

**DARDENNE**



**PRAIRIE**

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

**BOARD OF ALDERMEN  
WORK SESSION AGENDA  
JULY 2, 2025  
6:00 p.m.**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Henning Road - Crosswalk at BaratHaven Boulevard (Pratt & Davidson)
2. Architectural guidelines for residential and commercial properties suffering losses (Waters & Johnson)
3. Review of 07-02-25 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**

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 7/02/2025

Regular ( ) Work Session (x)  
ATTACHMENT: YES ( ) NO (x)  
Contract ( ) Ordinance (x) Other ( )

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

Ward 3

- **Description:** Given the recent storm damage in our area, I feel we as a city need to establish guidelines for property owners and insurance companies to follow as questions are raised regarding like/kind material replacement.

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

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• **Summary/Explanation:**

Request for consideration: An ordinance requiring commercial and residential property owners, in the event of a partial loss or damage resulting in less than total destruction of their property, to proceed promptly (TBD) with insurance claims and to repair or reconstruct the damaged structure in a manner consistent with the original construction.

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

There should be little to no impact on our local budget, but does ensure the continuation of architectural guidelines for residential and commercial properties suffering losses.

RBA requested by: Bob Waters

DocuSigned by:  
*Bob Waters*  
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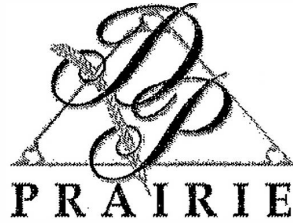
Date: 6/26/2025 | 11:38 AM PDT

Mark Johnson

Signed by:  
*Mark Johnson*  
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6/26/2025 | 3:07 PM CDT

DARDENNE



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

BOARD OF ALDERMEN  
MEETING AGENDA  
JULY 2, 2025  
7:00 p.m.

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Mayor Widaman  
Alderman Detweiler  
Alderman Gittemeier  
Alderman Johnson  
Alderman Nay  
Alderman Waters  
Alderman Wilson

**CONSENT AGENDA**

1. Board of Aldermen Minutes – 06-18-25
2. Work Session Summary – 06-18-25
3. Expenditures for Approval – 07-02-25
4. Treasurer's Report as of April 30, 2025
5. Treasurer's Report as of May 31, 2025

**ITEMS REMOVED FROM CONSENT AGENDA**

**PUBLIC COMMENT**

**NEW BUSINESS**

1. **Resolution #395**

A RESOLUTION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, SUPPORTING THE COMMEMORATION AND CELEBRATION OF THE 250TH ANNIVERSARY OF AMERICAN INDEPENDENCE ON JULY 4, 2026

**OLD BUSINESS**

1. **Bill #25-20** (Postponed from the 04-16-25 meeting)  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SCHEDULE III OF TITLE III OF THE MUNICIPAL CODE AND PROHIBITING PARKING, STOPPING OR STANDING FOR THE PURPOSE OF DROPPING OFF OR PICKING UP SCHOOL CHILDREN ON EXPEDITION COURT WITHIN THE CITY
  
2. **Bill #25-32** (Read one time only on 6-18-25)  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, IMPOSING A TEMPORARY MORATORIUM ON THE DEVELOPMENT OF CERTAIN PROPERTY DURING THE PENDENCY OF A STUDY OF REVIEW OF REGULATIONS AND STANDARDS FOR DEVELOPMENT OF SUCH PROPERTIES; AND OTHER MATTERS RELATING THERETO

**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 7:09 p.m. The meeting was opened with the Pledge of Allegiance followed by an invocation by Ruth Earhart.

Present at roll call were Mayor Widaman, Aldermen Detweiler, Gittemeier, Johnson, Nay, Waters and Wilson. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt and City Attorney John Young.

Alderman Detweiler requested item # 5 Master Sign Plan – The Prairie Encore be removed from the consent agenda.

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

**CONSENT AGENDA**

1. Board of Aldermen Minutes – 06-04-25
2. Work Session Summary – 05-21-25 and 06-04-25
3. Expenditures for Approval – 06-18-25
4. Master Sign Plan – AF Smoke Shop
6. Temporary Use Permit – Fireworks Stand – Knights of Columbus – 2199 Post Road
7. Liquor License Renewals
  - QuikTrip #657 – 1150 Feise Road
  - FastLane II - 7407 South Outer 364
  - Town Square 12 Cine - 7805 Town Square Avenue
  - Red Robin - 7821 Town Square Avenue
  - Target Store T-2103 - 7955 Town Square Avenue
  - Schnucks - 7909 Town Square Avenue
  - Dardenne Prairie Hall Corp. - 2199 Post Road
  - Sugarfire Smokehouse - 1541 Bryan Road
  - Macadoodles - 1555 Bryan Road
  - Midwest Petroleum Company - MPC #18 - 2700 Technology Drive
  - Persis Indian Grill - 1617 Bryan Road

**ITEMS REMOVED FROM CONSENT AGENDA**

5. Master Sign Plan – The Prairie Encore

A motion was made by Alderman Detweiler, seconded by Alderman Gittemeier to deny the Master Sign Plan for The Prairie Encore. Roll call was as follows:

Alderman Wilson – Aye	Alderman Detweiler – Aye
Alderman Waters – Nay	Alderman Gittemeier – Aye
Alderman Johnson – Nay	Alderman Nay – Abstain

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

1. Matt Andrew

2. Paul Burke
3. Mike Costlow
4. Jaycee Costlow
5. Bruce Emmerth
6. Cheryl Bratton
7. Jol King

**PUBLIC HEARING**

Mayor Widaman opened the public hearing.

1. Resolution to consider imposing a moratorium on the acceptance and review of rezoning applications for the purpose of constructing multi-family dwellings

The following individual spoke during the public hearing:

1. Cheryl Bratton

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

**NEW BUSINESS**

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #25-32 for the first time by title only. Motion passed unanimously.

**Bill #25-32**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, IMPOSING A TEMPORARY MORATORIUM ON THE DEVELOPMENT OF CERTAIN PROPERTY DURING THE PENDENCY OF A STUDY OF REVIEW OF REGULATIONS AND STANDARDS FOR DEVELOPMENT OF SUCH PROPERTIES; AND OTHER MATTERS RELATING THERETO

A motion was made by Alderman Gittemeier, seconded by Alderman Wilson to read Bill #25-33 for the first time by title only. Motion passed unanimously.

**Bill #25-33**

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

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #25-33 for the second time by title only. Motion passed unanimously.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to put Bill #25-33 to final vote. Roll call was as follows:

Alderman Wilson – Aye  
Alderman Walters – Aye  
Alderman Johnson – Aye

Alderman Detweiler – Aye  
Alderman Gittemeier – Aye  
Alderman Nay – Nay

Mayor Widaman declared Bill #25-33 passed and designated it to be Ordinance #2368.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #25-34 for the first time by title only. Motion passed unanimously.

**Bill #25-34**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO EXECTE A CITY ADMINISTRATOR EMPLOYMENT AGREEMENT WITH CATHY PRATT TO SERVE AS CITY ADMINISTRATOR

A motion was made by Alderman Johnson, seconded by Alderman Gittemeier to read Bill #25-34 for the second time by title only. Motion passed unanimously.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to put Bill #25-34 to final vote. Roll call was as follows:

Alderman Waters – Aye  
Alderman Johnson – Aye  
Alderman Detweiler – Aye

Alderman Gittemeier – Aye  
Alderman Nay – Aye  
Alderman Wilson – Aye

Mayor Widarnan declared Bill #25-34 passed and designated it to be Ordinance #2369.

**OFFICER & STAFF COMMUNICATIONS**

City Administrator Pratt thanked the mayor and the board for their support. She is looking forward to serving the citizens of Dardenne Prairie on a permanent basis. She also responded to the public comments regarding the Henning Road crosswalk. She mentioned the mayor directed her and the city engineer to identify a safety solution and recommendation and bring that back to the board at the next meeting. She will add information about the Renaud Center and the discount for Dardenne Prairie residents to the city website. She also mentioned the technology challenges facing the city.

Alderman Johnson requested clarification of the chicken ordinance

Alderman Detweiler stated it upsets her to hear from the citizens the city is going to criminalize

Mayor Widaman mentioned he felt flashing lights were the best solution for the Henning Road crosswalk. He also thanked the residents and the police department for attending the meeting.

**ADJOURNMENT**

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

Respectfully submitted,

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Kim Clark, City Clerk

The City of Dardenne Prairie Work Session was called to order at 6:05 p.m.

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

The following were in attendance: Mayor Widaman, Aldermen Detweiler, Gittemeier, Johnson, Nay, Waters and Wilson. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, and City Attorney John Young.

The meeting was opened with the Pledge of Allegiance.

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Increasing the term of office for Alderman from 2 years to 4 years. (Johnson, Wilson & Waters)
2. Consider Community Center for the City. (Nay & Detweiler)
3. Memorandum of Understanding between the County and City regarding a portion of Waterford Crossing Dr. (Pratt)
4. Addition of IT Manager and Executive Assistant/Deputy City Clerk Positions (Pratt)

A motion was made by Alderman Johnson, seconded by Alderman Gittemeier to approve the addition of the positions. Motion passed unanimously.

5. Review of 06-18-25 Board of Aldermen agenda

**STAFF COMMUNICATIONS**

City Administrator Pratt mentioned the following:

The first summer concert is Friday night. It is Butch Wax and the Hollywoods from 6.30 to 9.30. It is free, and the concession stand is open.

The snowplow removal RFP is complete and proposals are due back on July 11. She is hopeful that we will get some good proposals so we can provide quality snowplow services to the citizens.

She and the Mayor attended an America 250 event in support of the St. Charles County Committee looking towards the 250th anniversary of our country on July 4, 2026.

The City Clerk initiated an audit for motor vehicle sales taxes, making sure that they got appropriately credited to the City. The audit was for the February 1, 2022 through June 30, 2024 time periods, and we will be receiving \$251,222.77.

Alderman Johnson mentioned safety concerns with the crosswalk on Henning Road at BaratHaven Boulevard. He requested the City Administrator and Engineer look into solutions and bring back to the Board at the next meeting.

Alderman Detweiler mentioned there are other crosswalks in the city that need restriping as well.

Alderman Wilson mentioned his attendance at the Missouri Municipal League newly elected officials training. He is also requesting matching shirts be ordered for the elected officials to wear at these events.

A motion was made by Alderman Johnson, Seconded by Alderman Wilson to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications. Motion passed unanimously. Roll call was as follows:

Alderman Wilson – Aye

Alderman Waters – Aye

Alderman Johnson – Aye

Alderman Detweiler – Aye

Alderman Gittemeier – Aye

Alderman Nay – Aye

**WORK SESSION SUMMARY**

**JUNE 18, 2025**

**CLOSED SESSION**

**RETURN TO REGULAR MEETING AGENDA**

**ADJOURNMENT**

A motion was made by Alderman Detweiler, seconded by Alderman Wilson to adjourn the meeting at 7:07 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk

**EXPENDITURES FOR APPROVAL**  
**7/2/2025**

1 Advanced Turf Solutions	Flush Detergent for Fountain	47.75
2 AFLAC	June, 2025	287.04
3 Americom	UPS and Replacement Batteries	1,521.26
4 Charter Communications	May & June, 2025	454.80
5 Cuivre River Electric	Light on Weldon Spring	43.75
6 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	70.00
7 Cuivre River Electric	Light at Georgetown Park	27.10
8 Cuivre River Electric	Lights at St. Williams Apts.	41.44
9 Cuivre River Electric	Hanley Rd. Traffic Signal	81.00
10 Duckett Creek Sanitary District	Sewer to 8/2025	200.00
11 Extreme Electrical	City Hall Parking Lot Light Repair	1,600.00
12 First Bank	Credit Card Charges	4,564.84
13 Hamilton Weber	Legal Fees: May	13,541.02
14 Hansens Tree Service	Stump Removal - Stump Road	500.00
15 Insurance: Anthem	Health - July, 2025	15,327.41
16 Insurance: KC Life	Vision & Dental: May & June, 2025	2,127.36
17 Insurance: Principal Life	Life: July, 2025	464.54
18 K.J.U. Inc.	Stump Road - Payment #12	130,741.86
19 Leopold Enterprises LLC	7/18 Performance: Well Hungarians	4,100.00
20 Mark Johnson	2025 NLC Conference Reimbursement	1,251.37
21 Martin Trophy	Name Plate, Badges & Appreciation Plaque	80.00
22 MML	Conference Registrations: Wilson	455.00
23 Nichole Bouchard	Bingo prizes	225.00
24 O'Fallon Sewer Service	Portable Toilets for 7/18 Concert	250.00
25 Payroll	6-6-25 Payroll	42,461.57
26 Payroll	6-20-25 Payroll	33,887.07
27 PWSD #2	Water service	93.75
28 R & R Sanitation	Porta Potties to 7-14-25	228.00
29 Ryan Wilson	Reimbursements	522.65
30 St. Charles County Finance	Recoupment	70.00
31 The O'Fallon Community Foundation	Jefferson City Municipal Showcase	238.12
32 Tyler Technologies	Building Dept Software 3rd Quarter	3,678.00
33 UMB Bank, NA	June, 2025 TDD Sales Tax Payment	23,167.66
34 US Bank	COP 2020 Biannual Payment	215,550.00
35 Various Umpires	6/20 Umpire pay	2,597.50
		<b>500,496.86</b>

Approved by Board of Aldermen 7/2/25

\_\_\_\_\_  
Mayor Keith Widaman

## TREASURER'S REPORT

As of April 30, 2025

General Fund	3,582,858.33
General Fund (Invested)	1,327,028.38
Special Revenue Fund	2,033,197.96
Special Revenue Fund (Invested)	321,071.29
Parks & Storm Water Fund	483,847.28
Parks & Storm Water Fund (Invested)	1,121,264.43
Parks & Storm Water Umpire Fund	19,004.20
Capital Improvement Sales Tax Fund	1,546,764.28
Capital Improvement Sales Tax Fund (Invested)	483,097.97
Transportation Fund	664,058.52
Transportation Fund (Invested)	0.00
Escrow/Bond Account	118,780.05
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>11,701,272.69</b>

Municipal Court	24,462.51
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Respectfully submitted,



Kim Clark  
City Clerk/Treasurer

## TREASURER'S REPORT

As of May 31, 2025

General Fund	3,621,651.70
General Fund (Invested)	1,331,705.89
Special Revenue Fund	2,100,605.39
Special Revenue Fund (Invested)	322,203.00
Parks & Storm Water Fund	548,111.16
Parks & Storm Water Fund (Invested)	1,125,216.66
Parks & Storm Water Umpire Fund	10,102.91
Capital Improvement Sales Tax Fund	1,268,856.97
Capital Improvement Sales Tax Fund (Invested)	484,800.80
Transportation Fund	734,585.05
Transportation Fund (Invested)	0.00
Escrow/Bond Account	119,076.31
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>11,667,215.84</b>

Municipal Court	37,964.20
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Respectfully submitted,



Kim Clark  
City Clerk/Treasurer

## RESOLUTION NO. 395

### **A RESOLUTION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, SUPPORTING THE COMMEMORATION AND CELEBRATION OF THE 250TH ANNIVERSARY OF AMERICAN INDEPENDENCE ON JULY 4, 2026**

WHEREAS, on July 4, 2026, the United States of America will commemorate the 250th anniversary of the signing of the Declaration of Independence; and

WHEREAS, on January 29, 2025, the President of the United States of America, executed an Executive Order to provide grand celebration worthy of the momentous occasion of the 250<sup>th</sup> anniversary of American Independence on July 4, 2026; and

WHEREAS, the U.S. Semiquincentennial Commission — established by Congress in 2016 — seeks to inspire Americans to reflect on our history, strengthen patriotism, and renew our collective commitment to democracy through educational, civic, and cultural programs; and

WHEREAS, St. Charles County has embraced this milestone with year-long programming, including events such as historical readings of Paul Revere's Ride, lantern-light ceremonies, museum exhibits, and performances that foster understanding and unity; and

WHEREAS, the St. Charles County Council has officially supported these celebrations via resolution, recognizing the importance of non-partisan engagement and community inclusion; and

WHEREAS, Dardenne Prairie joins our fellow municipalities and St. Charles County in supporting inclusive events that educate residents — especially youth — about our nation's founding, highlight civic values such as 'E Pluribus Unum,' and honor the diverse individuals and contributions that comprise our shared heritage; and

WHEREAS, such commemoration provides an opportunity to observe veterans' service, promote civic knowledge, foster intergenerational engagement, encourage volunteerism, and reinforce community unity; and

WHEREAS, Dardenne Prairie has a proud tradition of community-based celebrations and partnerships in St. Charles County, aligning with America 250 goals and enhancing regional pride and cooperation; and

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

Section 1. The City of Dardenne Prairie hereby supports and pledges to participate in the commemoration and celebration of the 250th anniversary of American Independence on July 4, 2026.

Section 2. The City encourages residents, schools, community organizations, and civic groups to engage in America 250 events, programming, and volunteer opportunities

throughout 2025 and 2026, fostering greater awareness of our nation's founding, ideals, and sacrifices.

Section 3. The City Administrator is authorized to coordinate with St. Charles County America 250 planners, St. Charles County, and local communities to facilitate joint events, promotion, and outreach.

Section 4. This Resolution shall be in full force and effect upon adoption.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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Mayor

Attest:

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City Clerk

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, AMENDING SCHEDULE III OF TITLE III OF  
THE MUNICIPAL CODE AND PROHIBITING PARKING,  
STOPPING OR STANDING FOR THE PURPOSE OF  
DROPPING OFF OR PICKING UP SCHOOL CHILDREN  
ON EXPEDITION COURT WITHIN THE CITY**

**WHEREAS**, the City of Dardenne Prairie, Missouri, is committed to ensuring the safety and well-being of its residents and visitors, particularly in areas where school children are present; and

**WHEREAS**, the City recognizes that Expedition Court often experiences high levels of vehicular congestion during school drop-off and pick-up times, creating safety hazards for pedestrians, school children, and motorists; and

**WHEREAS**, the Board of Aldermen of Dardenne Prairie desires to adopt regulations to alleviate these safety concerns and ensure the smooth flow of traffic in this residential area.

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

**SECTION 1.** That Schedule III-A of Title III of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by adding the following:

*Location*

Expedition Court beginning at its intersection with Meriwether Lewis Drive and continuing the length of the cul-de-sac.

*Restriction*

Unlawful to park, stop, or stand any vehicle in Expedition Court for the purpose of dropping off or picking up school children during school drop-off and pick-up hours, as determined by the City Engineer in consultation with school district officials

**SECTION 2.** The City Engineer is authorized and directed to install appropriate signs at the entrance to and/or within Expedition Court to give notice of the restrictions imposed by this Ordinance.

**SECTION 3.** The City Engineer is authorized to determine specific times when this prohibition shall apply and to install or remove signage as necessary to enforce this Ordinance.

**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.

**SECTION 6. 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 \_\_\_\_\_, 2025.

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

Attest:

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

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

\_\_\_\_\_  
Mayor

Attest:

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

**BILL NO. 25-32**

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, IMPOSING A TEMPORARY MORATORIUM ON THE DEVELOPMENT OF CERTAIN PROPERTY DURING THE PENDENCY OF A STUDY OF REVIEW OF REGULATIONS AND STANDARDS FOR DEVELOPMENT OF SUCH PROPERTIES; AND OTHER MATTERS RELATING THERETO**

**WHEREAS**, residents have raised concerns pertaining to the impact of adding additional multiple-family dwellings in the City on schools, traffic, property values, crime, the maintenance of open space and public infrastructure and resources, among other things; and

**WHEREAS**, it is to the benefit of the health, safety and general welfare of all residents of the City that the City maintain regulations, policies and standards for the multiple-family dwellings that avoid overcrowding and unsafe and unsanitary living arrangements; and

**WHEREAS**, the Board of Aldermen, through the Planning and Zoning Commission, desires to study, review, and consider policies, regulations and standards for development of multiple-family dwellings within the City; and

**WHEREAS**, the Planning and Zoning Commission declared its intention to study and review the impact of multiple-family dwellings on schools, traffic, property values, crime, the maintenance of open space and public infrastructure and resources, among other things, and how best to address any negative impacts, and considered implementing a moratorium on all multiple-family property which first requires rezoning; and

**WHEREAS**, after providing notice per the requirements of the Municipal Code of the City of Dardenne Prairie, the Planning and Zoning Commission and the Board of Aldermen conducted public hearings on this proposed moratorium whereat residents, property owners and other interested parties were given the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Commission recommended to the Board of Aldermen the adoption of a moratorium not exceeding one (1) year in duration from the effective date of this Ordinance to review and study for the reasons and purposes set forth in its recommendation dated June 11, 2025, a copy of which is on file in the Office of the City Clerk, and incorporated by reference herein (the "P&Z Recommendation"); and

**WHEREAS**, the Board of Aldermen hereby finds that it is to the benefit of the health, safety and welfare of the residents of the City to impose a moratorium not to exceed one (1) year on the acceptance and consideration of applications for zoning amendments that include requests for multiple-family dwellings to allow for the Planning and Zoning Commission's study and review of multiple-family dwellings' effects on the community, and how to best approach challenges related thereto, and during such period of review by the Board of Aldermen of such regulations, standards and recommendations.

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

**SECTION 1. Findings of Fact.** The recitals set forth above are hereby ratified and incorporated as legislative findings of fact in support of this Ordinance.

**SECTION 2. Moratorium Imposed.** During the time that this Ordinance is in effect as specified in Section Five below, there shall be a moratorium on the review and approval of plans and development for properties requiring zoning amendments that include requests for multiple-family dwellings.

**SECTION 3. Waivers.** Any property owner seeking a waiver under this Section Three shall file an application with the Board of Aldermen within ninety (90) days after the effective date of this Ordinance. The Board of Aldermen, after hearing, may grant a waiver to the moratorium and permit review of and approval of plans and of development on a specific parcel where the Board of Aldermen determines, based upon substantial competent evidence, that the plan or development adequately addresses public health concerns, will not be detrimental to the public health, safety or welfare of the residents of the City, and otherwise complies with the requirements of the Municipal Code of the City of Dardenne Prairie. Hearings conducted pursuant to Section Three shall be conducted in the same manner as provided for in Section 405.871.A of the Municipal Code of the City of Dardenne Prairie.

**SECTION 4. Determination of Vested Rights or Denial of All Economic Use.**

- A. Nothing in this Ordinance shall be construed or applied to abrogate the vested right of a property owner to continue development of a parcel where the property owner can demonstrate by substantial competent evidence each of the following:
  - 1. A governmental act of approval for the development was obtained prior to the effective date of this Ordinance; and
  - 2. Actual use or a substantial step toward the use authorized by such approval.
- B. Nothing in this Ordinance shall be construed or applied to prevent development of a particular parcel where the property owner can demonstrate by substantial competent evidence that because of the moratorium no economic use can be made of the parcel.
- C. Any property owner claiming vested rights or denial of all use under this Section Four must file an application with the Board of Aldermen for a determination within ninety (90) days after the effective date of this Ordinance. The application shall be accompanied by an application fee of Three Hundred and 00/100 Dollars (\$300.00) and contain a sworn statement as to the basis upon which the vested rights or denial of all use are asserted together with documentation required by the City and other documentary evidence supporting the claim. The Board of Aldermen shall hold a hearing on the application and, based upon the competent substantial evidence submitted, shall make a determination as to whether the property owner has established vested rights or a lack of all economic use for the parcel. Hearings conducted pursuant to this Section Four shall be conducted in the same manner as provided for in Section 405.871 of the Municipal Code of the City of Dardenne Prairie.

**SECTION 5. Referral to the Planning and Zoning Commission.** During the pendency of the moratorium approved pursuant to this Ordinance, the Board of Aldermen refers to the Planning and Zoning Commission consideration, study and review of the impacts of multiple-family dwellings on schools, traffic, property values, crime, the maintenance of open space and public infrastructure and resources, among other things, and how best to address any negative impacts, and considered implementing a moratorium on all multiple-family property which first requires rezoning.

**SECTION 6. Term.** The moratorium imposed by this Ordinance is temporary and shall be effective for a period of no longer than one (1) year from the effective date of this Ordinance unless dissolved earlier by the Board of Aldermen.

**SECTION 7. 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 8. 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 9. 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 \_\_\_\_\_, 2025.

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

Attest:

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

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

\_\_\_\_\_  
Mayor

Attest:

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City Clerk