aldermen to permit, or permit with conditions, any uses described in Sections 405.180(B) and (C), Sections 405.190(B) and (C), and/or Sections 405.195(B) and (C). The following uses are hereby permitted on the Property, subject to their compliance with the Area Plan:

1. Health service providers; health care providers; health and wellness services; medical services; medical offices, clinics and laboratories; and hospitals on not less than five (5) acres; and
2. All uses that are listed as permitted in the C-3 Retail Commercial District, as provided in Sections 405.195(B) of the Municipal Code, as amended.

**SECTION 3.** Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by the Applicant and prepared by Stock & Associates Consulting Engineers, Inc., a Missouri corporation, dated 12/05/2024 and referencing Job No: 224-7731, which is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”). The Area Plan is subject to the Applicant’s and the Owner’s (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

**SECTION 4.** Amended Area Plan Conditions of Issuance. The approval of the Area Plan pursuant to Section 2 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owner, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a C-3 Retail Commercial, Planned Unit Development (P.U.D.), agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and
2. The Applicant and the Owner (and their respective successors in interest) agree that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all of the City’s applicable Ordinances.

**SECTION 5.** Amend Zoning Map. That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

**SECTION 6.** Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the

City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

**SECTION 8. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, APPROVING THE THIRD AMENDED P.U.D.  
FINAL PLAN FOR A MIXED-USE DEVELOPMENT  
COMMONLY KNOWN AS THE “PRAIRIE ENCORE”**

**WHEREAS**, pursuant to Ordinance No. 2238, the Board of Aldermen approved an Area Plan (the “Original Area Plan”) for certain real property commonly known as the “Prairie Encore” (the “Development”); and

**WHEREAS**, pursuant to Ordinance No. 2260, the Board of Aldermen approved a P.U.D. Final Plan for the Development submitted by The Engenuity, LLC, a Missouri limited liability company (the “Applicant”); and

**WHEREAS**, the Board of Aldermen subsequently approved amendments to the Original Final Plan via Ordinances No. 2284 and No. 2288; and

**WHEREAS**, following the approval of the Second Amended Final Plan, Applicant submitted a Third Amended Area Plan (the “Third Amended Area Plan”) for the Development which, pursuant to Ordinance No. 2330, the Board of Aldermen approved; and

**WHEREAS**, following the approval of the Third Amended Area Plan, Applicant submitted an application to the City for the approval of a Third Amended P.U.D. Final Plan for the Development (the “Third Amended Final Plan”); and

**WHEREAS**, the Planning and Zoning Commission recommended approval of the Third Amended Final Plan; and

**WHEREAS**, the Board of Aldermen, upon review and consideration of the record, finds that approval of the Amended Final Plan is in the best interests of the City and will promote the public health, safety, and welfare.

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

**SECTION 1. Third Amended Final Plan Approval.** That upon review, first before the Planning and Zoning Commission and then before the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Third Amended P.U.D. Final Plan for the Prairie Encore, prepared by Engenuity, LLC, a Missouri limited liability company, (the “Applicant”) referencing Project No. 24-0219 and dated 11/27/2024 (the “Third Amended Final Plan”), incorporated by reference herein and subject to the Owner, Applicant, and Developer’s (and their respective successors in interest) compliance with all conditions reflected

on the approved Third Amended Final Plan, which Third Amended Final Plan is on file in the office of the City Clerk of the City.

**SECTION 2. 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 3. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

**SECTION 4. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk