

**DARDENNE**



**PRAIRIE**

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

**BOARD OF ALDERMEN  
WORK SESSION AGENDA  
FEBRUARY 5, 2025  
6:00 p.m.**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Options for Expanded Police Services
2. Consideration to a revision to B.2 in the City Code Section 110.195 (Widaman & Gittemeier)
3. Cedarstone Commercial - TriStar Properties
4. Grant Application Summary (Pratt)
5. Change the Term of Office for Board of Aldermen (Detweiler, Widaman & Wilson)
6. Sponsorship for the EDC Holiday Celebration (Alderman Wilson & Johnson)
7. Review of accident data at Bryan & Feise Road (Wilson)
8. Review of 02-05-25 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)  
Bid Specs (11)  
Audit (17)

**RETURN TO REGULAR MEETING AGENDA**

**ADJOURNMENT**

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: Cathy A. Riatt

Date: 12-12-24

**Dardenne Prairie Contract Addendum**

*Contracted Patrol*

**FY2025**

**Dardenne Prairie Contract - Current**

*One (1) Officer during the current 16-hour contracted patrol periods (7:00 am - 2:00 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>	<b>\$</b>	<b>22,617.14</b>

**Law Enforcement Equipment:**

Body Worn Camera Cost	\$	2,385.00
Riflic Plak. Vest Replacement	\$	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

**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.*

**FY2025**

**Dardenne Prairie Contract - Addendum (Year 1 of 3 Year Contract)**

*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)*

**Current Contract Services:**

Annual Amount for Current Contract in FY2025: \$ 380,651.20

**\*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	\$	5,005.00
Communications	\$	1,010.20
Uniform Allowance	\$	1,000.00
Miscellaneous Supplies	\$	300.00
Patrol/Traffic Supplies	\$	300.00
<b>Total Operating Expenditures:</b>	<b>\$</b>	<b>22,615.20</b>

**Law Enforcement Equipment:**

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

Total Salary, Fringe Benefits, Operating and LE Equipment: \$ 135,576.20

Hourly Rate: \$ 65.18

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

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

**New Total Proposed Amount: \$651,807.48**

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

**FY2026**

**Dardenne Prairie Contract - Addendum (Year 2 of 3 Year Contract)**

**\*Salary and Fringe Benefits:**

Annual Amount per Police Officer in FY2026: \$ 112,277.52

**Operating Expenditures:**

Equipment Repairs	\$	325.00
Vehicle Repairs/Maintenance	\$	2,350.00
Vehicle Rental	\$	12,400.00
Fuel	\$	5,025.00
Communications	\$	1,010.20
Uniform Allowance	\$	1,000.00
Miscellaneous Supplies	\$	300.00
Patrol/Traffic Supplies	\$	325.00
<b>Total Operating Expenditures:</b>	<b>\$</b>	<b>22,735.20</b>

**Law Enforcement Equipment:**

Mobile Data Unit	\$	3,000.00
<b>Total Law Enforcement Equipment:</b>	<b>\$</b>	<b>3,000.00</b>

Total Salary, Fringe Benefits, Operating and LE Equipment: \$ 138,012.72

Hourly Rate: \$ 66.35

**16 hours/day X 365/year: \$387,497.25**

**8 hours/day X 40-hour/wk: \$138,012.72**

**2 Police Officers X 40-hour/wk: \$276,025.44**

**New Total Proposed Amount: \$663,522.69**

**FY20 27**

**Dardenne Prairie Contract - Addendum (Year 3 of 3 Year Contract)**

**\*Salary and Fringe Benefits:**

Annual Amount per Police Officer in FY2027: \$ 114,523.07

**Operating Expenditures:**

Equipment Repairs	\$	350.00
Vehicle Repairs/Maintenance	\$	2,400.00
Vehicle Rental	\$	12,400.00
Fuel	\$	5,045.00
Communications	\$	1,010.20
Uniform Allowance	\$	1,000.00
Miscellaneous Supplies	\$	300.00
Patrol/Traffic Supplies	\$	350.00
<b>Total Operating Expenditures:</b>	<b>\$</b>	<b>22,855.20</b>

**Law Enforcement Equipment:**

Riflic Plak. Vest Replacement	\$	500.00
<b>Total Law Enforcement Equipment:</b>	<b>\$</b>	<b>500.00</b>

Total Salary, Fringe Benefits, Operating and LE Equipment: \$ 137,878.27

Hourly Rate: \$ 66.29

**16 hours/day X 365/year: \$387,119.76**

**8 hours/day X 40-hour/wk: \$137,878.27**

**2 Police Officers X 40-hour/wk: \$275,756.54**

**New Total Proposed Amount: \$662,876.30**



**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 tailor-made 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>	<b>\$</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>\$</b>	<b>2,885.00</b>

**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:**

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>\$</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>\$</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:

<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>	\$		22,617.14

### 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>	\$		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.*

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:**

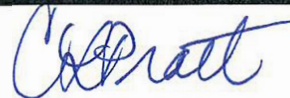
In an effort to prevent members of the Board of Alderman from impacting residents or property in a different ward I propose City Code Section 110.195 Subsection B.2 be amended. I am recommending we amend this to establish a protocol that at least one member from the impacted ward require to be included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



**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, DELETING PARAGRAPH (A) TO  
SUBDIVISION (2) TO SUBSECTION B TO SECTION  
110.195 OF THE MUNICIPAL CODE OF THE CITY OF  
DARDENNE PRAIRIE, MISSOURI, AND ENACTING, IN  
LIEU THEREOF, A NEW PARAGRAPH (A) TO  
SUBDIVISION (2) TO SUBSECTION B TO SECTION  
110.195 AND PROVIDING PROCEDURES FOR THE  
INTRODUCTION OF BILLS**

**WHEREAS**, pursuant to Section 79.150, RSMo., "The board of aldermen may prescribe and enforce such rules as it may find necessary for the expeditious transaction of its business;"

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

**SECTION 1.** That Section 110.195 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and hereby is amended by deleting Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195 in its entirety and enacting, in lieu thereof, a new Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195, to read as follows:

**Section 110.195 Rules Of Procedure.**

[...]

**B. Robert's Rules Of Order. [...]**

2. Introduction Of Bills. Any bill, resolution or other matter shall be placed on the agenda for a meeting of the Board of Aldermen upon requests made pursuant to the requirements of this subsection.
  - a. Any such request shall be made at the request of:
    - (1) The Mayor; or
    - (2) Any two (2) members of the Board of Aldermen.

Notwithstanding the foregoing, any requested bill, resolution, or other matter that directly or distinctly affects the residents or property located in a specific Ward must either:

- (1) Have at least one (1) member of the Board of Aldermen from that affected Ward as a co-sponsor; or
- (2) If the request is made by a member of the Board of Aldermen not from the affected Ward, both Aldermen from the affected Ward must be notified

of the request by the City Administrator at the time of placement of the item on the agenda.

**SECTION 2. Effective Date:** This Ordinance shall be in full force and take effect from and after its final passage and approval.

**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.

[Remainder of page intentionally left blank.]

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

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As Presiding Officer and as Mayor

Attest:

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City Clerk

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

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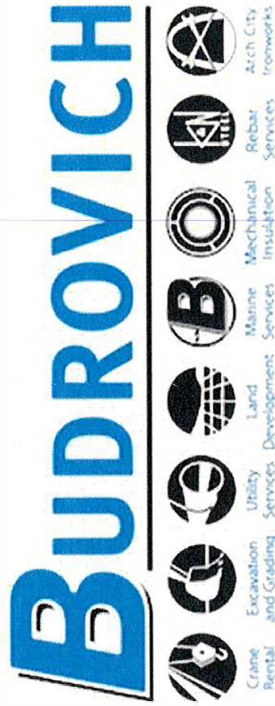
Mayor

Attest:

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City Clerk

*Cedarstone*



# Location

**Parcels**

Site Address: 2450 TECHNOLOGY DR DARDENNE PRAIRIE, MO 63368  
Parcel No. (APN): 4-0036-5011-00-0031.2000000

Land Use: VACANT LAND  
MISCELLANEOUS VACANT LAND

Buildings: None  
Building Area: None  
Lot Area: 1,403,068 SF (32.21 ACRES)  
Adj. Lots Owned: NONE  
Year Built: None

Owner (Assessor): DARDENNE TECH LLC  
Owner Address (Assessor): 7 LONE EAGLE TRL SAINT CHARLES, MO 63303  
Last Market Sale: 2/9/11  
Total Assd. Value: \$2.527

Opportunity Zone: No  
Hazards: 2/4 Present

[Add to List](#) [Full Property Detail](#) [More](#)

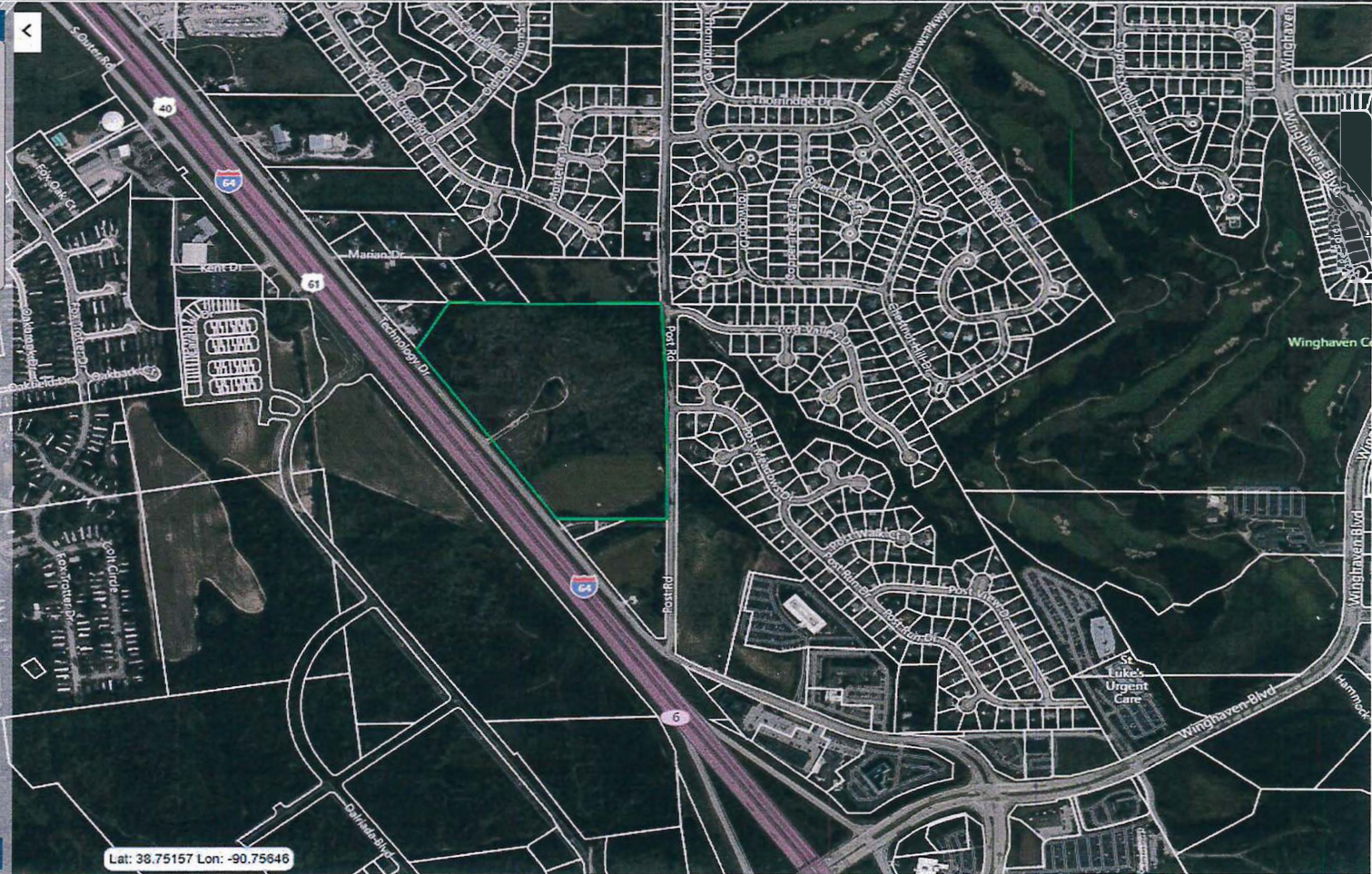
**Reports**

- Full Property Detail [View Report](#)
- Transaction History [View Report](#)
- Site Profile [View Report](#)
- Flood Risk [View Report](#)
- Map Exhibit [Create](#)
- Owner Portfolio [Add to List](#)
- Sale Comps [Find Comps](#)

**Ownership**

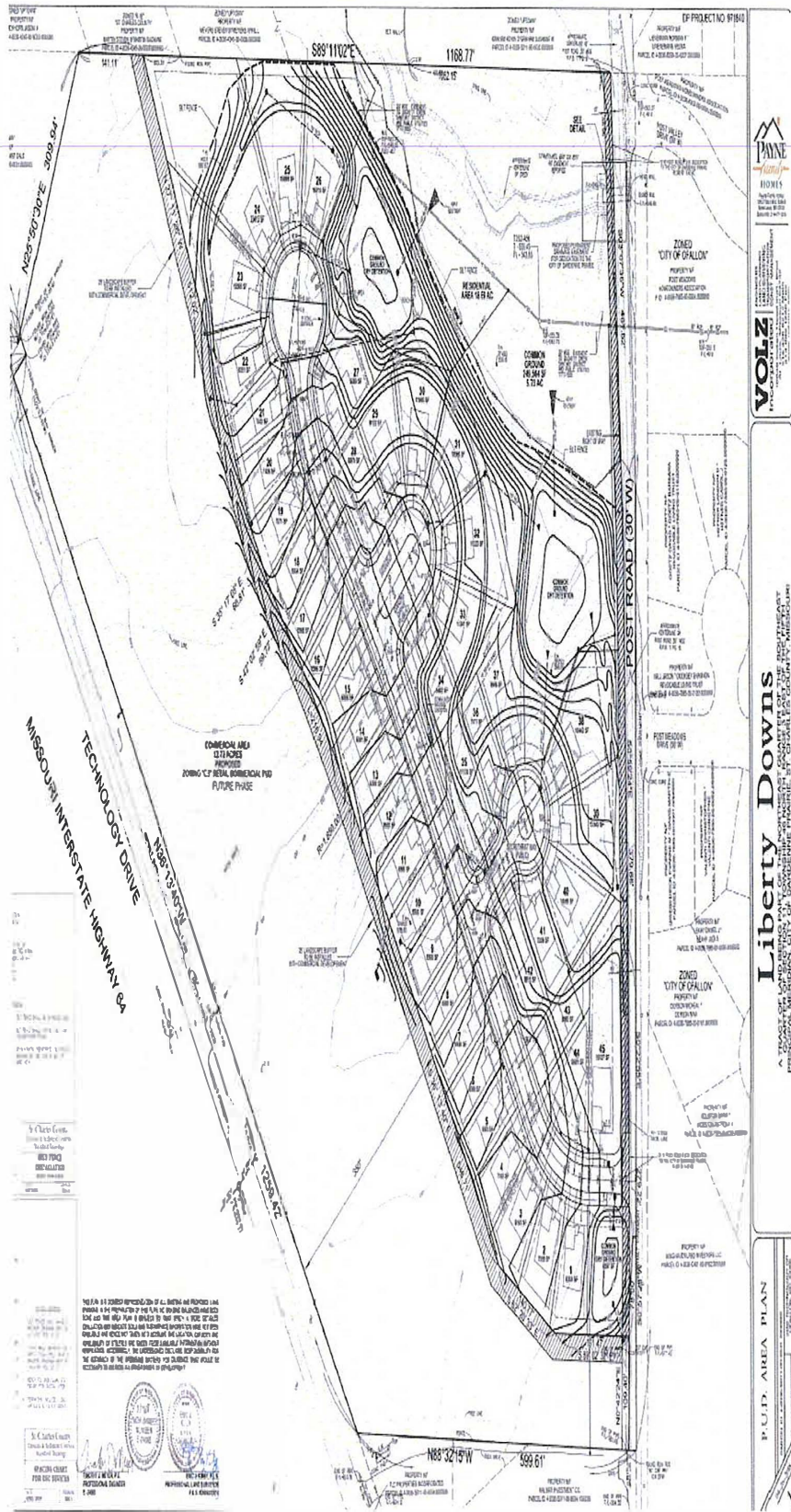
Owner 1: DARDENNE TECH LLC

Results at this Location | 1

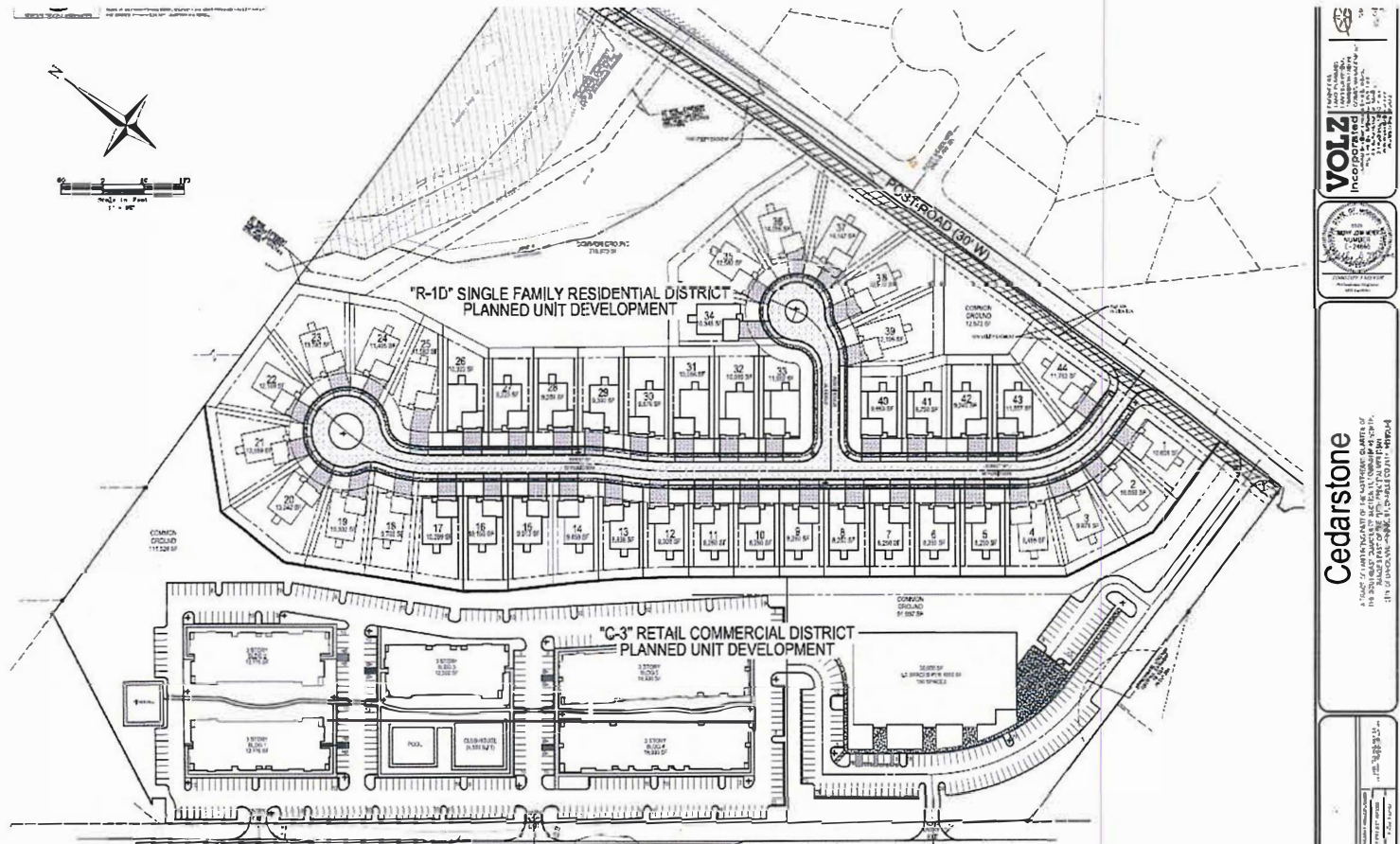


Lat: 38.75157 Lon: -90.75646

# Previously Approved Area Plan 2018



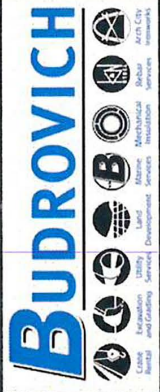
# Mixed Use Site Plan



Apartment Units = 220 +/-  
 Single Family Lots= 44  
 Commercial = 4.5 +/- acres  
 (Possible Retail Shops, Health Club, Restaurant/office)

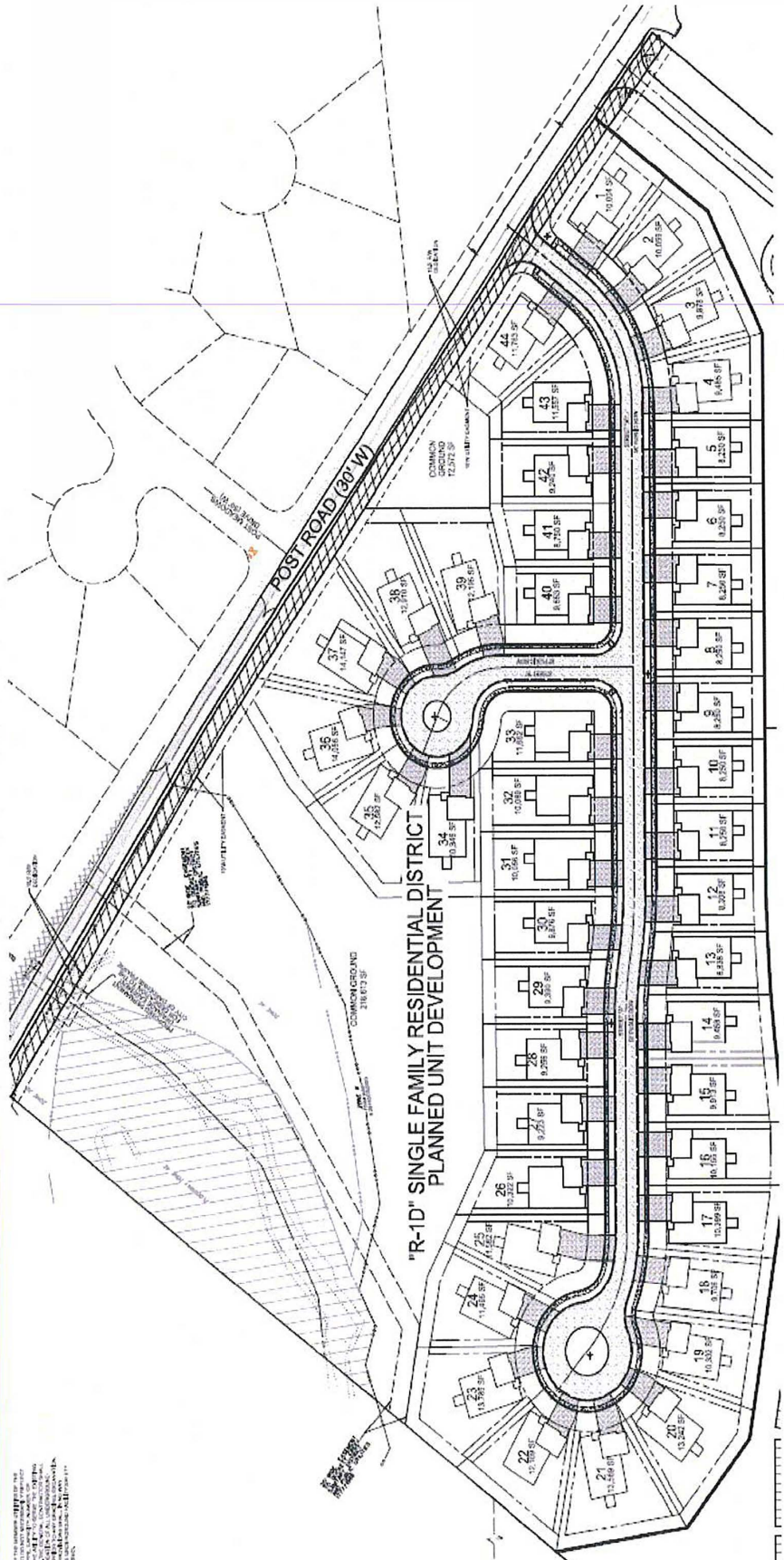
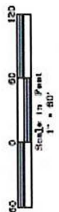
**VOLZ**  
 Incorporated  
 11111 N. 11th Street, Suite 100  
 Phoenix, AZ 85021  
 Phone: (602) 998-8888  
 Fax: (602) 998-8889  
 www.volz.com

**Cedarstone**  
 A TRISTAR PROPERTY  
 11111 N. 11th Street, Suite 100  
 Phoenix, AZ 85021  
 Phone: (602) 998-8888  
 Fax: (602) 998-8889  
 www.cedarstone.com



# Single Family Home Site Plan

THE CITY OF ALBANY, NEW YORK  
 OFFICE OF THE CITY ENGINEER  
 100 STATE STREET, ALBANY, NY 12242  
 TEL: 518/337-3300 FAX: 518/337-3301  
 WWW.CITYOFALBANY.NY.GOV  
 AND ENGINEERS ARCHITECTS, P.C.  
 100 STATE STREET, ALBANY, NY 12242



# Cedarstone

**BUDROVICH**  
General Contracting Services • Development Services • Mechanical Installation • Electrical Services • Plumbing Services • HVAC Services • Fire Alarm Services • Security Services • Low Voltage Services • Datacom Services • Telecommunications Services • Construction Management • Project Management • Construction Administration • Construction Inspection • Construction Monitoring • Construction Supervision • Construction Administration • Construction Inspection • Construction Monitoring • Construction Supervision



**BUDROVICH**



Civil Engineering  
Surveying  
Site Planning  
Site Development  
Site Construction  
Site Inspection  
Site Maintenance  
Site Rehabilitation  
Site Remediation  
Site Restoration  
Site Stewardship  
Site Use

# Cedarstone



# Cedarstone

**BUDROVICH**

Clear Construction Services  
Site and Grading Services  
Utility Services  
Land Development Services  
Leveling Services  
Mechanical Installation  
Plumbing Services  
Architectural Services







# Cedarstone

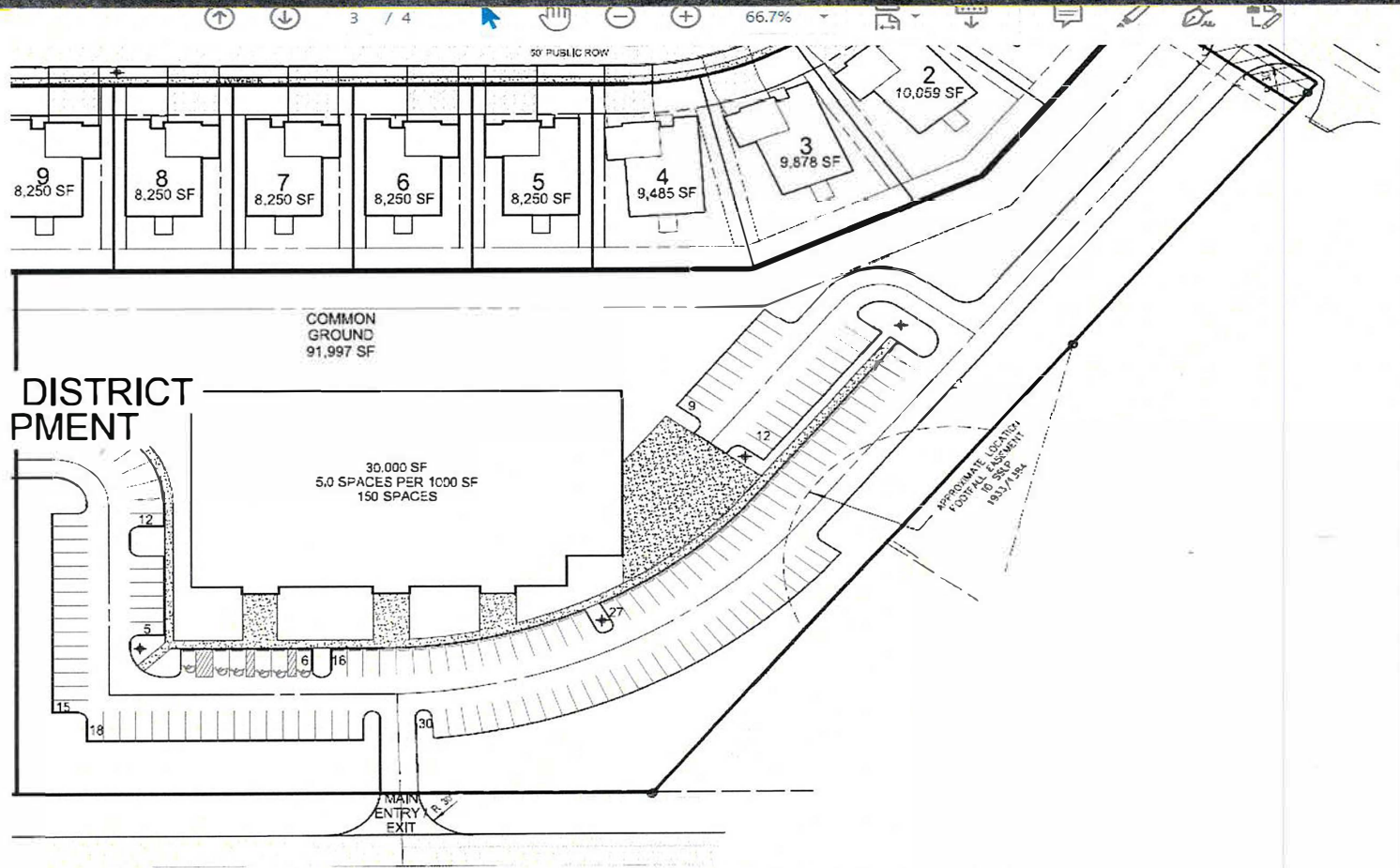
**BUDROVICH**

- Construction
- General Contracting
- Interior
- Exterior
- Roofing
- Foundation
- Basement
- Remodeling
- Decking
- Landscaping
- Site Work
- Drainage
- Excavation
- Septic
- Water
- Electric
- Plumbing
- HVAC
- Fire
- Alarm
- Security
- Accessibility
- Energy
- Green
- Smart
- Home
- Automation
- Arch. City
- Historic
- Restoration





# Commercial Design #1



# Commercial Design #2



# Commercial Inspiration



- Restaurants
- Health/Fitness
- Professional Offices
- Healthcare
- Retail
- Service

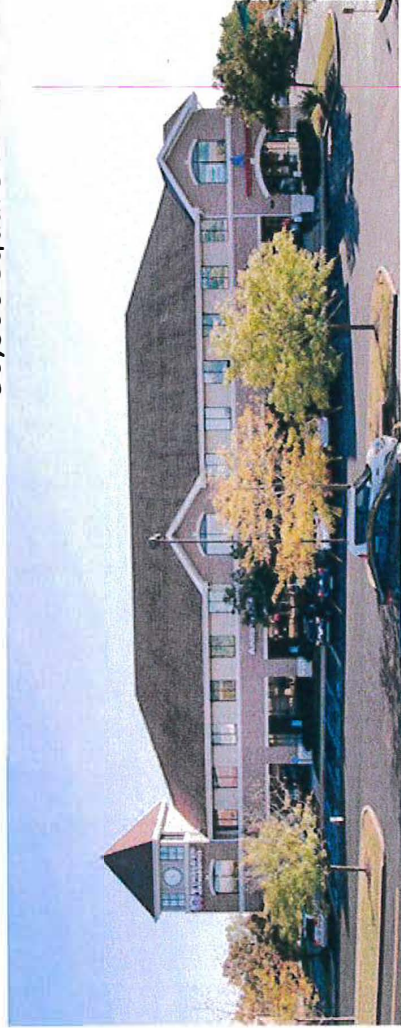
POTENTIAL FOR 15  
NEW BUSINESSES IN  
DARDENNE PRAIRIE



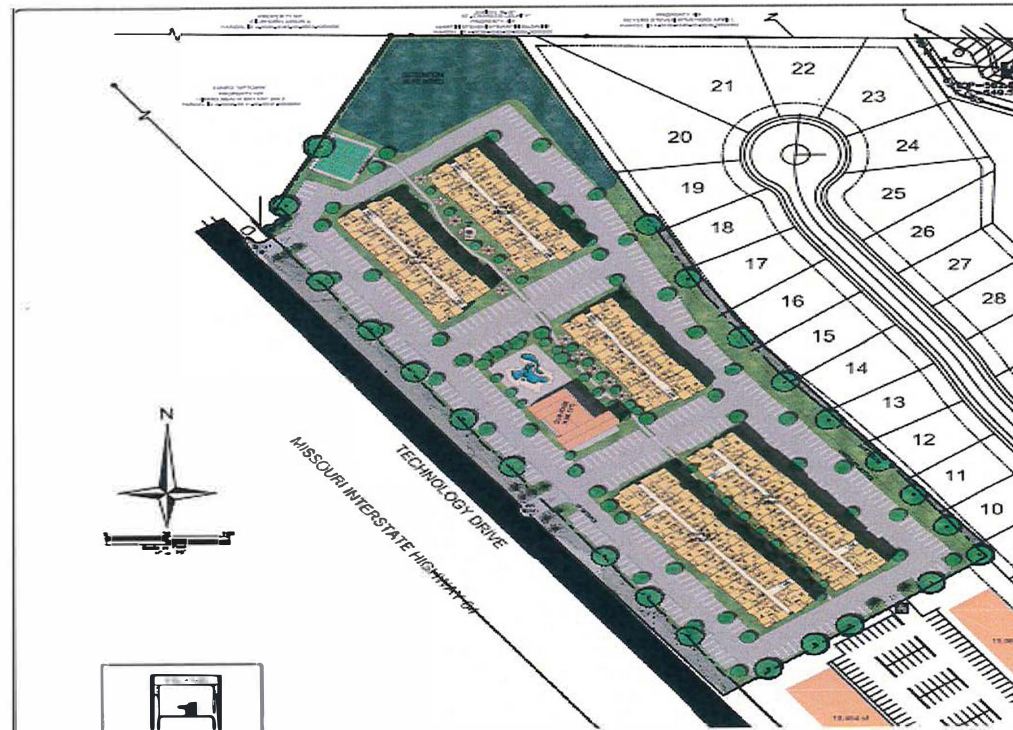
# Commercial Inspiration #2



30,000 Square Feet of Retail and Office



# Proposed Site Plan on Multi-Family



# Multi-Family Clubhouse View



# Multi-Family Courtyard Views

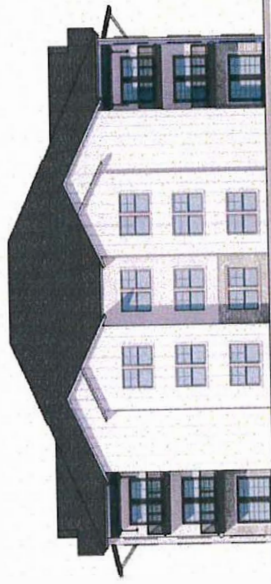


# Multi-Family Rendering

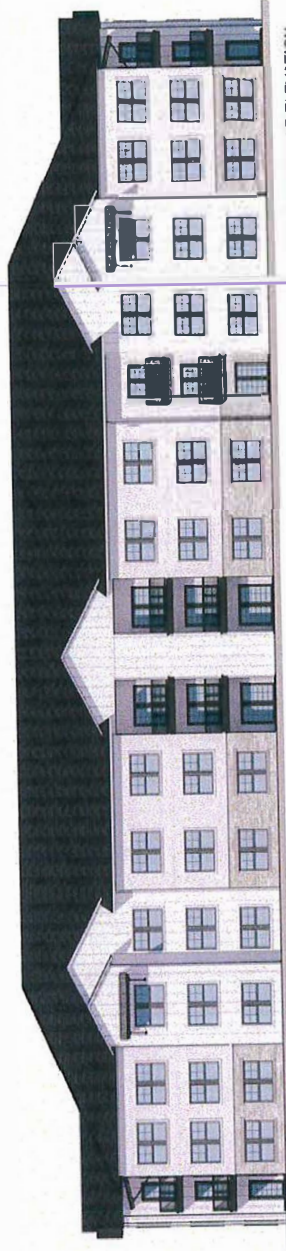




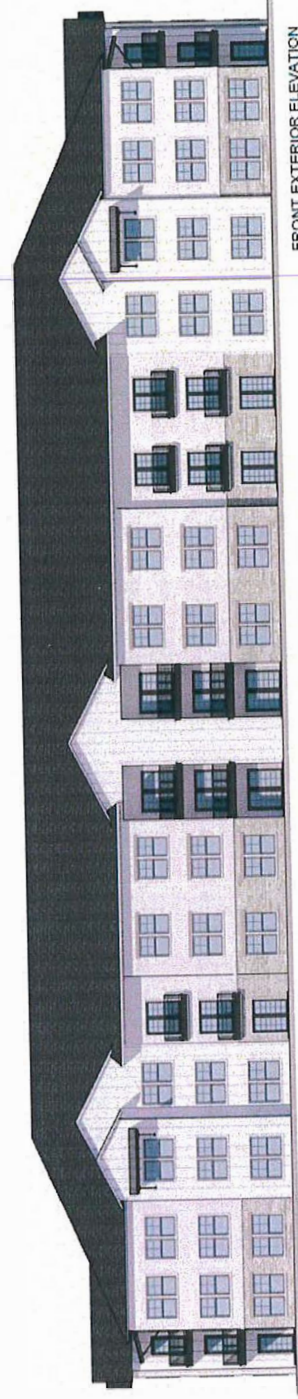
# Multi-Family Elevation



1 TYPICAL SIDE EXTERIOR ELEVATION  
BUILDING TYPE I & II  
SCALE: 1/8" = 1'-0"

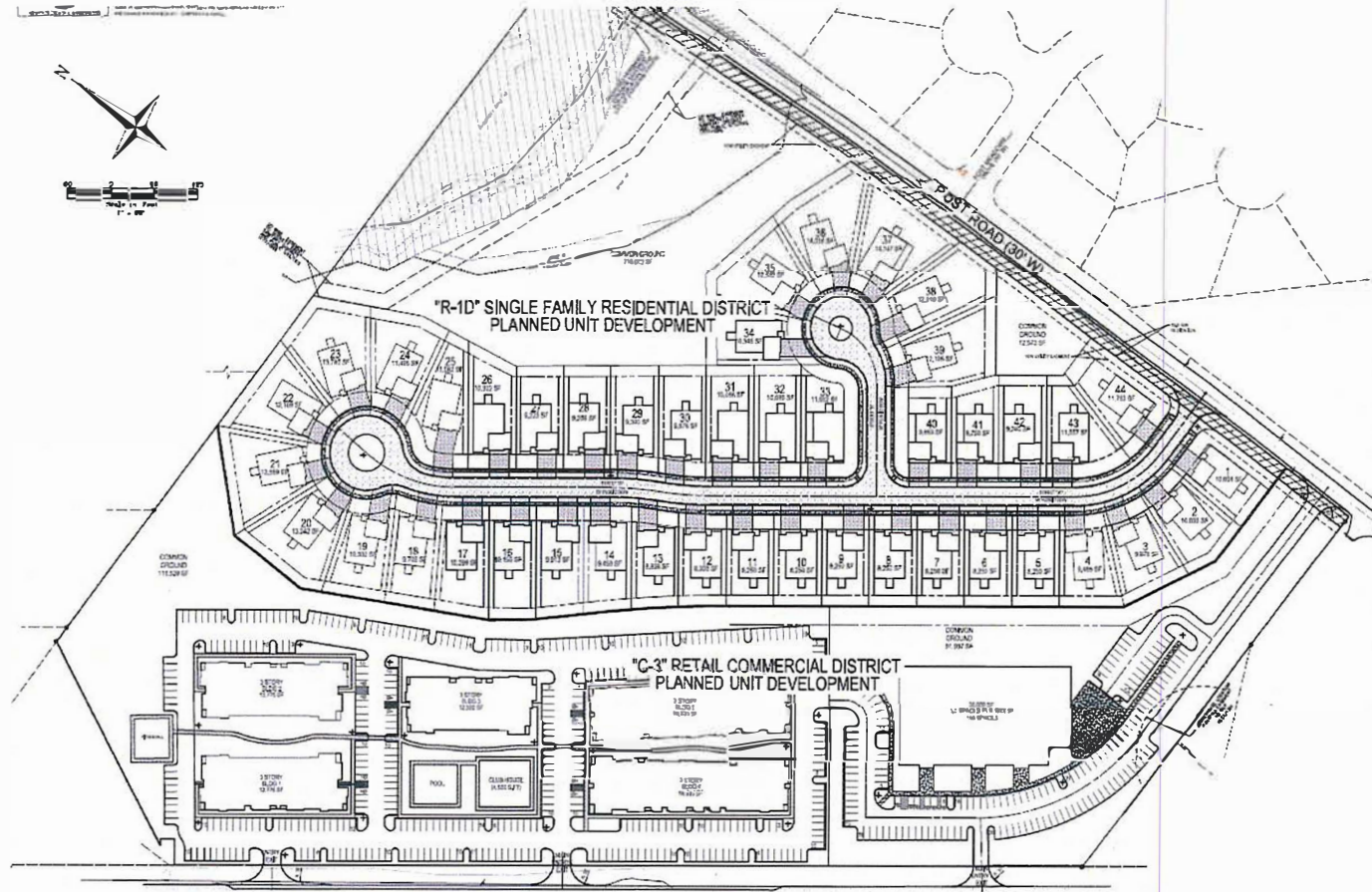


3 FRONT EXTERIOR ELEVATION  
BUILDING TYPE I  
SCALE: 1/8" = 1'-0"



2 FRONT EXTERIOR ELEVATION  
BUILDING TYPE I  
SCALE: 1/8" = 1'-0"

# Mixed Use Site Plan



Apartment Units = 220 +/-  
 Single Family Lots= 44  
 Commercial = 4.5 +/- acres  
 (Possible Retail Shops, Health Club, Restaurant/office)

**VOLZ Incorporated**  
 ENGINEERS  
 1100 EAST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100  
 www.volz.com

**Cedarstone**  
 A TRISTAR PROPERTY OF TRISTAR QUARTERS  
 1100 EAST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100  
 www.cedarstone.com

# Benefits of Project



- Conforms with previous desires of staff and elected officials creating a true mixed-use development
- NO INCENTIVES
- Increase Retail Sales Tax Base
- Increase density to grow Town Center Commercial Districts
- Diverse Housing Stock
- Helps make Post Road Improvements a reality
- Appropriate Uses in Appropriate Locations

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
~~APPROVING THE REZONING OF APPROXIMATELY 13.18 ACRES OF~~  
LAND FROM ND, NEW DEVELOPMENT DISTRICT TO C-3, RETAIL  
COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.);  
AND APPROVING AN AREA PLAN FOR THE SAME**

**WHEREAS**, on May 2, 2023, an application was submitted by Volz, Incorporated (“Applicant”), to the City of Dardenne Prairie, Missouri (the “City”), for the rezoning of approximately 13.18 acres of real property more particularly described in Exhibit A, attached hereto and incorporated by reference herein (the “Property”), and owned by Dardenne Tech, LLC (the “Owner”), from ND, New Development 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; and

**WHEREAS**, the Applicant also submitted a P.U.D. Request – Area Plan for the approval of an Area Plan for the Property; and

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

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

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

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

**SECTION 1. Zoning Amendment.** That after proper notice in accordance with the ordinances of this City and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain 13.18 acres area of real property described more particularly on Exhibit A, attached hereto and incorporated by reference herein, 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 13.18 acre area of real property from ND, New Development District, to C-3, Retail Commercial, Planned Unit Development (P.U.D.), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant 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 2 of this Ordinance.

**SECTION 2. 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 Applicant and prepared by Volz, Incorporated, stamped and sealed by a professional engineer on June 6, 2023, and referencing Project # 22742, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), 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 3. 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 its knowledge, provided 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.) and agrees 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.

**SECTION 4. Authorized Uses.** 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 this Ordinance, and any use not expressly permitted herein 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 Section 405.180(B)-(C), Section 405.190(B)-(C), and Section 405.195(B)-(C). The following uses are hereby permitted on the Property, subject to their compliance with the Area Plan:

1. Multiple Family Residential Dwellings subject to the provisions of Section 405.175(D)-(K);
2. Retail Store, (in connection with which there shall be no slaughtering of animals or poultry, no commercial fish cleaning or processing on the premises), including antique, art, book, candy, camera, cigar, clothing, department, dress, drug, dry goods, furniture, gift, glass, hardware, jewelry, leather, liquor, luggage, music, notions, novelty, pastry, pet, pottery, radio, sporting goods, stationery and toy shops;
3. Drive-Through Facilities (restaurants, pharmacy, grocery, etc.);
4. Convenience store (with fuel sales);
5. Business Office;

6. Bank or Financial Institution;
7. General Service and Repair Establishments, including dyeing or cleaning works or laundry, plumbing and heating, printing, painting, upholstering and repairing;
8. ~~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;~~
9. Educational Facility;
10. Restaurants, coffee shops, bakeries, and similar dining establishments without drive-through windows, including a restaurant bar, as defined in Section 600.010;
11. Personal Service Uses, including barbershop, beauty parlor, photographic or art studio, messenger, taxicab, reducing salon, newspaper or telegraphic branch station, laundry or dry cleaning, pet grooming, launderette or self-service laundry and uses of a similar character;
12. Grocery stores and supermarkets;
13. Hobby Stores;
14. Microbreweries within restaurants and do-it-yourself beer- and wine-making stores;
15. Theater, not including drive-in theater;
16. Ice cream and frozen desserts, retail; and
17. Alcoholic beverages (liquor, beer and wine), retail.

**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:** Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

**SECTION 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 valid, 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 be in full force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Attest:

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

Attest:

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

**Exhibit A**  
[attach Legal Description]

---

**2025 GRANT APPLICATIONS TO EAST-WEST GATEWAY FOR FEDERAL FUNDING:**

**TAP CITY WIDE Safe Routes To Schools** – This project will provide enhanced safety and visibility for students and parents utilizing the pedestrian and bicycle infrastructures in front of public schools City-wide. This project will add pedestrian and bicycle safety by adding 5' wide concrete sidewalks, rectangular rapid flashing beacons, high visibility crosswalks, and proper ADA ramps. *I have not attached the application for this grant yet, because I have reached out to EWG for tips on the best way to populate the grant with five project locations, streets, and limits.* I have included the estimate and project location maps.

<b>SRTS Funding Breakdown</b>		Total	Federal	Total after Federal	DP	SCC
26/27	Survey, Design, Arch Study	\$100,342.96		\$ 100,342.96	\$20,068.59	\$80,274.37
	28 Const. Engineering	\$53,816.40		\$ 53,816.40	\$10,763.28	\$43,053.12
	28 Const	\$538,164.00	\$430,531.20	\$430,531.20	\$86,106.24	\$344,424.96
		<u>\$692,323.36</u>	<u>\$ 430,531.20</u>	<u>\$ 584,690.56</u>	<u>\$116,938.11</u>	<u>\$467,752.45</u>
LPA Percentage				84.45%		

**STP-S S. HANLEY ROAD (CONSTRUCTION FUNDS ONLY)** - This project will improve bicycle connectivity within the City by adding Share the Road with Shared Lane Marking in the 2-lane section of the project with parking anytime, Share the Road with Shared Lane Marking in the 3-lane section (center turn lane) of the project, and a dedicated bicycle lane with buffer in the 2-lane section with event parking only. This project will also add pedestrian and bicycle safety by adding rectangular rapid flashing beacons, high visibility crosswalks, and proper ADA ramps. This project will also improve the pavement by milling the existing surface and replacing with a 2" fiber infused asphalt.

<b>Hanley Funding Breakdown</b>		Total	Federal	Total after Federal	DP	SCC
26/27	Const. Engineering	\$62,299.12		\$ 62,299.12	\$12,459.82	\$49,839.30
26/27	Const	\$498,392.95	\$398,714.36	\$ 99,678.59	\$19,935.72	\$79,742.87
		<u>\$ 560,692.07</u>	<u>\$398,714.36</u>	<u>\$ 161,977.71</u>	<u>\$32,395.54</u>	<u>\$129,582.17</u>
LPA Percentage				28.89%		

Notes: LPA & SCC paying survey, design, arch study, construction engineering

**STPS Weldon Spring Road, Phase 1** – This project will add curb, gutter, inlets & stormsewers to properly collect surface runoff and control drainage. This project will also improve safety and sight distance by adding lighting and reducing the hill crests along the project limits. This project will add pedestrian and bicycle safety & connectivity by adding rectangular rapid flashing beacons, high visibility crosswalks, and a 10' shared use path to serve the multiple subdivisions, school, and commercial components.

<i>Weldon Spring Road Funding Breakdown</i>	Total	Federal	Total after Federal	DP	SCC
26/27 Design	\$307,622.13		\$ 307,622.13	\$61,524.43	\$246,097.70
28 ROW	\$75,000.00		\$75,000.00	\$15,000.00	\$60,000.00
29 Const. Engineering	\$165,305.92		\$ 165,305.92	\$33,061.18	\$132,244.74
29 Const	\$2,066,324.04	\$1,350,000.00	\$ 716,324.04	\$143,264.81	\$573,059.23
	<u>\$2,614,252.09</u>	<u>\$ 1,350,000.00</u>	<u>\$ 1,264,252.09</u>	<u>\$252,850.42</u>	<u>\$1,011,401.67</u>
		LPA Percentage	48.36%		

**STP-S Bates** – This project will remove the center dual turn lane to make room for adding a 6' wide dedicated bike lanes both northbound and southbound, providing connectivity to Outer Road 364 and Town Square Ave. In addition to the connectivity the dedicated bike lanes provide, this project will add pedestrian and bicycle safety by adding rectangular rapid flashing beacons, high visibility crosswalks, and proper ADA ramps serving residents within multiple subdivisions, a country club, and a local church. This project will also improve the pavement by milling and replace ~3,600 tons of asphalt and ~3,190 sy of existing concrete pavement slabs in disrepair.

<i>Bates Funding Breakdown</i>	Total	Federal	Total after Federal	DP	SCC
26/27 Design	\$156,837.38		\$ 156,837.38	\$31,367.48	\$125,469.91
28 Const. Engineering	\$83,646.60		\$ 83,646.60	\$16,729.32	\$66,917.28
28 Const	\$1,045,582.56	\$836,466.05	\$ 209,116.51	\$41,823.30	\$167,293.21
	<u>\$1,286,066.55</u>	<u>\$ 836,466.05</u>	<u>\$ 449,600.50</u>	<u>\$89,920.10</u>	<u>\$359,680.40</u>
		LPA Percentage	34.96%		

EXHIBIT B

**RBA FORM (OFFICE USE)**

MEETING DATE:

Regular ( ) Work Session ( )

ATTACHMENT: YES ( ) NO ( )

Contract ( ) Ordinance ( ) Other ( )

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

**Ward 1, 2, and 3**

- **Description:** Change the Term of Office for Board of Aldermen

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

- 
- **Summary/Explanation:**

Change Section 115.010 A in the City Code from a two-year term of office to a four-year term. This change will allow for the Alderman and the Mayor to work continuously without a constant change in leadership and I feel it will greatly benefit the city.

This change would not take effect this election year but next election year (2026).

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

None

---

RBA requested by: Alderman Detweiler, Alderman Widaman and Alderman Wilson

Date: 1/28/2025

---

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE:

Regular ( ) Work Session ( X )

ATTACHMENT: YES ( ) NO ( )

Contract ( ) Ordinance ( ) Other ( )

---

**Request for Board Action**

**By: Alderman Wilson and**

\*\*\*

Ward   1  

- **Description:** Paying for a Sponsorship for the EDC Holiday Celebration December 3, 2025 | Field to Table Institute - St. Charles Community College, Dardenne Prairie Campus

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

- 
- **Summary/Explanation:** I would like to discuss with the Board of Aldermen the possibility of sponsoring the EDC Holiday Celebration on December 3, 2025. This event will be hosted in Dardenne Prairie, and it presents an opportunity for us to promote our name to businesses and demonstrate our commitment to growth in the area.

- 
- **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)  
\$500 for Sponsorship

---

RBA requested by: Alderman Ryan Wilson Alderman Marc Johnson  
Date:

---

*Cathy Smith*  
1-28-25

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 2-5-25

Regular ( ) Work Session ( X )

ATTACHMENT: YES ( ) NO ( )

Contract ( ) Ordinance ( ) Other ( )

**Request for Board Action**

**By: Alderman Wilson**

**Ward 1**

- **Description:** Due to the amount of accidents within the intersection of Bryan and Feise Rd. I want to board to review the accident data the was provided by St. Charles County PD and seek that we ask the City Engineer to see if there could be a No Left turn placed on the corner Quick Trip and PNC Bank.

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

- **Summary/Explanation:** Please review attachments

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

RBA requested by: Alderman Ryan Wilson approved by Mayor Gotway

Date: 01/30/2025

DARDENNE



PRAIRIE

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

BOARD OF ALDERMEN  
MEETING AGENDA  
FEBRUARY 5, 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

**CONSENT AGENDA**

1. Expenditures for Approval 02-05-25
2. Treasurer's Report as of December 31, 2024

**ITEMS REMOVED FROM CONSENT AGENDA**

**PUBLIC COMMENT**

**NEW BUSINESS**

1. **Bill 25-06**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR AND THE CITY TREASURER TO EXECUTE A NEW PROJECT APPLICATION TO THE EAST-WEST GATEWAY COORDINATING COUNCIL FOR FINANCING OF A ROADWAY IMPROVEMENT PROJECT IN THE CITY OF DARDENNE PRAIRIE AND AUTHORIZING AN EXPENDITURE FOR THE APPLICATION FEE FOR SAME (BATES ROAD, PHASE 1)

2. **Bill 25-07**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR AND THE CITY TREASURER TO EXECUTE A NEW PROJECT APPLICATION TO THE EAST-WEST GATEWAY COORDINATING COUNCIL FOR FINANCING OF A ROADWAY IMPROVEMENT PROJECT IN THE CITY OF DARDENNE PRAIRIE AND AUTHORIZING AN EXPENDITURE FOR THE APPLICATION FEE FOR SAME (S. HANELY ROAD)
3. **Bill 25-08**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR AND THE CITY TREASURER TO EXECUTE A NEW PROJECT APPLICATION TO THE EAST-WEST GATEWAY COORDINATING COUNCIL FOR FINANCING OF A ROADWAY IMPROVEMENT PROJECT IN THE CITY OF DARDENNE PRAIRIE AND AUTHORIZING AN EXPENDITURE FOR THE APPLICATION FEE FOR SAME (WELDON SPRING ROAD, PHASE 1)
4. **Bill 25-09**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR AND THE CITY TREASURER TO EXECUTE A NEW PROJECT APPLICATION TO THE EAST-WEST GATEWAY COORDINATING COUNCIL FOR FINANCING OF A ROADWAY IMPROVEMENT PROJECT IN THE CITY OF DARDENNE PRAIRIE AND AUTHORIZING AN EXPENDITURE FOR THE APPLICATION FEE FOR SAME (SAFE ROUTES TO SCHOOLS)
5. **Bill 25-10**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DELETING PARAGRAPH (A) TO SUBDIVISION (2) TO SUBSECTION B TO SECTION 110.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND ENACTING, IN LIEU THEREOF, A NEW PARAGRAPH (A) TO SUBDIVISION (2) TO SUBSECTION B TO SECTION 110.195 AND PROVIDING PROCEDURES FOR THE INTRODUCTION OF BILLS
6. **Bill 25-11**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER WITH ST LOUIS EQUIPMENT COMPANY FOR THE PURCHASE OF A SCAG TURF TIGER II

#### **OFFICER & STAFF COMMUNICATIONS**

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

#### **ADJOURNMENT**

**EXPENDITURES FOR APPROVAL  
2/5/2025**

1 Americom Imaging Systems, Inc.	Server	253.55
2 Americom Technology Solutions	IT - February, 2025	2,191.42
3 Business Record	Public Notices	55.36
4 Cardinal Court Reporting Services, LLC	Board of Adjustment court reporter	300.00
5 Cuivre River Electric	Light on Weldon Spring	88.00
6 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	41.00
7 Cuivre River Electric	Light at Georgetown Park	65.14
8 Cuivre River Electric	Lights at St. Williams Apts.	51.71
9 Cuivre River Electric	Hanley Rd. Traffic Signal	92.00
10 Duckett Creek Sanitary District	City Hall Sewer	100.00
11 East West Gateway Council	Road Projects application fee	12,925.90
12 East West Gateway Council	Safe Routes to School application fee	2,152.66
13 First Bank	Credit card charges	4,956.35
14 Hamilton Weber	Legal fees: December, 2024	9,200.16
15 IIMC	Annual membership: Clark	195.00
16 Insurance: Anthem	Health - February, 2025	19,463.38
17 Insurance: KC Life	Vision & Dental: January, 2025	1,022.60
18 Insurance: Principal Life	Life: February, 2025	452.15
19 Jonathan Fuchs	Prosecuting Attorney: February, 2025	1,100.00
20 Mark Byrne	Municipal Judge: February, 2025	500.00
21 Payroll	1-17-25 Payroll	29,292.70
22 Payroll	1-31-25 Payroll	32,967.46
23 Reli-Abel Fire Protection	Annual Fire Extinguisher Inspections	533.30
24 St. Charles County Ambulance District	PILOT Fees - The Prairie	664.00
25 St. Charles County Finance	Recoupments	1,737.80
26 The Tax Office	2024 1099 filing	250.00
27 Todd Streiler	Computer supplies reimbursement	254.93
28 Traffic Control Company	Street signs	328.14
29 US Bank	COP Series 2022 Biannual Payment	382,750.00
30 Wentzville Fire Protection District	PILOT Fees - The Prairie	1,358.00
		<b>505,342.71</b>

Approved by Board of Aldermen 2/5/25

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

## TREASURER'S REPORT

As of December 31, 2024

General Fund	3,251,899.90
General Fund (Invested)	1,308,715.52
Special Revenue Fund	1,749,091.03
Special Revenue Fund (Invested)	316,640.53
Parks & Storm Water Fund	327,391.25
Parks & Storm Water Fund (Invested)	1,105,791.09
Parks & Storm Water Umpire Fund	1,278.71
Capital Improvement Sales Tax Fund	429,281.90
Capital Improvement Sales Tax Fund (Invested)	476,431.27
Transportation Fund	822,210.50
Transportation Fund (Invested)	0.00
Escrow/Bond Account	130,455.40
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>9,919,487.10</b>

Municipal Court 35,170.29

Respectfully submitted,



Kim Clark  
City Clerk/Treasurer

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR AND THE CITY TREASURER TO EXECUTE A NEW PROJECT APPLICATION TO THE EAST-WEST GATEWAY COORDINATING COUNCIL FOR FINANCING OF A ROADWAY IMPROVEMENT PROJECT IN THE CITY OF DARDENNE PRAIRIE AND AUTHORIZING AN EXPENDITURE FOR THE APPLICATION FEE FOR SAME (BATES ROAD, PHASE 1)**

**WHEREAS**, the Board of Aldermen of the City of Dardenne Prairie has made capital improvement plans for the repair and reconstruction of Bates Road, Phase 1; and

**WHEREAS**, the total estimated cost of the construction is approximately \$1,286,066.55 (the "Project Cost"); and

**WHEREAS**, if approved for funding as requested the City's cost share would be estimated at \$89,920.10; and

**WHEREAS**, the Board of Aldermen desires to submit an application to East-West Gateway Coordinating Council ("East-West Gateway") for receipt of federal funds to reimburse the cost this project; and

**WHEREAS**, the Board of Aldermen desires to submit an application requesting federal funds equal to approximately \$836,466.05 for the project (the "Requested Funds"); and

**WHEREAS**, a project application fee equaling \$4,182.33 (the "Application Fee") must be submitted with the Application; and

**WHEREAS**, if the Application is approved, East-West Gateway will retain the application fee, but if the Application is denied, the Application Fee will be returned to the City.

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

**SECTION 1.** That upon completion by the City Engineer, the Mayor and the City Treasurer be and they are hereby authorized and directed to execute the Application, requesting funds for the Bates Rd, Phase 1 project.

**SECTION 2.** That Board of Aldermen hereby authorizes the expenditure of Four Thousand One Hundred and Eighty-Two and 33/100 Dollars (\$4,182.33) for the Application Fee and directs the City Treasurer to amend the budget accordingly to reflect said expenditure.

**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 be in full force and take effect from and after its final passage and approval.

**SECTION 5. Savings:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

\_\_\_\_\_  
As Presiding officer and as Mayor

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

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, AUTHORIZING THE MAYOR AND THE CITY  
TREASURER TO EXECUTE A NEW PROJECT  
APPLICATION TO THE EAST-WEST GATEWAY  
COORDINATING COUNCIL FOR FINANCING OF A  
ROADWAY IMPROVEMENT PROJECT IN THE CITY OF  
DARDENNE PRAIRIE AND AUTHORIZING AN  
EXPENDITURE FOR THE APPLICATION FEE FOR SAME  
(S. HANELY ROAD)**

**WHEREAS**, the Board of Aldermen of the City of Dardenne Prairie has made capital improvement plans for the repair and reconstruction of S. Hanley Road; and

**WHEREAS**, the total estimated cost of the construction is approximately \$560,692.07 (the "Project Cost"); and

**WHEREAS**, if approved for funding as requested the City's cost share would be estimated at \$32,395.54; and

**WHEREAS**, the Board of Aldermen desires to submit an application to East-West Gateway Coordinating Council ("East-West Gateway") for receipt of federal funds to reimburse the cost this project; and

**WHEREAS**, the Board of Aldermen desires to submit an application requesting federal funds equal to approximately \$398,714.36 for the project (the "Requested Funds"); and

**WHEREAS**, a project application fee equaling \$1,993.57 (the "Application Fee") must be submitted with the Application; and

**WHEREAS**, if the Application is approved, East-West Gateway will retain the application fee, but if the Application is denied, the Application Fee will be returned to the City.

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

**SECTION 1.** That upon completion by the City Engineer, the Mayor and the City Treasurer be and they are hereby authorized and directed to execute the Application, requesting funds for the S. Hanley Road project.

**SECTION 2.** That Board of Aldermen hereby authorizes the expenditure of One Thousand Nine Hundred Ninety-Three and 57/100 Dollars (\$1,993.57) for the Application Fee and directs the City Treasurer to amend the budget accordingly to reflect said expenditure.

**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 be in full force and take effect from and after its final passage and approval.

**SECTION 5. Savings:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

\_\_\_\_\_  
As Presiding officer and as Mayor

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

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, AUTHORIZING THE MAYOR AND THE CITY  
TREASURER TO EXECUTE A NEW PROJECT  
APPLICATION TO THE EAST-WEST GATEWAY  
COORDINATING COUNCIL FOR FINANCING OF A  
ROADWAY IMPROVEMENT PROJECT IN THE CITY OF  
DARDENNE PRAIRIE AND AUTHORIZING AN  
EXPENDITURE FOR THE APPLICATION FEE FOR SAME  
(WELDON SPRING ROAD, PHASE 1)**

**WHEREAS**, the Board of Aldermen of the City of Dardenne Prairie has made capital improvement plans for the repair and reconstruction of Weldon Spring Road, Phase 1; and

**WHEREAS**, the total estimated cost of the construction is approximately \$2,614,252.09 (the "Project Cost"); and

**WHEREAS**, if approved for funding as requested the City's cost share would be estimated at \$252,850.42; and

**WHEREAS**, the Board of Aldermen desires to submit an application to East-West Gateway Coordinating Council ("East-West Gateway") for receipt of federal funds to reimburse the cost this project; and

**WHEREAS**, the Board of Aldermen desires to submit an application requesting federal funds equal to approximately \$1,350,000.00 for the project (the "Requested Funds"); and

**WHEREAS**, a project application fee equaling \$6,750.00 (the "Application Fee") must be submitted with the Application; and

**WHEREAS**, if the Application is approved, East-West Gateway will retain the application fee, but if the Application is denied, the Application Fee will be returned to the City.

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

**SECTION 1.** That upon completion by the City Engineer, the Mayor and the City Treasurer be and they are hereby authorized and directed to execute the Application, requesting funds for the Weldon Spring Road, Phase 1 project.

**SECTION 2.** That Board of Aldermen hereby authorizes the expenditure of Six Thousand Seven Hundred and Fifty and 00/100 Dollars (\$6,750.00) for the Application Fee and directs the City Treasurer to amend the budget accordingly to reflect said expenditure.

**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 be in full force and take effect from and after its final passage and approval.

**SECTION 5. Savings:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

\_\_\_\_\_  
As Presiding officer and as Mayor

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

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

**BILL NO. 25-09**

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, ~~AUTHORIZING THE MAYOR AND THE CITY~~  
TREASURER TO EXECUTE A NEW PROJECT  
APPLICATION TO THE EAST-WEST GATEWAY  
COORDINATING COUNCIL FOR FINANCING OF A  
ROADWAY IMPROVEMENT PROJECT IN THE CITY OF  
DARDENNE PRAIRIE AND AUTHORIZING AN  
EXPENDITURE FOR THE APPLICATION FEE FOR SAME  
(SAFE ROUTES TO SCHOOLS)**

**WHEREAS**, the Board of Aldermen of the City of Dardenne Prairie has made capital improvement plans to provide enhanced safety and visibility for pedestrians and bicyclists in front of public schools city-wide; and

**WHEREAS**, the total estimated cost of the construction is approximately \$692,323.36 (the "Project Cost"); and

**WHEREAS**, if approved for funding as requested the City's cost share would be estimated at \$116,938.11; and

**WHEREAS**, the Board of Aldermen desires to submit an application to East-West Gateway Coordinating Council ("East-West Gateway") for receipt of federal funds to reimburse the cost this project; and

**WHEREAS**, the Board of Aldermen desires to submit an application requesting federal funds equal to approximately \$430,531.20 for the project (the "Requested Funds"); and

**WHEREAS**, a project application fee equaling \$2,152.66 (the "Application Fee") must be submitted with the Application; and

**WHEREAS**, if the Application is approved, East-West Gateway will retain the application fee, but if the Application is denied, the Application Fee will be returned to the City.

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

**SECTION 1.** That upon completion by the City Engineer, the Mayor and the City Treasurer be and they are hereby authorized and directed to execute the Application, requesting funds for the Safe Routes to Schools project.

**SECTION 2.** That Board of Aldermen hereby authorizes the expenditure of Two Thousand One Hundred and Fifty-Two and 66/100 Dollars (\$2,152.66) for the Application Fee and directs the City Treasurer to amend the budget accordingly to reflect said expenditure.

**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 be in full force and take effect from and after its final passage and approval.

**SECTION 5. Savings:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

\_\_\_\_\_  
As Presiding officer and as Mayor

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

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DELETING PARAGRAPH (A) TO SUBDIVISION (2) TO SUBSECTION B TO SECTION 110.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND ENACTING, IN LIEU THEREOF, A NEW PARAGRAPH (A) TO SUBDIVISION (2) TO SUBSECTION B TO SECTION 110.195 AND PROVIDING PROCEDURES FOR THE INTRODUCTION OF BILLS**

**WHEREAS**, pursuant to Section 79.150, RSMo., “The board of aldermen may prescribe and enforce such rules as it may find necessary for the expeditious transaction of its business;”

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

**SECTION 1.** That Section 110.195 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and hereby is amended by deleting Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195 in its entirety and enacting, in lieu thereof, a new Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195, to read as follows:

Section 110.195 **Rules Of Procedure.**

[...]

B. Robert's Rules Of Order. [...]

2. Introduction Of Bills. Any bill, resolution or other matter shall be placed on the agenda for a meeting of the Board of Aldermen upon requests made pursuant to the requirements of this subsection.

a. Any such request shall be made at the request of:

(1) The Mayor; or

(2) Any two (2) members of the Board of Aldermen.

Notwithstanding the foregoing, any requested bill, resolution, or other matter that directly or distinctly affects the residents or property located in a specific Ward must either:

(1) Have at least one (1) member of the Board of Aldermen from that affected Ward as a co-sponsor; or

(2) If the request is made by a member of the Board of Aldermen not from the affected Ward, both Aldermen from the affected Ward must be notified

of the request by the City Administrator at the time of placement of the item on the agenda.

**SECTION 2. Effective Date:** This Ordinance shall be in full force and take effect from and after its final passage and approval.

**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.

[Remainder of page intentionally left blank.]

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

---

As Presiding Officer and as Mayor

Attest:

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City Clerk

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

---

Mayor

Attest:

---

City Clerk

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR  
TO EXECUTE A PURCHASE ORDER WITH ST LOUIS  
EQUIPMENT COMPANY FOR THE PURCHASE OF A  
SCAG TURF TIGER II**

**WHEREAS**, Section 130.160(A)(4) of the Municipal Code of the City of Dardenne Prairie, Missouri, (the “City”) provides that “[e]stablished purchasing procedures should not apply to purchases made by, through, or with the Division of Procurement of the State of Missouri or any other governmental agency or unit with whom the City is permitted to engage in cooperative purchasing;” and

**WHEREAS**, the Board of Aldermen of the City of Dardenne Prairie, Missouri approved the City Budget for 2025 to include \$13,000 for the purchase of a 61” deck mower for use by the Parks/Maintenance Department for ROW maintenance; and

**WHEREAS**, the State of Missouri, Division of Purchasing, has signed a contract to utilize specific services offered by Sourcewell, allowing political subdivisions within the state to use its cooperative purchasing services; and

**WHEREAS**, through the Sourcewell Cooperative Purchasing Program, the City sought the purchase of a 61” deck mower; and

**WHEREAS**, St. Louis Equipment Company submitted a responsive proposal for a Scag Turf Tiger II (“Deck Mower”) and was the selected bidder under the Sourcewell Cooperative Purchasing Program; and

**WHEREAS**, the Board of Aldermen finds and determines that it is in the best interest of the residents of the City of Dardenne Prairie to purchase the Deck Mower from St. Louis Equipment Company in a total amount not to exceed \$ 13,000.00, according to terms of the “Purchase Estimate” document dated January 15, 2025, and presented to the City of Dardenne Prairie for approval and signature.

**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 purchase order styled “Purchase Estimate” dated January 15, 2025, marked as Exhibit A, attached hereto and incorporated by reference herein, by and between the City of Dardenne Prairie, Missouri, and St. Louis Equipment Company, be and hereby are approved and the City Administrator is hereby authorized and empowered to negotiate, execute, acknowledge, deliver and administer on behalf of the City said Deck Mower in substantially the form attached hereto.

**SECTION 2.** That the City Administrator is hereby further authorized and directed on behalf of and in the name of the City of Dardenne Prairie, Missouri, to agree to do any and all other acts and things and to execute and deliver any and all other agreements, documents, instruments and certificates, all as may be necessary and appropriate to consummate the above mentioned Purchase Quote, and to perform all of the terms, provisions and conditions of the Purchase Order. The execution by the City Administrator of any agreement, document, instrument, check or certificate referred to in this Ordinance and the Purchase Quote shall be conclusive evidence of the approval thereof and of all of the terms, provisions and conditions contained therein. Any and all acts which the City Administrator may do or perform in conformance with the powers conferred upon him by this Ordinance are hereby expressly authorized, approved, ratified and confirmed.

**SECTION 3. Effective Date:** This Ordinance shall take effect and be in force from and after its passage and approval.

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

**SECTION 5. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any 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.

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

Read two (2) 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

St. Louis Equipment Company  
8601 New Hampshire Ave  
St. Louis, MO 63123  
StLouisEquipment.com  
314-329-5277

Exhibit A



CITY OF DARDENE PRAIRIE

Estimate # 1754  
Estimate Date 01-15-25  
Total \$12,980.00

Item	Description	Unit Cost	Quantity	Line Total
(none)	SCAG TURF TIGER II 61V-31BV	\$12,980.00	1.0	\$12,980.00

**THIS IS AN ESTIMATE**

**Disclaimer**

This is only an estimate and not confirmation of actual payment.

Subtotal \$12,980.00  
Tax \$0.00  
Estimate Total \$12,980.00

Signed: \_\_\_\_\_

Date: \_\_\_\_\_