



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

**BOARD OF ALDERMEN MEETING  
AMENDED AGENDA  
DECEMBER 17, 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 Work Session Minutes – 12 03 25
2. Board of Aldermen Minutes –12 03 25
3. Expenditures for Approval – 12 17 25
4. Treasurers Report of 10 31 25 and 11 30 25
5. Master Sign Plan – Warren Sign Company for Target Corporation located at 7955 Highway TT, Dardenne Prairie, MO 63368
6. LAGERS – City of Dardenne Prairie supplemental actuarial valuation of alternate LAGERS benefits dated February 28, 2025
7. 2026 Application submission calendar for Planning and Zoning Commission and Board of Aldermen

**ITEMS REMOVED FROM CONSENT AGENDA**

**PUBLIC COMMENT**

**PUBLIC HEARING**

1. RED BUD DEVELOPMENT GROUP, LLC REQUESTS REZONING FROM "C-2" TO R-1D, PUD" AND A CONDITIONAL USE PERMIT FOR A PROPOSED 32 SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT LOCATED AT 7393 HWY N AND STUMP ROAD – Applicant requested Planning and Zoning Commission postpone this Public Hearing until January 14, 2026.



**NEW BUSINESS**

1. **Bill #25-60**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE AND THE BARATHAVEN RESIDENTIAL HOMEOWNERS' ASSOCIATION FOR THE CITY'S ASSUMPTION OF ELECTRIC SERVICE PAYMENT RESPONSIBILITY FOR CERTAIN STREETLIGHTS ALONG BARATHAVEN BOULEVARD
2. **Bill #25-61**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 525.010, SUBSECTION A OF SECTION 525.020, AND SECTION 525.030 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE PERTAINING TO OCCUPANCY INSPECTIONS
3. **Bill #25-62**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING VARIOUS SECTIONS OF CHAPTER 600 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REGULATION OF THE SALE OF INTOXICATING LIQUORS
4. **Bill #25-63**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING AND DIRECTING THE SUBMISSION OF A BALLOT PROPOSITION TO THE QUALIFIED VOTERS OF THE CITY OF DARDENNE PRAIRIE TO CONSIDER IMPOSING A LOCAL USE TAX AT THE SAME RATE AS THE LOCAL SALES TAX OF THE CITY OF DARDENNE PRAIRIE FOR PURCHASES FROM OUT-OF-STATE VENDORS THAT EXCEED A TOTAL OF TWO THOUSAND DOLLARS (\$2,000.00) IN A CALENDAR YEAR
5. **Bill #25-64**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A DEPOSIT AGREEMENT GUARANTEEING IMPROVEMENTS WITH LETTER OF CREDIT BY AND BETWEEN THE CITY AND BANK OF WASHINGTON GUARANTEEING THE CONSTRUCTION AND COMPLETION OF IMPROVEMENTS FOR DARDENNE VIEW APARTMENTS.
6. **Bill#25-65**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH FIRST CAPITOL ADVISORS, LLC FOR GOVERNMENT AFFAIRS AND LEGISLATIVE CONSULTING SERVICES



## OLD BUSINESS

1. **Bill #25-54 (first reading 11 19 25, second reading 12 03 25)**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
PROVIDING FOR THE REZONING OF APPROXIMATELY 6.84 ACRES OF LAND  
COMMONLY KNOWN AS STILLWATER GROVE FROM "R-1A" SINGLE FAMILY  
RESIDENTIAL DISTRICT TO "R-1D" SINGLE FAMILY RESIDENTIAL DISTRICT
2. **Bill #25-55 (first reading 11 19 25)**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY  
COMMONLY KNOWN AS STILLWATER GROVE
3. **Bill #25-59 (first reading 12 03 25)**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
CHANGING THE COMPENSATION FOR THE BOARD OF ALDERMEN OF  
THE CITY

## OFFICER & STAFF COMMUNICATIONS

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

## ADJOURNMENT



**CALL MEETING TO ORDER**

Mayor Widaman called December 3, 2025, Dardenne Prairie Work Session to order at 6:00 pm.

Roll call vote:

	<b>Present</b>	<b>Absent</b>
Mayor Widaman	X	
Alderman Detweiler	X	
Alderman Gittemeier	X	
Alderman Johnson	X	
Alderman Nay	X	
Alderman Waters	X	
Alderman Wilson	X	

Also in attendance: City Administrator Cathy Pratt (via video), City Attorney John Young, IT Manager Rose Maresca and City Clerk Deborah Ryan.

**PLEDGE OF ALLEGIANCE**

The meeting was opened with the Pledge of Allegiance.

**ITEMS FOR DISCUSSION AND CONSIDERATION**

**1. RBA Proposed Use Tax for Police Services and Street Maintenance (City Administrator Pratt)**

City Administrator Pratt gave an informative presentation regarding the use tax. Discussion among the Board continued.

Mayor Widaman called for a vote to bring this issue in the form of an Ordinance to the next Board meeting, to place on the April 2026 ballot.

Roll call vote:

- Alderman Wilson – abstain
- Alderman Nay – Aye
- Alderman Gittemeier – Aye
- Alderman Detweiler – Aye
- Alderman Waters – Aye
- Alderman Johson – Nay

The vote on the question is 4 ayes, 1 nay and 1 abstention. Ordinance to place this issue on the April 2026 ballot will be on the December 17 Board meeting.

**2. Review of 12-03-25 Board of Aldermen agenda**

There were no comments, questions or concerns regarding the regular agenda, as presented.

**STAFF COMMUNICATIONS**

**1. City Attorney**

No report

**2. City Engineer**

City Administrator Pratt discussed the snow removal contract and stated the City roads are no longer serviced by St. Charles County Highway Department. The City went out for bid for snow removal services and received one bid from Sharf Construction. The



first two snows have been a challenge and one of the concerns is their salt storage is located in a different city and that will be remedied. There was a meeting with the City and Sharf to discuss expectations for future snow events. Discussion on the Board regarding size of trucks utilized as well as timing, dispatching and pretreating.

### **3. City Administrator**

City Administrator Pratt stated Alderman Johnson had concerns about the budget ordinance on the agenda this evening and asked about the language on the line item for iPads and asked that technology be used instead of iPads. This will need to be amended at the first reading. Alderman Johnson also asked about mowing, locations, amount and equipment costs and to get some third-party services and due to extenuating circumstances, staff could not gather that information. However, if that is crucial to approval, then recommends the Board delay approving the budget until the information requested can be provided and reviewed.

### **4. Aldermen**

Alderman Wilson discussed issues residents of Pinnacle Point are having with curbing, streets, concrete, trash and silt issues on the Feise Road, side of their subdivision. Bringing this information forward for the residents.

Alderman Johnson kudos to snow removal and thanked the staff for a successful breakfast with Santa.

### **5. Mayor**

Mayor Widaman gave kudos to staff for breakfast with Santa event. Mayor Widaman gave kudos to Joe Morris and Cathy Pratt for managing the new snow contractor and the most recent snow event.

### **ADJOURNMENT**

Motion by Alderman Gittemeier, seconded by Alderman Detweiler to adjourn the work session at 6:42 pm. All ayes, motion carried.

Approved by the Board of Aldermen on  
Respectfully submitted:

Deborah Ryan, City Clerk



**CALL TO ORDER**

Mayor Widaman called the December 3, 2025 City of Dardenne Prairie, Board of Aldermen meeting to order at 7:00 pm.

**PLEDGE OF ALLEGIANCE**

Mayor Widaman led the pledge of allegiance followed by a moment of silence.

**ROLL CALL**

	Present	Absent
Mayor Widaman	X	
Ald Detweiler	X	
Ald Gittemeier	X	
Ald Johnson	X	
Ald Nay	X	
Ald Waters	X	
Ald Wilson	X	

Also present: City Administrator Cathy Pratt (via video), City Attorney John Young, IT Manager Rose Maresca and City Clerk Deborah Ryan

**CONSENT AGENDA**

1. Board of Aldermen Work Session Minutes – 11-19-25
2. Board of Aldermen Minutes – 11-19-25

Motion by Alderman Johnson, seconded by Alderman Detweiler to approve the consent agenda as presented. All ayes, motion carried.

**ITEMS REMOVED FROM CONSENT AGENDA**

There were no items removed from the consent agenda.

**PUBLIC COMMENT**

The following residents spoke during the public hearing:

- Wes Cook – regarding easement, curbing, concrete, debris and other issues around Pinnacle Point along Feise and Bryan Road
- Charlie Castello – proposed Stillwater Grove
- Cheryl Bratton – proposed Stillwater Grove
- Heidel/Lee Treveson – proposed Stillwater Grove
- Steve Valentine – proposed Stillwater Grove
- Mike Falkner – proposed Stillwater Grove
- Kylie Brown – proposed Stillwater Grove
- Arnie C. AC “Honest -Abe” Dienoff – City/County Public Advocate – proposed elected officials pay raise

## NEW BUSINESS

1. **Bill #25-59**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
CHANGING THE COMPENSATION FOR THE BOARD OF  
ALDERMEN OF THE CITY

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 25-59. All ayes, motion carried.

City Attorney read Bill No. 25-59 for the first time, by title only.

2. **Resolution # 396**  
A RESOLUTION ESTABLISHING THE DEVELOPING REGIONAL  
INFRASTRUCTURE FOR VITAL ECONOMIC GROWTH (“D.R.I.V.E”)   
TASK FORCE

Motion by Alderman Nay, seconded by Alderman Wilson to read Resolution No. 396.

All ayes, motion carried.

City Attorney read Resolution No. 396 by title only.

Motion by Alderman Gittemeier, seconded by Alderman Detweiler to accept Resolution No. 396.

Roll call vote:

Alderman Wilson – Aye

Alderman Nay – Aye

Alderman Johnson – Aye

Alderman Gittemeier – Aye

Alderman Waters – Nay

Alderman Detweiler – Aye

The vote on the motion being 5 ayes and 1 nay, motion carried. Resolution No. 396 is accepted.

## OLD BUSINESS

1. **Bill #25-54 (first reading 11 19 25)**  
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
PROVIDING FOR THE REZONING OF APPROXIMATELY 6.84 ACRES OF LAND  
COMMONLY KNOWN AS STILLWATER GROVE FROM “R-1A” SINGLE FAMILY  
RESIDENTIAL DISTRICT TO “R-1D” SINGLE FAMILY RESIDENTIAL DISTRICT

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 25-54, by title only.

City Attorney read Bill No. 25-54 for the second time, by title only.

Motion by Alderman Johnson, seconded by Alderman Gittemeier to postpone the final passage of Bill No. 25-54 until December 17, 2025, when the submitted plans have been updated to show the required fencing and larger garages to accommodate trash bins.

All ayes, motion carried.

2. **Bill #25-55 (first reading 11 19 25)**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY  
COMMONLY KNOWN AS STILLWATER GROVE

Motion by Alderman Johnson, seconded by Alderman Detweiler postpone the second reading and final passage of Bill No. 25-55 until December 17, 2025.

All ayes, motion carried.

3. **Bill #25-58 (first reading 11 19 25)**

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF  
DARDENNE PRAIRIE, MISSOURI, FOR THE FISCAL YEAR  
COMMENCING ON JANUARY 1, 2026, AND ENDING  
DECEMBER 31, 2026

Motion by Alderman Gittemeier, seconded by Alderman Wilson to read Bill No. 25-58 for the second time, by title only.

All ayes, motion carried.

City Attorney read Bill No. 25-58 for the second time by title only.

Motion by Alderman Nay, seconded by Alderman Detweiler to amend Bill No. 25-58 as follows:

- Changing the language on, line item from iPad to Elected Official Technology
- Removing the carpet cleaning line item
- Amending line item from drone show/fireworks to America 250 – July 4<sup>th</sup> event

All ayes, motion carried.

Motioned by Alderman Johnson, seconded by Alderman Wilson to remove the proposed park development from the budget.

Roll call vote:

Alderman Wilson – Aye

Alderman Nay – Nay

Alderman Johnson – Aye

Alderman Gittemeier – Nay

Alderman Waters – Aye

Alderman Detweiler – Nay

The vote on the motion 3 ayes and 3 nays, tied vote. Mayor Widaman voted nay to break the tie. Motion failed.

Motioned by Alderman Detweiler, seconded by Alderman Gittemeier to approve Bill No. 25-58 as amended.

Roll call vote:

Alderman Detweiler – Aye

Alderman Wilson – Aye



Alderman Johnson – Nay  
Alderman Nay – Aye  
Alderman Waters – Nay  
Alderman Gittemeier – Aye

The vote on the motion being 4 ayes and 2 nays, motion carried. Bill No. 25-58 becomes Ordinance No. 2392.

## OFFICER & STAFF COMMUNICATIONS

**1. City Attorney**

No report.

**2. City Engineer**

No report.

**3. City Administrator**

No report.

**4. Aldermen**

Alderman Johnson stated he hopes that staff and the Board can explain to the residents spending \$400,000 on a park, in a flood plain on property the City doesn't own. Alderman Johnson stated he hopes everyone enjoys their \$52,000 4<sup>th</sup> of July.

Alderman Detweiler stated because the budget is approved and money budgeted, doesn't mean that those funds are already spent and stated to for those that this vision isn't in their purview to not be so critical.

**5. Mayor**

Mayor Widaman stated breakfast with Santa was a really good event and encouraged all that if they missed it this year, to watch for the event next year.

Mayor Widaman reminded residents that the City has a new snow removal contractor this year and to be patient and if there are any issues to please let your Aldermen know or to call City Hall.

## ADJOURNMENT

Motion by Alderman Gittemeier, seconded by Alderman Wilson to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 9:13 pm.

Approved by the Board of Alderman on  
Respectfully submitted:

Deborah Ryan, City Clerk

## EXPENDITURES FOR APPROVAL

12/17/2025

1	AFLAC	December, 2025	287.04
2	Ameren	City Hall	1,317.82
3	Ameren	Traffic Light 2	57.54
4	Ameren	Traffic Light	13.72
5	Ameren	Street Lights	43.72
6	Ameren	Street Lights	210.37
7	Ameren	Concession Stand	140.14
8	Ameren	City Park	173.87
9	Ameren	Athletic Complex	462.60
10	Americas Parking Remarketing	Signs	333.24
11	Americom Technology Solutions	IT - December	2,281.52
12	Americom Technology Solutions	Two New Computers	2,854.77
13	Americom Technology Solutions	Board Room Computer & Install	1,864.93
14	BaratHaven HOA	Meeting Room Rental Refund	50.00
15	Bridge Tower	Election & Public Hearing Notice Annual Bond: Finance Manager & Court Clerk	115.13
16	C N A Surety		225.00
17	CDS Office Technologies	Copies to 11/24/25	422.82
18	Charter Communications	Service to 12-8-25	227.57
19	Childs Tire	Tire Repair: Bldg Dept Truck Balance of Second Floor Office Furniture	45.00
20	CI Select		15,164.62
21	Cuivre River Electric	Light on Weldon Spring	43.75
22	Cuivre River Electric	Henke/Feise Rd. Traffic Signals	91.00
23	Cuivre River Electric	Light at Georgetown Park	30.70
24	Cuivre River Electric	Lights at St. Williams Apts.	45.66
25	Cuivre River Electric	Hanley Rd. Traffic Signal	99.00
26	Duckett Creek	City Hall sewer to 10/31/25	84.01
27	First Bank	Credit Card Charges	7,132.10
28	Hamilton Weber	Legal Fees: September & October	11,885.55
29	Hansen's Tree Service	Tree Removal BaratHaven Boulevard	2,350.00
30	Insurance - The Hartford	LTD & STD - November & December	968.96
31	Insurance: Anthem	Health - December, 2025 Vision & Dental: November & December	17,982.14
32	Insurance: KC Life		2,209.52
33	Insurance: Principal Life	Life: November & December, 2025	1,089.50
34	International Code Council	Annual Dues: Amelong Prosecuting Attorney: December, 2025	170.00
35	Jonathan Fuchs		1,100.00
36	Kone Chicago	Elevator Maintenance to 2/28/26	577.62
37	Kone Chicago	Elevator Repair	917.29
38	LAGERS	November, 2025	6,309.28
39	LAGERS	Supplemental Valuation	860.00

40	M & H Concrete contractors	Slab Replacements: Final Retainage	17,957.67
41	Mark Byrne	Municipal Judge: December, 2025	500.00
42	Mark Johnson	NLC Conference Reimbursement	1,917.98
43	Missouri Municipal League	Annual Membership Dues	2,081.59
44	MOCCFOA	Mayor/City Clerk Holiday Luncheon	120.00
45	MOPERM	Annual Liability & Auto Insurance	15,232.00
46	Nichole Bouchard	Quarterly Bingo Prizes	225.00
47	Oates Associates, Inc.	Stoneybrook Culvert	125.00
48	O'Fallon Sewer Service	BaratHaven Porta Potty to 12/25/25	230.00
49	Parks: Chris Cakes of St. Louis	Breakfast with Santa	707.64
50	Pass Security	Quarterly Monitoring to 3/31/26	258.36
51	Paychex	November Timesystem Fee	134.00
52	Payroll	11-21-25 Payroll	40,516.66
53	Payroll	12-05-25 Payroll	46,163.57
54	Pro Outdoor, Inc.	Irrigation Winterization - Ballfields & City Hall	738.00
55	PWSD #2	City Hall water to 10-15-25 to 11-15- 25	112.13
56	PWSD #2	Athletic Complex water to 9-16-25 to 11-18-25	143.52
57	PWSD #2	Fountain water: 9-16-25 to 11-18-25	2,375.65
58	R & R Sanitation	Bluebird Porta Potty: 11/14 to 12/29	456.00
59	SAFEBuilt	Plan Review: Red Bud Development	1,187.50
60	Scharf Construction Co. LLC	Snow plowing: 12-01-25	34,610.00
61	Scharf Construction Co. LLC	Snow plowing: 11-29-25	21,300.00
62	St. Charles County- Domestic Abuse	Domestic Abuse Fee - January - November, 2025	3,133.50
63	St. Charles County Finance	Recoupment Fees	357.50
64	Stivers	Temp - week ending 11/16, 11/23, 11/30 & 12/7	4,126.24
65	Sunbelt Rentals	Portable Light Cart	124.20
66	Turfwerks	Steiner Repair	860.26
67	UMB Bank, NA	November, 2025 TDD Sales Tax Payment	35,744.72
68	Various Umpires	11/21 Umpire pay	2,230.00
			<b>313,906.19</b>

Approved by Board of Aldermen  
12-17-25

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Mayor Keith Widaman

## TREASURER'S REPORT

As of October 31, 2025

General Fund	3,621,528.22
General Fund (Invested)	1,354,999.26
Special Revenue Fund	1,287,609.35
Special Revenue Fund (Invested)	327,549.42
Parks & Storm Water Fund	289,025.58
Parks & Storm Water Fund (Invested)	1,144,929.57
Parks & Storm Water Umpire Fund	5,651.73
Capital Improvement Sales Tax Fund	1,644,946.51
Capital Improvement Sales Tax Fund (Invested)	492,817.51
Transportation Fund	976,429.05
Transportation Fund (Invested)	0.00
Escrow/Bond Account	104,324.63
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>11,250,110.83</b>

Municipal Court	64,719.66
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Respectfully submitted,

*Kim Clark*

Kim Clark  
Finance Manager

TREASURER'S REPORT

As of November 30, 2025

General Fund	3,623,430.73
General Fund (Invested)	1,359,051.81
Special Revenue Fund	1,166,873.03
Special Revenue Fund (Invested)	328,529.06
Parks & Storm Water Fund	341,473.80
Parks & Storm Water Fund (Invested)	1,148,353.84
Parks & Storm Water Umpire Fund	2,925.04
Capital Improvement Sales Tax Fund	1,710,747.10
Capital Improvement Sales Tax Fund (Invested)	494,291.44
Transportation Fund	1,054,677.22
Transportation Fund (Invested)	0.00
Escrow/Bond Account	104,536.75
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>11,335,189.82</b>

Municipal Court 71,952.15

Respectfully submitted,



Kim Clark  
Finance Manager



City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

## MASTER SIGN PLAN APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT:

Warren Sign Co.

Company Name

Steve Behrens, Project Coordinator

Printed Name, Title

2955 Arnold Tenbrook Road

Street Address

Arnold, MO 63010

City/State/Zip Code

636-282-1300 (cell #314-277-3828)

Telephone

Facsimile

STREET ADDRESS OF SITE:

7955 Highway TT TARGET CORPORATION

Dardenne Prairie, MO 63368

OWNER (attach additional):

Contract Purchaser/Developer:

Target Corporation

Printed Name

Anton Kiado

Printed Name

1000 Nicollet Mall

Street Address

Minneapolis, MN 55403

City/State/Zip Code

612-761-6348

Telephone

Facsimile

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Facsimile

LEGAL DESCRIPTION OF SITE (other than address)

EXISTING ZONING:

PROPOSED USE: Commercial Retail Store

TOTAL SQUARE FEET OF SIGN FACE: 400.2 SF TOTAL

MASTER SIGN PLAN REVIEW FEE SUBMITTED: \$ 800.00



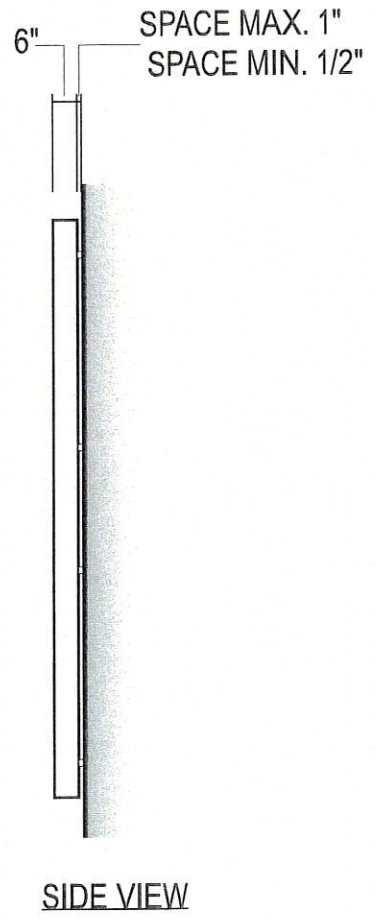
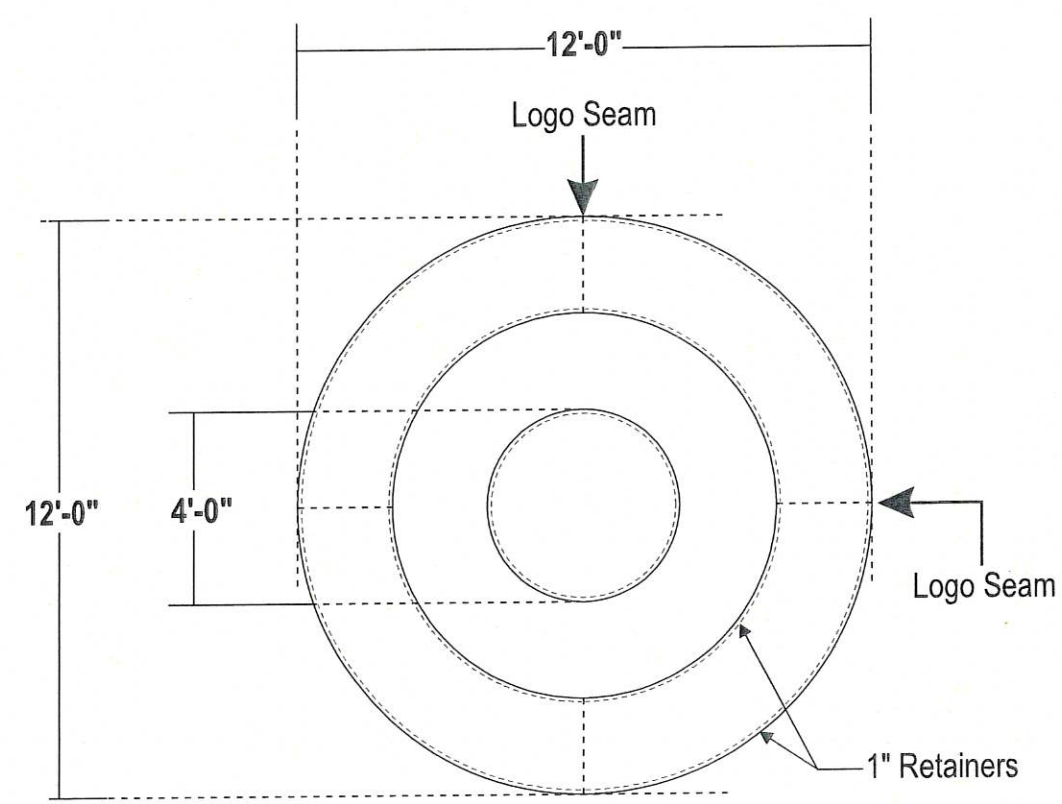
E01  
E02

**FACE LIT CHANNEL LOGO - WHITE**

Scale: 1/4"=1'-0"

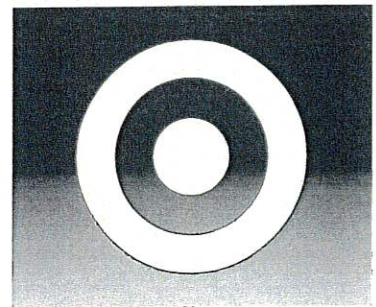
**LL144-W**

113.1 square feet



- FACES:** .187 #7328 White acrylic
- RETAINER:** .063 alum 1" retainer painted White used on logo
- RETURNS:** 6" deep .063 alum returns painted White
- BACKS:** .090 alum. backs - insides painted White
- ILLUM.:** Sloan White LED's; power supplies to be remote
- INSTALL:** Thru bolted with min 1/2" / max 1" stand off from wall surface using 3/8" SS all thread fasteners in blocking or Stratus approved equivalent 12" standard length of threaded rod will be supplied unless otherwise noted.
- QUANTITY:** (2) two sets required for front & left elevations

**SIMULATED NIGHT VIEW**



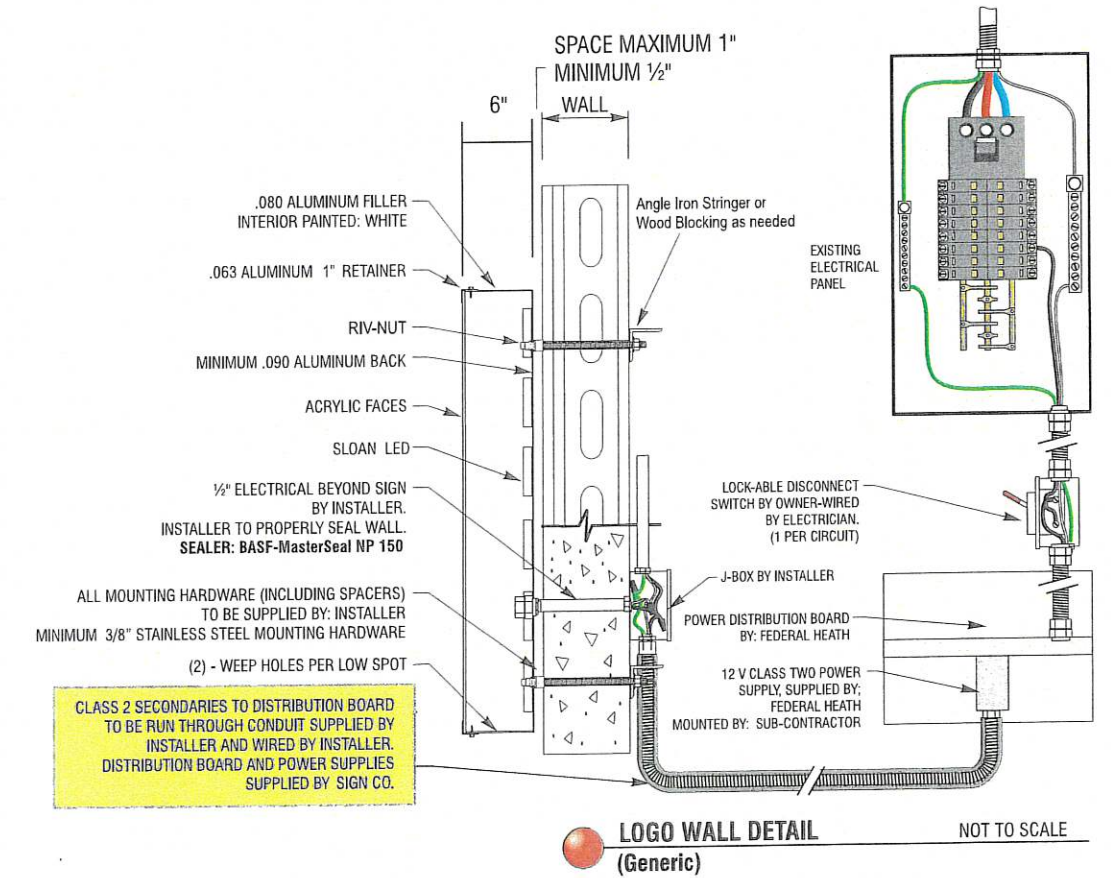
ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

**COLOR PALETTE**

- White - Full Gloss
- 7328 White acrylic (Autoglas or equiv)



**LOGO WALL DETAIL (Generic)** NOT TO SCALE

**Stratus**

onestratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

**CLIENT:** **target**

**ADDRESS:** 7955 Highway N,  
Dardenne Prairie, MO 63368

**PAGE NO.:** 5

**ORDER NUMBER:** 1242242

**PROJECT NUMBER:** 3563

**SITE NUMBER:** 100011

**PROJECT MANAGER:** JOE DURAN

**ELECTRONIC FILE NAME:** K:\ACCOUNTS\T\TARGET\LOCATIONS\2025\MO\100011\_Dardenne Prairie\100011\_Dardenne Prairie R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	540432	07/08/25 JE					
Rev 1	551299	09/05/25 SI					
Rev 2	557604	10/14/25 JE	Updated SF				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01

# LEFT ELEVATION

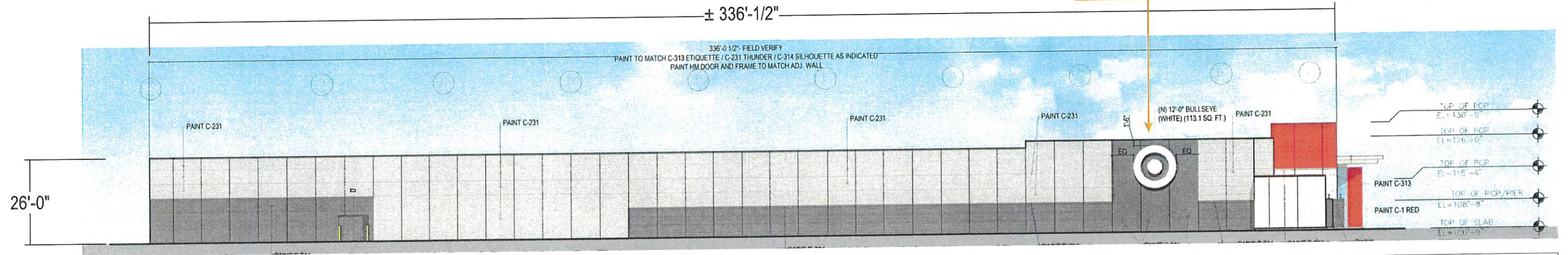
Scale: as noted below

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

NEW SQ.FT. 113.1

E01

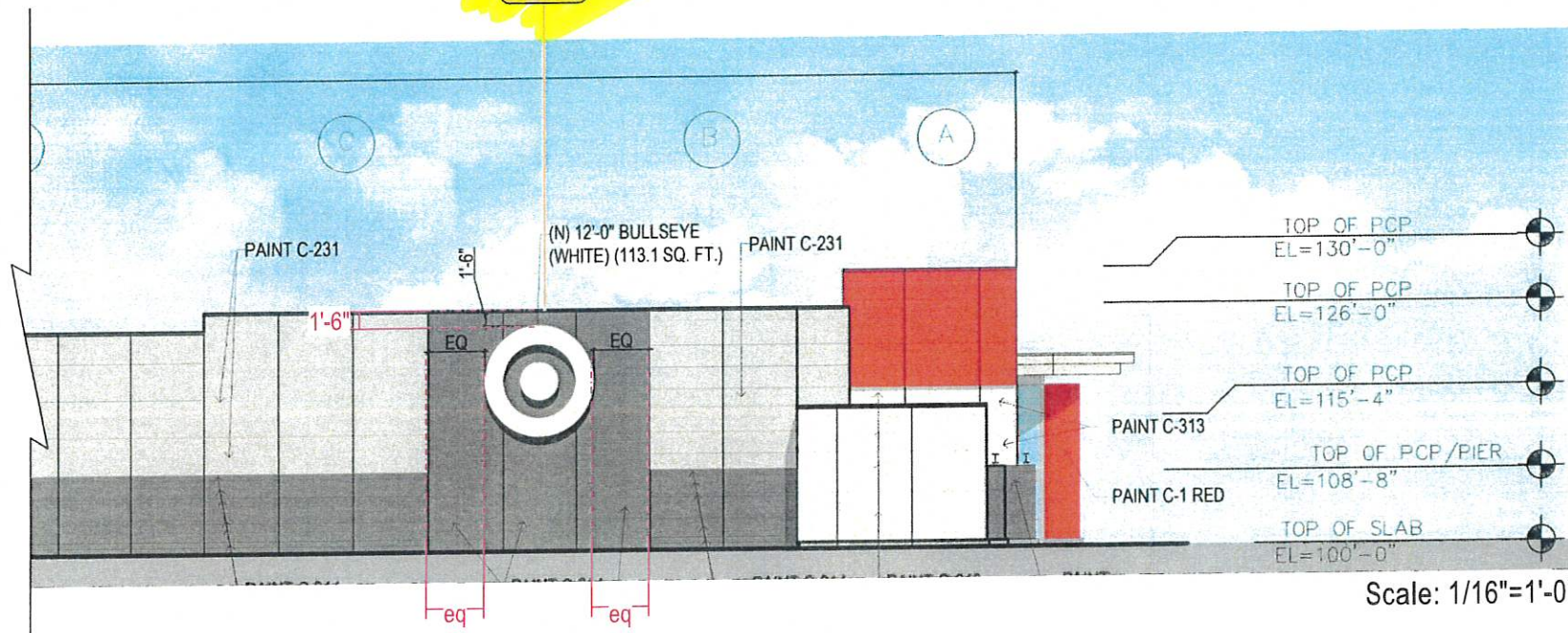
PROPOSED 12'-0" LOGO SQ.FT. 113.1



Scale: 1/32"=1'-0"

existing signage to be removed & replaced wall to be patched & painted as required

E01



Scale: 1/16"=1'-0"

# Stratus®

onstratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT:



ADDRESS:

7955 Highway N,  
Dardenne Prairie, MO 63368

PAGE NO.:

3

ORDER NUMBER:

1242242

SITE NUMBER:

100011

ELECTRONIC FILE NAME:

K:\ACCOUNTS\TARGET\LOCATIONS\2025\MO\100011\_Dardenne Prairie\100011\_Dardenne Prairie R2.cdr

PROJECT NUMBER:

3563

PROJECT MANAGER:

JOE DURAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	540432	07/08/25 JE					
Rev 1	551299	09/05/25 SI					
Rev 2	557604	10/14/25 JE	Updated sf				

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# **The City of Dardenne Prairie**

Supplemental Actuarial Valuation of Alternate  
LAGERS Benefits

February 28, 2025



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November 21, 2025

The City of Dardenne Prairie  
Dardenne Prairie, Missouri

Ladies and Gentlemen:

Submitted in this report are the results of an actuarial valuation prepared to determine the employer contribution rates required to support, for your employees, certain benefits provided by the Missouri Local Government Employees Retirement System (LAGERS). This report contains the information needed to comply with Missouri state disclosure requirements regarding changes in LAGERS benefits by a political subdivision (Sections 105.660 - 105.685 RSMo).

The contribution requirement for benefits likely to accrue as a result of the future service of your employees is described in this report as the normal cost rate plus the casualty rate. This contribution rate, expressed as a percent of active employee payroll, will depend on the benefit plan adopted.

The contribution requirement to pay for benefits likely to result from service rendered by your employees prior to the valuation date, the liability for which is not covered by present employer account balances, is described in this report as the prior service cost rate. The prior service cost rate is the rate of contribution designed to pay for any unfunded actuarial accrued liability.

Section 70.730 of the Revised Statutes of Missouri requires participating employers to contribute the normal cost rate, casualty rate, and prior service cost rate for the benefit plan in effect. These contributions are mandatory.

The actuarial assumptions and methods used to determine the stated costs are described in Appendix I of this report. In our opinion, they do produce results which, in the aggregate, are reasonable. Additional miscellaneous and technical assumptions as well as disclosures required by the actuarial standards of practice may be found in the LAGERS Compiled Annual Actuarial Valuation report as of February 28, 2025. Annual actuarial valuation results for the political subdivision and information pertaining to those results may be found in the political subdivision's annual actuarial valuation report as of February 28, 2025.

This report was prepared using our proprietary valuation model and related software which, in our professional judgment, has the capability to provide results that are consistent with the purposes of the valuation and has no material limitations or known weaknesses. We performed tests to ensure that the model reasonably represents that which is intended to be modeled.

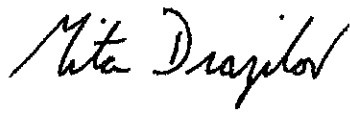
The computed contribution rates will permit the System to continue to operate in accordance with the actuarial principles of level cost financing and the state law which governs LAGERS. Summary provisions of the law as well as benefit illustrations can be found in Appendices II and III.

In accordance with 105.675 RSMo, note that this entire report must be available as public information for at least 45 calendar days prior to the date final official action is taken by your governing body to adopt an alternate benefit plan. You may wish to make notice of this report in the official minutes of the next meeting of your governing body. This action would not be binding on your subdivision, yet would establish the beginning date of the 45 day waiting period. The statement of cost must also be provided to the Joint Committee on Public Employee Retirement. The statement can be mailed to the State Capitol, Room 219-A, Jefferson City, MO 65101 or e-mailed to [JCPER@senate.mo.gov](mailto:JCPER@senate.mo.gov).

The valuation was based on the same data as was used in your February 28, 2025 annual actuarial valuation. If you have any questions concerning this report or LAGERS in general, please contact the LAGERS office in Jefferson City.

Mita D. Drazilov is a Member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained herein.

Respectfully submitted,  
Gabriel, Roeder, Smith & Company



Mita D. Drazilov, ASA, FCA, MAAA



## Alternate Plan Provisions Affecting Employer Contribution Rates

The law governing LAGERS provides for a member contribution rate of 0%, 2%, 4% or 6%, with benefits based on either a 5 year or 3 year Final Average Salary (FAS).

**Member Contribution Rate - 0% Plan.** Under the 0% plan, there is no individual employee contribution to the plan, no individual account maintained for each employee, and no refund paid to employees who terminate before being eligible for a benefit.

**Member Contribution Rate - 2%, 4% or 6% Plan.** Under any plan other than 0%, each covered member contributes a percentage of compensation to LAGERS. If an employee terminates before being eligible for an immediate benefit, the member's contributions, plus any interest credited to the member's individual account, are refunded upon request.

The law further provides for nine different benefit programs (benefit formula factors) and allows an employer to elect "rule of 80" eligibility for benefits. Under the rule of 80, employees are eligible for unreduced benefits at the earlier of (i) attainment of their minimum service retirement age or (ii) such time as their years of age plus years of LAGERS credited service equals 80.

In total this allows for 144 different combinations of benefit plans, giving employers considerable latitude in designing the retirement program that best suits their particular situation.

The applicable combinations of these items may be changed from time to time, however, there are limitations on the frequency of changes. A more detailed description of plan provisions may be found in Appendix II of this report.

**The City of Dardenne Prairie  
 Computed Employer Contribution Rates - General Employees  
 As of February 28, 2025**

**Benefit Plan Information**

<u>Benefit Plans</u>	<u>Present Plan</u>	<u>Alternate Plan</u>
# Benefit Program:	L-7	L-6
Final Average Salary:	3 years	3 years
# Member Contribution Rate:	0%	4%
Retirement Eligibility:	Rule of 80	Rule of 80

**Actuarial Information**

**Employer Contribution Rates (as a percent of payroll)**

	<u>Present Plan</u>	<u>Alternate Plan</u>
Normal Cost Rate	11.1%	11.2%
Casualty Rate	0.3	0.5
Prior Service Cost Rate <sup>1</sup>	<u>(0.9)</u>	<u>1.6</u>
Total Employer Contribution Rate	10.5%	13.3%

**Increase in Employer Contribution Rate for Alternate Plan as a percent of payroll**

<b>2.8%</b>
<b>\$235,056</b>

**Increase in Actuarial Accrued Liability <sup>1</sup>**

Employer contribution rates shown above are for the fiscal year beginning in 2026. If the alternate plan is adopted prior to the fiscal year beginning in 2026, 2.8% would be added to the employer contribution rate currently in effect.

# Change in provisions from present plan.

<sup>1</sup> The increase in the actuarial accrued liability due to adoption of the alternate plan was amortized over a 20 year period to compute the increase in the Prior Service Cost Rate.

If you have any questions, please call the LAGERS office at 1-800-447-4334.



# The City of Dardenne Prairie

## Projected Estimated Employer Contribution Rates - General Employees

### As of February 28, 2025

Valuation Date	Estimated Projected Payroll	Present Plan			Alternate Plan			Change Due to Proposed Provisions		
		Estimated Employer Contribution		Estimated Difference Between AAL and AVA	Estimated Employer Contribution		Estimated Difference Between AAL and AVA	Estimated Employer Contribution		Estimated Difference Between AAL and AVA
		As a % of Payroll	Annual Dollars		As a % of Payroll	Annual Dollars		As a % of Payroll	Annual Dollars	
2025	\$692,523	10.5%	\$72,715	\$(69,784)	13.3%	\$92,106	\$165,272	2.8%	\$19,391	\$235,056
2026	711,567	10.6	75,426	(68,158)	13.4	95,350	165,365	2.8	19,924	233,523
2027	731,135	10.6	77,500	(66,673)	13.4	97,972	164,716	2.8	20,472	231,389
2028	751,241	10.7	80,383	(65,336)	13.5	101,418	163,261	2.8	21,035	228,597
2029	771,900	10.7	82,593	(64,154)	13.5	104,207	160,933	2.8	21,613	225,087
2030	793,127	10.8	85,658	(63,135)	13.6	107,865	157,660	2.8	22,208	220,795
2031	814,938	10.8	88,013	(62,288)	13.6	110,832	153,363	2.8	22,818	215,651
2032	837,349	10.8	90,434	(61,623)	13.6	113,879	147,957	2.8	23,446	209,580
2033	860,376	10.9	93,781	(61,150)	13.7	117,872	141,353	2.8	24,091	202,503
2034	884,036	10.9	96,360	(60,880)	13.7	121,113	133,452	2.8	24,753	194,332

AAL = Actuarial Accrued Liability  
 AVA = Actuarial Value of Assets

Notes regarding the above projections:

- 1) The purpose of the above projections is to comply with the requirements of Section 105.665 of the Revised Statutes of Missouri (RSMo). The projection results may not be applicable for other purposes.
- 2) For purposes of the above projections, it was assumed that all actuarial assumptions would be realized. In particular, it was assumed that the actuarial value of assets would earn 7.00% in each year.
- 3) Estimated projected payroll is based upon the valuation payroll, increased each future year by 2.75%.
- 4) Due to the estimated nature of the above projections, certain but not all aspects of the Missouri LAGERS funding policy have been incorporated in the above projections.
- 5) Differences between fiscal end dates of the employer and the actuarial valuation date of February 28<sup>th</sup> have not been incorporated in the above results.
- 6) The actual employer contribution rates for future valuation dates will be based upon actual data as of the future valuation date.

Other disclosures required by Section 105.665 of the Revised Statutes of Missouri (RSMo):

- 1) As of February 28, 2025, the actuarial value of assets is \$1,118,781; the estimated market value of assets is \$1,075,131; the actuarial accrued liability is \$1,048,997; and the funded ratio is 106.7%. These results are based on the assets and liabilities associated with the Employer Accumulation Fund and the Member Deposit Fund for this division.
- 2) Under Section 70.730 of the Revised Statutes of Missouri, the computed employer contribution rate shall not exceed the contribution rate for the immediately preceding fiscal year by more than one percent (not including the effects of any benefit changes). As of February 28, 2025, there is no difference between the capped and uncapped employer contribution rate.



## **APPENDIX I**

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### **SUMMARY OF FINANCIAL ASSUMPTIONS**

# Summary of Assumptions Used in Actuarial Valuations

## Assumptions Adopted by Board of Trustees after Consulting with Actuary

1. The investment return rate used in making the valuations was 7.00% per year, net of investment expenses, compounded annually. This rate of return is not the assumed real rate of return. The real rate of return is the rate of investment return in excess of the inflation rate. The price inflation rate used in making the valuations was 2.25% and the wage inflation rate used in making the valuations was 2.75%. The 7.00% investment return rate translates to an assumed real rate of return over price inflation of 4.75% and over wage inflation of 4.25%. Adopted 2021.
2. The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables. Adopted 2021.
3. The probabilities of withdrawal and disability from service, together with individual pay increase assumptions, are shown in Schedule 1. Adopted 2021.
4. The probabilities of retirement with an age and service allowance are shown in Schedule 2. Adopted 2021.
5. Post-retirement cost of living allowances are assumed to be 2.00% per year. Adopted 2021.
6. Total active member payroll is assumed to increase 2.75% a year, which is the portion of the individual pay increase assumptions attributable to wage inflation. In effect, this assumes no change in the number of active members per employer. Adopted 2021.
7. An individual entry-age actuarial cost method of valuation was used in determining age and service allowance actuarial liabilities and normal cost. Adopted 1986.
8. The data about persons now covered was furnished by the political subdivision. Although examined for general reasonableness, the data was not audited by us.

## Schedule 1.

### Separations From Active Employment (Not Including Death-in-Service) Before Age & Service Retirement and Individual Pay Increase Assumptions

		Percent of Active Members Separating Within Next Year							
Sample Ages	Years of Service	General/Public Safety Members				Police		Fire	
		Men		Women		Disability	Withdrawal	Disability	Withdrawal
		Disability	Withdrawal	Disability	Withdrawal				
All	0		20.00%		23.00%		18.00%		12.00%
	1		18.00		21.00		17.00		10.00
	2		16.00		18.00		16.00		8.00
	3		13.00		15.00		14.00		8.00
	4		12.00		13.00		13.00		7.00
25	5 & Over	0.07%	8.80	0.02%	12.40	0.10%	10.80	0.07%	6.00
30		0.10	7.10	0.03	10.20	0.11	8.50	0.11	4.50
35		0.13	5.60	0.06	7.80	0.16	6.30	0.25	3.20
40		0.18	4.10	0.09	5.80	0.22	4.60	0.39	2.40
45		0.25	3.10	0.15	4.40	0.34	3.40	0.62	1.90
50		0.37	2.40	0.22	3.50	0.53	2.10	0.95	1.30
55		0.57	1.70	0.32	2.50	0.88	1.10	1.46	0.70
60		0.86	1.10	0.45	1.40		0.00		0.00
65			0.00		0.00		0.00		0.00

### Percent Increase in Individual's Pay During Next Year

Sample Ages	General/ Public Safety	Police	Fire
25	6.75%	6.55%	7.15%
30	5.95	5.75	6.05
35	5.35	5.25	5.15
40	4.85	4.75	4.45
45	4.25	4.25	4.05
50	3.85	3.85	3.85
55	3.65	3.65	3.45
60	3.45	3.45	2.75
65	3.15	3.15	2.75

## Schedule 2.

### Percent of Eligible Active Members Retiring Within Next Year Without Rule of 80 Eligibility

#### Early Retirement

Retirement Ages	General Members		Retirement Ages	Police/ Public Safety	Fire
	Men	Women			
55	3.00%	3.00%	50	2.50%	2.25%
56	3.00%	3.00%	51	2.50%	2.25%
57	3.00%	3.00%	52	3.00%	2.25%
58	3.00%	3.00%	53	3.00%	2.25%
59	3.00%	3.00%	54	3.50%	2.25%

#### Normal Retirement

Retirement Ages	General Members		Retirement Ages	Police/ Public Safety	Fire
	Men	Women			
60	10%	10%	55	11%	13%
61	10	10	56	11	13
62	25	15	57	11	13
63	20	15	58	11	13
64	20	15	59	11	13
65	25	25	60	11	15
66	25	30	61	11	20
67	20	25	62	22	20
68	20	25	63	18	20
69	20	20	64	18	20
70	100	100	65	100	100

## Schedule 2. (Concluded)

### Percent of Eligible Active Members Retiring Within Next Year With Rule of 80 Eligibility

Retirement Ages	General Members		Police/ Public Safety	Fire
	Men	Women		
50	20%	15%	25%	25%
51	20	15	25	20
52	15	15	15	20
53	15	15	15	20
54	15	15	15	20
55	15	15	15	20
56	15	15	15	20
57	15	15	15	25
58	15	15	15	25
59	15	15	15	25
60	15	15	15	35
61	15	15	25	35
62	25	15	20	45
63	25	15	20	45
64	25	20	20	45
65	30	25	100	100
66	30	25		
67	20	25		
68	20	25		
69	20	25		
70	100	100		

## **APPENDIX II**

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### **SUMMARY OF LAGERS PROVISIONS**

**Missouri Local Government Employees Retirement System**  
**Brief Summary of LAGERS**  
**Benefits and Conditions Evaluated and/or Considered**  
**as of February 28, 2025**  
**(Section References are to RSMo)**

**Voluntary Retirement.** Sections 70.645 & 70.600. A member may retire with an age & service allowance after both (i) completing 5 years of credited service, and (ii) attaining the minimum service retirement age.

The minimum service retirement age is age 60 for a general employee and age 55 for a police, public safety or fire employee. Optionally, employers may also elect to provide for unreduced benefits for employees whose combination of years of age and years of service equals 80 or more.

**Final Average Salary.** Section 70.600. The average of a member's monthly compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) of credited service producing the highest monthly average, which period is contained within the 120 consecutive months of credited service immediately preceding retirement.

**Age & Service Allowance.** Section 70.655. The allowance, payable monthly for life, equals a specified percent of a member's final average salary multiplied by the number of years of credited service. Each employer elects the percent applicable to its members, from the following programs:

L-1 Benefit Program:	1.00% for life
L-3 Benefit Program:	1.25% for life
L-7 Benefit Program:	1.50% for life
L-9 Benefit Program:	1.60% for life
L-12 Benefit Program:	1.75% for life
L-6 Benefit Program:	2.00% for life
LT-4 Benefit Program:	1.00% for life, plus 1.00% to age 62
LT-5 Benefit Program:	1.25% for life, plus 0.75% to age 62
LT-8 Benefit Program:	1.50% for life, plus 0.50% to age 62
LT-4(65) Benefit Program:	1.00% for life, plus 1.00% to age 65
LT-5(65) Benefit Program:	1.25% for life, plus 0.75% to age 65
LT-8(65) Benefit Program:	1.50% for life, plus 0.50% to age 65
LT-10(65) Benefit Program:	1.60% for life, plus 0.40% to age 65
LT-14(65) Benefit Program:	1.75% for life, plus 0.25% to age 65

The only LT benefit programs available for adoption after August 1, 1994 are the LT(65) programs.

Benefit programs L-9 and LT-10(65) are unavailable for adoption after August 1, 2005.

Benefit program L-11, available only to groups not covered by Social Security, provides for 2.5% for life.

Subsequent to joining the System the governing body can elect to change benefit programs for the employees, but not more often than once every 2 years.



**Early Allowance.** Section 70.670. A member may retire with an early allowance after both (i) completing 5 years of credited service, and (ii) attaining age 55 if a general employee or age 50 if a police, public safety or fire employee. The early allowance amount, payable monthly for life, is computed in the same manner as an age & service allowance, based upon the service and earnings record to time of early retirement, but reduced to reflect the fact that the age when payments begin is younger than the minimum service retirement age. The amount of the reduction is 1/2 of 1% (.005) for each month the age at retirement is younger than the minimum service retirement age.

**Deferred Allowance.** Section 70.675. If a member leaves LAGERS-covered employment (i) before attaining the early retirement age, and (ii) after completing 5 years of credited service, the member becomes eligible for a deferred allowance; provided the former member lives to the minimum service retirement age and does not withdraw the accumulated contributions.

The deferred allowance amount, payable monthly for life from the minimum service retirement age, is computed in the same manner as an age & service allowance, based upon the service and earnings record to time of leaving LAGERS coverage.

Deferred allowances are also payable any time after reaching the early retirement age, with the reduction for early retirement noted on the previous page.

**Non-Duty Disability Allowance.** Section 70.680. A member with 5 or more years of credited service who becomes totally and permanently disabled from other than duty-connected causes becomes eligible to receive a non-duty disability allowance computed in the same manner as an age & service allowance, based upon the service & earnings record to time of disability.

**Duty Disability Allowance.** Section 70.680. A member regardless of credited service who becomes totally and permanently disabled from duty-connected causes becomes eligible to receive a duty disability allowance computed in the same manner as an age & service allowance, based upon the earnings record to time of disability but based upon the years of credited service the member would have completed had the member continued in LAGERS-covered employment to age 60.

**Death-in-Service.** Section 70.661. Upon the death of a member who had completed 5 years of credited service, the eligible surviving dependents receive the following benefits:

- (a) The surviving spouse receives an allowance equal to the Option A allowance (joint and 75% survivor benefit) computed based upon the deceased members' service & earnings record to time of death.
- (b) When no spouse benefit is payable, the dependent children under age 18 (age 23 if they are full time students) each receive an equal share of 60% of an age & service allowance computed based upon the deceased member's service & earnings record to time of death.
- (c) If the death is determined to be duty related, the 5 year service requirement is waived and the benefit is based on years of credited service the member would have completed had the member continued in LAGERS-covered employment to age 60.



**Benefit Changes After Retirement.** Section 70.655. For retirements effective after September 28, 1975, there is an annual redetermination of monthly benefit amount, beginning the October first following 12 months of retirement. As of each October first the amount of each eligible benefit is redetermined as follows:

- (a) Subject to the maximum in (b), the redetermined amount is the amount otherwise payable multiplied by: 100% plus up to 4%, as determined by the LAGERS Board of Trustees, for each full year of retirement.
- (b) The redetermined amount may not exceed the amount otherwise payable multiplied by the ratio of the Consumer Price Index for the immediately preceding month of June to the Consumer Price Index for the month of June immediately preceding retirement.

**Member Contributions.** Sections 70.690 & 70.705. Each member contributes a percent of compensation beginning after completion of sufficient employment for 6 months of credited service. The law governing LAGERS has a provision for the adoption of a 2%, 4% or 6% member contribution rate.

If a member leaves LAGERS-covered employment before an allowance is payable, the accumulated contributions are refunded to the member. If the member dies, his accumulated contributions are refunded to a designated beneficiary.

The law governing LAGERS also has a provision for the adoption of a 0% plan in which the full cost of LAGERS participation is paid by the employer. Adoption of the 0% plan may be done at the time of membership or a later date; however, a change in the member contribution rate may not be made more frequently than every 2 years. Under the 0% plan there is no individual account maintained for each employee and no refund of contributions if an employee terminates before being eligible for a benefit.

**Employer Contributions.** Section 70.730. Each employer contributes the remainder amounts necessary to finance the employees' participation in LAGERS. Contributions to LAGERS are determined based upon level-percent-of-payroll principles, so that contribution rates do not have to increase over decades of time.



## **APPENDIX III**

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### **BENEFIT ILLUSTRATIONS**

**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
**(L-1 Benefit Program is Years of Credited Service**  
**times: 1.00% of FAS <sup>1</sup> )**

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated Monthly Total	
			\$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$ 525	\$ 994	\$1,519	101%
2,000	700	1,129	1,829	91%
2,500	875	1,261	2,136	85%
3,000	1,050	1,393	2,443	81%
3,500	1,225	1,527	2,752	79%
4,000	1,400	1,660	3,060	77%
<b>25 Years of Service:</b>				
\$1,500	\$ 375	\$ 994	\$1,369	91%
2,000	500	1,129	1,629	81%
2,500	625	1,261	1,886	75%
3,000	750	1,393	2,143	71%
3,500	875	1,527	2,402	69%
4,000	1,000	1,660	2,660	67%
<b>15 Years of Service:</b>				
\$1,500	\$225	\$ 994	\$1,219	81%
2,000	300	1,129	1,429	71%
2,500	375	1,261	1,636	65%
3,000	450	1,393	1,843	61%
3,500	525	1,527	2,052	59%
4,000	600	1,660	2,260	57%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(L-3 Benefit Program is Years of Credited Service  
times: 1.25% of FAS <sup>1</sup> )

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated Monthly Total	
			\$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$ 656	\$ 994	\$1,650	110%
2,000	875	1,129	2,004	100%
2,500	1,094	1,261	2,355	94%
3,000	1,313	1,393	2,706	90%
3,500	1,531	1,527	3,058	87%
4,000	1,750	1,660	3,410	85%
<b>25 Years of Service:</b>				
\$1,500	\$ 469	\$ 994	\$1,463	98%
2,000	625	1,129	1,754	88%
2,500	781	1,261	2,042	82%
3,000	938	1,393	2,331	78%
3,500	1,094	1,527	2,621	75%
4,000	1,250	1,660	2,910	73%
<b>15 Years of Service:</b>				
\$1,500	\$281	\$ 994	\$1,275	85%
2,000	375	1,129	1,504	75%
2,500	469	1,261	1,730	69%
3,000	563	1,393	1,956	65%
3,500	656	1,527	2,183	62%
4,000	750	1,660	2,410	60%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(L-7 Benefit Program is Years of Credited Service  
times: 1.50% of FAS <sup>1</sup> )

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated Monthly Total	
			\$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$ 788	\$ 994	\$1,782	119%
2,000	1,050	1,129	2,179	109%
2,500	1,313	1,261	2,574	103%
3,000	1,575	1,393	2,968	99%
3,500	1,838	1,527	3,365	96%
4,000	2,100	1,660	3,760	94%
<b>25 Years of Service:</b>				
\$1,500	\$ 563	\$ 994	\$1,557	104%
2,000	750	1,129	1,879	94%
2,500	938	1,261	2,199	88%
3,000	1,125	1,393	2,518	84%
3,500	1,313	1,527	2,840	81%
4,000	1,500	1,660	3,160	79%
<b>15 Years of Service:</b>				
\$1,500	\$338	\$ 994	\$1,332	89%
2,000	450	1,129	1,579	79%
2,500	563	1,261	1,824	73%
3,000	675	1,393	2,068	69%
3,500	788	1,527	2,315	66%
4,000	900	1,660	2,560	64%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(L-9 Benefit Program is Years of Credited Service  
times: 1.60% of FAS <sup>1</sup> )

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated Monthly Total	
			\$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$ 840	\$ 994	\$1,834	122%
2,000	1,120	1,129	2,249	112%
2,500	1,400	1,261	2,661	106%
3,000	1,680	1,393	3,073	102%
3,500	1,960	1,527	3,487	100%
4,000	2,240	1,660	3,900	98%
<b>25 Years of Service:</b>				
\$1,500	\$ 600	\$ 994	\$1,594	106%
2,000	800	1,129	1,929	96%
2,500	1,000	1,261	2,261	90%
3,000	1,200	1,393	2,593	86%
3,500	1,400	1,527	2,927	84%
4,000	1,600	1,660	3,260	82%
<b>15 Years of Service:</b>				
\$1,500	\$360	\$ 994	\$1,354	90%
2,000	480	1,129	1,609	80%
2,500	600	1,261	1,861	74%
3,000	720	1,393	2,113	70%
3,500	840	1,527	2,367	68%
4,000	960	1,660	2,620	66%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
**(L-12 Benefit Program is Years of Credited Service**  
**times: 1.75% of FAS <sup>1</sup> )**

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated Monthly Total	
			\$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$ 919	\$ 994	\$1,913	128%
2,000	1,225	1,129	2,354	118%
2,500	1,531	1,261	2,792	112%
3,000	1,838	1,393	3,231	108%
3,500	2,144	1,527	3,671	105%
4,000	2,450	1,660	4,110	103%
<b>25 Years of Service:</b>				
\$1,500	\$ 656	\$ 994	\$1,650	110%
2,000	875	1,129	2,004	100%
2,500	1,094	1,261	2,355	94%
3,000	1,313	1,393	2,706	90%
3,500	1,531	1,527	3,058	87%
4,000	1,750	1,660	3,410	85%
<b>15 Years of Service:</b>				
\$1,500	\$ 394	\$ 994	\$1,388	93%
2,000	525	1,129	1,654	83%
2,500	656	1,261	1,917	77%
3,000	788	1,393	2,181	73%
3,500	919	1,527	2,446	70%
4,000	1,050	1,660	2,710	68%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(L-6 Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> )

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated Monthly Total	
			\$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$1,050	\$ 994	\$2,044	136%
2,000	1,400	1,129	2,529	126%
2,500	1,750	1,261	3,011	120%
3,000	2,100	1,393	3,493	116%
3,500	2,450	1,527	3,977	114%
4,000	2,800	1,660	4,460	112%
<b>25 Years of Service:</b>				
\$1,500	\$ 750	\$ 994	\$1,744	116%
2,000	1,000	1,129	2,129	106%
2,500	1,250	1,261	2,511	100%
3,000	1,500	1,393	2,893	96%
3,500	1,750	1,527	3,277	94%
4,000	2,000	1,660	3,660	92%
<b>15 Years of Service:</b>				
\$1,500	\$ 450	\$ 994	\$1,444	96%
2,000	600	1,129	1,729	86%
2,500	750	1,261	2,011	80%
3,000	900	1,393	2,293	76%
3,500	1,050	1,527	2,577	74%
4,000	1,200	1,660	2,860	72%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
**(L-11 Benefit Program is Years of Credited Service**  
**times: 2.50% of FAS <sup>1</sup> )**

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>	Estimated Social Security <sup>2</sup>	Estimated	
			Monthly Total \$	% of FAS
<b>35 Years of Service:</b>				
\$1,500	\$1,313		\$1,313	88%
2,000	1,750		1,750	88%
2,500	2,188		2,188	88%
3,000	2,625		2,625	88%
3,500	3,063		3,063	88%
4,000	3,500		3,500	88%
<b>25 Years of Service:</b>				
\$1,500	\$ 938		\$ 938	63%
2,000	1,250		1,250	63%
2,500	1,563		1,563	63%
3,000	1,875		1,875	63%
3,500	2,188		2,188	63%
4,000	2,500		2,500	63%
<b>15 Years of Service:</b>				
\$1,500	\$ 563		\$ 563	38%
2,000	750		750	38%
2,500	938		938	38%
3,000	1,125		1,125	38%
3,500	1,313		1,313	38%
4,000	1,500		1,500	38%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(LT-4(62) Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> to age 62)  
1.00% of FAS <sup>1</sup> at age 62)

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
<b>35 Years of Service:</b>							
\$1,500	\$1,050	\$ 525	\$ 830	\$1,050	\$1,355	70%	90%
2,000	1,400	700	941	1,400	1,641	70%	82%
2,500	1,750	875	1,050	1,750	1,925	70%	77%
3,000	2,100	1,050	1,159	2,100	2,209	70%	74%
3,500	2,450	1,225	1,270	2,450	2,495	70%	71%
4,000	2,800	1,400	1,379	2,800	2,779	70%	69%
<b>25 Years of Service:</b>							
\$1,500	\$ 750	\$ 375	\$ 830	\$ 750	\$1,205	50%	80%
2,000	1,000	500	941	1,000	1,441	50%	72%
2,500	1,250	625	1,050	1,250	1,675	50%	67%
3,000	1,500	750	1,159	1,500	1,909	50%	64%
3,500	1,750	875	1,270	1,750	2,145	50%	61%
4,000	2,000	1,000	1,379	2,000	2,379	50%	59%
<b>15 Years of Service:</b>							
\$1,500	\$ 450	\$225	\$ 830	\$ 450	\$ 1,055	30%	70%
2,000	600	300	941	600	1,241	30%	62%
2,500	750	375	1,050	750	1,425	30%	57%
3,000	900	450	1,159	900	1,609	30%	54%
3,500	1,050	525	1,270	1,050	1,795	30%	51%
4,000	1,200	600	1,379	1,200	1,979	30%	49%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(LT-4(65) Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> to age 65)  
1.00% of FAS <sup>1</sup> at age 65)

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 525	\$ 994	\$1,050	\$1,519	70%	101%
2,000	1,400	700	1,129	1,400	1,829	70%	91%
2,500	1,750	875	1,261	1,750	2,136	70%	85%
3,000	2,100	1,050	1,393	2,100	2,443	70%	81%
3,500	2,450	1,225	1,527	2,450	2,752	70%	79%
4,000	2,800	1,400	1,660	2,800	3,060	70%	77%
25 Years of Service:							
\$1,500	\$ 750	\$ 375	\$ 994	\$ 750	\$1,369	50%	91%
2,000	1,000	500	1,129	1,000	1,629	50%	81%
2,500	1,250	625	1,261	1,250	1,886	50%	75%
3,000	1,500	750	1,393	1,500	2,143	50%	71%
3,500	1,750	875	1,527	1,750	2,402	50%	69%
4,000	2,000	1,000	1,660	2,000	2,660	50%	67%
15 Years of Service:							
\$1,500	\$ 450	\$225	\$ 994	\$ 450	\$1,219	30%	81%
2,000	600	300	1,129	600	1,429	30%	71%
2,500	750	375	1,261	750	1,636	30%	65%
3,000	900	450	1,393	900	1,843	30%	61%
3,500	1,050	525	1,527	1,050	2,052	30%	59%
4,000	1,200	600	1,660	1,200	2,260	30%	57%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(LT-5(62) Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> to age 62)  
1.25% of FAS <sup>1</sup> at age 62)

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
<b>35 Years of Service:</b>							
\$1,500	\$1,050	\$ 656	\$ 830	\$1,050	\$1,486	70%	99%
2,000	1,400	875	941	1,400	1,816	70%	91%
2,500	1,750	1,094	1,050	1,750	2,144	70%	86%
3,000	2,100	1,313	1,159	2,100	2,472	70%	82%
3,500	2,450	1,531	1,270	2,450	2,801	70%	80%
4,000	2,800	1,750	1,379	2,800	3,129	70%	78%
<b>25 Years of Service:</b>							
\$1,500	\$ 750	\$ 469	\$ 830	\$ 750	\$1,299	50%	87%
2,000	1,000	625	941	1,000	1,566	50%	78%
2,500	1,250	781	1,050	1,250	1,831	50%	73%
3,000	1,500	938	1,159	1,500	2,097	50%	70%
3,500	1,750	1,094	1,270	1,750	2,364	50%	68%
4,000	2,000	1,250	1,379	2,000	2,629	50%	66%
<b>15 Years of Service:</b>							
\$1,500	\$ 450	\$281	\$ 830	\$ 450	\$1,111	30%	74%
2,000	600	375	941	600	1,316	30%	66%
2,500	750	469	1,050	750	1,519	30%	61%
3,000	900	563	1,159	900	1,722	30%	57%
3,500	1,050	656	1,270	1,050	1,926	30%	55%
4,000	1,200	750	1,379	1,200	2,129	30%	53%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
**(LT-5(65) Benefit Program is Years of Credited Service**  
**times: 2.00% of FAS <sup>1</sup> to age 65)**  
**1.25% of FAS <sup>1</sup> at age 65)**

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
<b>35 Years of Service:</b>							
\$1,500	\$1,050	\$ 656	\$ 994	\$1,050	\$1,650	70%	110%
2,000	1,400	875	1,129	1,400	2,004	70%	100%
2,500	1,750	1,094	1,261	1,750	2,355	70%	94%
3,000	2,100	1,313	1,393	2,100	2,706	70%	90%
3,500	2,450	1,531	1,527	2,450	3,058	70%	87%
4,000	2,800	1,750	1,660	2,800	3,410	70%	85%
<b>25 Years of Service:</b>							
\$1,500	\$ 750	\$ 469	\$ 994	\$ 750	\$1,463	50%	98%
2,000	1,000	625	1,129	1,000	1,754	50%	88%
2,500	1,250	781	1,261	1,250	2,042	50%	82%
3,000	1,500	938	1,393	1,500	2,331	50%	78%
3,500	1,750	1,094	1,527	1,750	2,621	50%	75%
4,000	2,000	1,250	1,660	2,000	2,910	50%	73%
<b>15 Years of Service:</b>							
\$1,500	\$ 450	\$281	\$ 994	\$ 450	\$1,275	30%	85%
2,000	600	375	1,129	600	1,504	30%	75%
2,500	750	469	1,261	750	1,730	30%	69%
3,000	900	563	1,393	900	1,956	30%	65%
3,500	1,050	656	1,527	1,050	2,183	30%	62%
4,000	1,200	750	1,660	1,200	2,410	30%	60%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(LT-8(62) Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> to age 62)  
1.50% of FAS <sup>1</sup> at age 62)

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
<b>35 Years of Service:</b>							
\$1,500	\$1,050	\$ 788	\$ 830	\$1,050	\$1,618	70%	108%
2,000	1,400	1,050	941	1,400	1,991	70%	100%
2,500	1,750	1,313	1,050	1,750	2,363	70%	95%
3,000	2,100	1,575	1,159	2,100	2,734	70%	91%
3,500	2,450	1,838	1,270	2,450	3,108	70%	89%
4,000	2,800	2,100	1,379	2,800	3,479	70%	87%
<b>25 Years of Service:</b>							
\$1,500	\$ 750	\$ 563	\$ 830	\$ 750	\$1,393	50%	93%
2,000	1,000	750	941	1,000	1,691	50%	85%
2,500	1,250	938	1,050	1,250	1,988	50%	80%
3,000	1,500	1,125	1,159	1,500	2,284	50%	76%
3,500	1,750	1,313	1,270	1,750	2,583	50%	74%
4,000	2,000	1,500	1,379	2,000	2,879	50%	72%
<b>15 Years of Service:</b>							
\$1,500	\$ 450	\$338	\$ 830	\$ 450	\$1,168	30%	78%
2,000	600	450	941	600	1,391	30%	70%
2,500	750	563	1,050	750	1,613	30%	65%
3,000	900	675	1,159	900	1,834	30%	61%
3,500	1,050	788	1,270	1,050	2,058	30%	59%
4,000	1,200	900	1,379	1,200	2,279	30%	57%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(LT-8(65) Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> to age 65)  
1.50% of FAS <sup>1</sup> at age 65)

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 788	\$ 994	\$1,050	\$1,782	70%	119%
2,000	1,400	1,050	1,129	1,400	2,179	70%	109%
2,500	1,750	1,313	1,261	1,750	2,574	70%	103%
3,000	2,100	1,575	1,393	2,100	2,968	70%	99%
3,500	2,450	1,838	1,527	2,450	3,365	70%	96%
4,000	2,800	2,100	1,660	2,800	3,760	70%	94%
25 Years of Service:							
\$1,500	\$ 750	\$ 563	\$ 994	\$ 750	\$1,557	50%	104%
2,000	1,000	750	1,129	1,000	1,879	50%	94%
2,500	1,250	938	1,261	1,250	2,199	50%	88%
3,000	1,500	1,125	1,393	1,500	2,518	50%	84%
3,500	1,750	1,313	1,527	1,750	2,840	50%	81%
4,000	2,000	1,500	1,660	2,000	3,160	50%	79%
15 Years of Service:							
\$1,500	\$ 450	\$338	\$ 994	\$ 450	\$1,332	30%	89%
2,000	600	450	1,129	600	1,579	30%	79%
2,500	750	563	1,261	750	1,824	30%	73%
3,000	900	675	1,393	900	2,068	30%	69%
3,500	1,050	788	1,527	1,050	2,315	30%	66%
4,000	1,200	900	1,660	1,200	2,560	30%	64%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
(LT-10(65) Benefit Program is Years of Credited Service  
times: 2.00% of FAS <sup>1</sup> to age 65)  
1.60% of FAS <sup>1</sup> at age 65)

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
<b>35 Years of Service:</b>							
\$1,500	\$1,050	\$ 840	\$ 994	\$1,050	\$1,834	70%	122%
2,000	1,400	1,120	1,129	1,400	2,249	70%	112%
2,500	1,750	1,400	1,261	1,750	2,661	70%	106%
3,000	2,100	1,680	1,393	2,100	3,073	70%	102%
3,500	2,450	1,960	1,527	2,450	3,487	70%	100%
4,000	2,800	2,240	1,660	2,800	3,900	70%	98%
<b>25 Years of Service:</b>							
\$1,500	\$750	\$ 600	\$ 994	\$ 750	\$1,594	50%	106%
2,000	1,000	800	1,129	1,000	1,929	50%	96%
2,500	1,250	1,000	1,261	1,250	2,261	50%	90%
3,000	1,500	1,200	1,393	1,500	2,593	50%	86%
3,500	1,750	1,400	1,527	1,750	2,927	50%	84%
4,000	2,000	1,600	1,660	2,000	3,260	50%	82%
<b>15 Years of Service:</b>							
\$1,500	\$ 450	\$360	\$ 994	\$ 450	\$1,354	30%	90%
2,000	600	480	1,129	600	1,609	30%	80%
2,500	750	600	1,261	750	1,861	30%	74%
3,000	900	720	1,393	900	2,113	30%	70%
3,500	1,050	840	1,527	1,050	2,367	30%	68%
4,000	1,200	960	1,660	1,200	2,620	30%	66%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



**Missouri LAGERS**  
**Illustrations of Age and Service Allowance Amounts**  
**For Sample Combinations of Service & Salary**  
**(LT-14(65) Benefit Program is Years of Credited Service**  
**times: 2.00% of FAS <sup>1</sup> to age 65)**  
**1.75% of FAS <sup>1</sup> at age 65)**

Final Average Salary (FAS) <sup>1</sup>	LAGERS BENEFIT <sup>3</sup>		Estimated Social Security <sup>2</sup>	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
<b>35 Years of Service:</b>							
\$1,500	\$1,050	\$ 919	\$ 994	\$1,050	\$1,913	70%	128%
2,000	1,400	1,225	1,129	1,400	2,354	70%	118%
2,500	1,750	1,531	1,261	1,750	2,792	70%	112%
3,000	2,100	1,838	1,393	2,100	3,231	70%	108%
3,500	2,450	2,144	1,527	2,450	3,671	70%	105%
4,000	2,800	2,450	1,660	2,800	4,110	70%	103%
<b>25 Years of Service:</b>							
\$1,500	\$ 750	\$ 656	\$ 994	\$ 750	\$1,650	50%	110%
2,000	1,000	875	1,129	1,000	2,004	50%	100%
2,500	1,250	1,094	1,261	1,250	2,355	50%	94%
3,000	1,500	1,313	1,393	1,500	2,706	50%	90%
3,500	1,750	1,531	1,527	1,750	3,058	50%	87%
4,000	2,000	1,750	1,660	2,000	3,410	50%	85%
<b>15 Years of Service:</b>							
\$1,500	\$ 450	\$ 394	\$ 994	\$ 450	\$1,388	30%	93%
2,000	600	525	1,129	600	1,654	30%	83%
2,500	750	656	1,261	750	1,917	30%	77%
3,000	900	788	1,393	900	2,181	30%	73%
3,500	1,050	919	1,527	1,050	2,446	30%	70%
4,000	1,200	1,050	1,660	1,200	2,710	30%	68%

<sup>1</sup> "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

<sup>2</sup> "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2025 - it does not include any amounts which might be payable to an eligible spouse or children.

<sup>3</sup> Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.





November 21, 2025 E-mail

Mr. Bill Betts  
Executive Director  
Missouri Local Government  
Employees Retirement System  
P.O. Box 1665  
Jefferson City, Missouri 65102

Dear Mr. Betts:

Enclosed is the report of the February 28, 2025 Supplemental Actuarial Valuation of LAGERS benefits for the employees of:

The City of Dardenne Prairie

Sincerely,  
Gabriel, Roeder, Smith & Company

A handwritten signature in black ink, appearing to read "Mita Drazilov". The signature is written in a cursive, flowing style.

Mita D. Drazilov, ASA, FCA, MAAA

MDD:rmg  
Enclosure



# City of Dardenne Prairie, Missouri

## 2026 Submittal and Meeting Calendar

*Planning and Zoning Commission – 2<sup>nd</sup> Wednesday of each month*  
*Board of Aldermen – 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month*

*Planning and Zoning Commission Meetings begin at 7:00 pm*  
*Board of Aldermen Meetings begin at 7:00 pm*  
*(Board of Aldermen Work Sessions are at 6:00 pm prior to the regular mtg)*

**All meetings are held at Dardenne Prairie City Hall located at 2032 Hanley Road, Dardenne Prairie, MO 63368**

<b>PLANNING AND ZONING COMMISSION</b>			
REZONING, CONDITIONAL USE, NEW COMMUNITY PLANS, PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS			
APPLICATION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE
12/3/2025	12/17/2025	12/26/2025	1/14/2026
1/7/2026	1/21/2026	1/30/2026	2/11/2026
2/4/2026	2/18/2026	2/27/2026	3/11/2026
3/4/2026	3/18/2026	3/27/2026	4/8/2026
4/1/2026	4/15/2026	5/01/2026	5/13/2026
5/6/2026	5/20/2026	5/29/2026	6/10/2026
6/3/2026	6/17/2026	6/24/2026	7/8/2026
7/1/2026	7/15/2026	7/31/2026	8/12/2026
8/5/2026	8/19/2026	8/28/2026	9/9/2026
9/2/2026	9/16/2026	9/25/2026	10/14/2026
10/7/2026	10/21/2026	10/30/2026	11/11/2026*
11/4/2026	11/18/2026	11/27/2026	12/9/2026

<b>BOARD OF ALDERMEN</b>		
MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**		
APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/31/2025	1/7/2026	1/21/2026
1/28/2026	2/4/2026	2/18/2026
2/25/2026	3/4/2026	3/18/2026
3/25/2026	4/1/2026	4/15/2026
4/29/2026	5/6/2026	5/20/2026
5/27/2026	6/3/2026	6/17/2026
6/24/2026	7/1/2026	7/15/2026
7/29/2026	8/5/2026	8/19/2026
8/26/2026	9/2/2026	9/16/2026
9/30/2026	10/7/2026	10/21/2026
10/28/2026	11/4/2026	11/18/2026
11/25/2026	12/2/2026	12/16/2026

**NOTES:**

1. Zoning matters require two (2) reading by the Board of Aldermen at separate meetings
2. Variances must be heard by the Board of Adjustment, which meets on an “as-needed” basis
3. Items that require publications must be submitted at least 37 days prior to the meeting date
4. “\*” denotes holiday schedule

## **PUBLIC HEARINGS NOTICE**

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land before the Planning and Zoning Commission on Wednesday, **DECEMBER 10, 2025, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **DECEMBER 17, 2025**, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

### **PUD – Area Plan Rezoning and CUP Request**

Name of Applicant:	The Red Bud Development Group, LLC
Name of Owners:	TLR Enterprises, LLC / Pinecrest Rental Properties LLC
Present Zoning Classification:	C-2
Proposed Zoning Classification:	R-1D, PUD
Proposed Use:	32 Single-Family Attached Residential
Address of Property:	7393 Hwy N and Stump Road
Property Legal Description:	PT SW ¼, SW ¼ Pinecrest Apartments, Lot 2

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE AND THE BARATHAVEN RESIDENTIAL HOMEOWNERS' ASSOCIATION FOR THE CITY'S ASSUMPTION OF ELECTRIC SERVICE PAYMENT RESPONSIBILITY FOR CERTAIN STREETLIGHTS ALONG BARATHAVEN BOULEVARD**

**WHEREAS**, pursuant to Section 70.220.1, RSMo., as amended, cities and other political subdivisions are empowered to contract with private persons, firms, associations, or corporations for the planning, development, construction, acquisition, or operation of any public improvement; and

**WHEREAS**, pursuant to Section 88.770.1, RSMo., as amended, a city's board of aldermen is empowered to erect, maintain, and operate electric light works to light its public streets, avenues, and alleys and to supply private lights for the use of inhabitants of said city; and

**WHEREAS**, on December 21, 2005, the Board of Aldermen of the City of Dardenne Prairie, Missouri ("City"), passed Ordinance No. 974 accepting dedication of Barathaven Boulevard, a minor collector road, as a public thoroughfare maintained by the City; and

**WHEREAS**, sixteen (16) streetlights, owned by the Union Electric Company d/b/a Ameren Missouri ("Ameren Missouri"), illuminate Barathaven Boulevard, but are situated on land owned by the Barathaven Residential Homeowners' Association ("Association") bordering Barathaven Boulevard to the north; and

**WHEREAS**, the Association pays Ameren Missouri for electric service to said streetlights, providing light to all travelers along Barathaven Boulevard, a public roadway utilized by many; and

**WHEREAS**, the Board of Aldermen finds and determines that it is in the best interest of the City to assume from the Association responsibility for payment of electric service charges attributable solely to the operation of said streetlights, payable to Ameren Missouri, thereby fulfilling the City's duty to maintain public streets and thoroughfares in a reasonably safe condition for travel.

**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 Agreement by and between the City of Dardenne Prairie, Missouri, and the Barathaven Residential Homeowners' Association for the Assumption of Electric Service Payment Responsibility ("Agreement"), marked as **Exhibit A**, and incorporated by reference herein, by and between the City of Dardenne Prairie, Missouri, and the Barathaven Residential Homeowners' Association be and they hereby are approved and the City

Administrator is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

**SECTION 2. Savings Clause.** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

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

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

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

Attest:

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

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

\_\_\_\_\_  
Mayor

Attest:

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

**EXHIBIT A****ASSUMPTION  
OF STREETLIGHT  
ELECTRIC SERVICE PAYMENT**

This Assumption of Electric Service Payment Responsibility Agreement (“Agreement”) is entered into as of the date of the last signature below (“Effective Date”), by and between the City of Dardenne Prairie, Missouri (“City”), a political subdivision of the State of Missouri, and the Barathaven Residential Homeowners’ Association (“Association”), a Missouri nonprofit corporation (individually, each a “party;” collectively, “parties”).

**WHEREAS**, the Association manages the affairs of the Barathaven Subdivision located within City limits; and

**WHEREAS**, Barathaven Boulevard is a minor collector road, connecting Technology Drive on the west and Henning Road on the east; and

**WHEREAS**, Barathaven Boulevard contains two (2) points of ingress and egress to the Barathaven Subdivision which borders Barathaven Boulevard to the north; and

**WHEREAS**, sixteen (16) streetlights, identified in **Exhibit A** attached hereto and incorporated herein by reference (collectively, “Streetlights”), owned by the Union Electric Company d/b/a Ameren Missouri (“Ameren Missouri”), illuminate Barathaven Boulevard, a public street, but are situated on land owned by the Association and bordering Barathaven Boulevard to the north; and

**WHEREAS**, the Association currently pays Ameren Missouri the fees and costs for electric service to the Streetlights; and

**WHEREAS**, pursuant to Section 70.220.1, RSMo., the City may contract and cooperate with any private person, firm, association or corporation, for the planning, development, construction, acquisition or operation of any public improvement or facility, or for a common service; and

**WHEREAS**, it is the desire and intent of the parties to facilitate the assumption of electric service payment responsibilities for the Streetlights described in **Exhibit A** from the Association to the City for the purpose of illuminating Barathaven Boulevard.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and promises hereinafter set forth, the adequacy and sufficiency of which consideration is hereby acknowledged by each party, it is hereby agreed by and between the City and Association as follows:

**1. Assumption of Payment Responsibility.** The Association hereby assigns, transfers, and relinquishes to the City all payment responsibility for electric service furnished by Ameren

Missouri to the Streetlights identified in **Exhibit A** attached hereto and incorporated herein by reference. Subject to annual appropriation, the City hereby assumes payment responsibility for the electric service charges associated with the Streetlights, subject to the terms and limitations of this Agreement.

**2. Utility Acknowledgement.** Nothing in this Agreement shall be construed to create any contractual relationship with Ameren Missouri—including its parent corporation, subsidiaries, and affiliates—which shall remain an independent third party providing electric service to the identified Streetlights. The parties acknowledge that Ameren Missouri’s cooperation is required to effectuate the transfer of billing responsibility described herein, including establishing an account in the City’s name for the Streetlights and discontinuing billing to the Association.

**3. Limited Scope of Assumption.** The City’s assumption of responsibility under this Agreement is expressly limited to payment for electric service to the sixteen (16) Streetlights identified in **Exhibit A**. The City does not assume, and shall not be deemed to have assumed, any other obligation, liability, or duty related to the Streetlights or the property upon which they are located, including but not limited to ownership, maintenance, replacement, or repair of the Streetlights, which are and shall remain the responsibility of Ameren Missouri as the owner thereof.

**4. Implementation.** Upon execution of this Agreement, the City shall contact Ameren Missouri to open a municipal account for the Streetlights identified in **Exhibit A**. Upon Ameren Missouri’s confirmation that the account transfer has been completed, the Association’s billing obligation for those Streetlights shall cease. The parties shall cooperate as reasonably necessary to complete Ameren Missouri’s required forms or provide light identification numbers, pole tags, or other information to effectuate the transfer.

**5. Term; Automatic Renewal; Termination.** This Agreement shall remain in full force and effect for an initial term of five (5) years from the Effective Date (the “Initial Term”). Unless terminated as provided herein, this Agreement shall automatically renew for ten (10) successive one-year terms (each such one-year term being a “Renewal Term”). Either party may terminate this Agreement by providing written notice at least six (6) months prior to the end of the Initial Term or any Renewal Term. Upon termination, the City shall notify Ameren Missouri of the termination and request that Ameren Missouri transfer billing responsibility back to the Association or to another designated responsible party, as applicable.

**6. No Third-Party Rights.** This Agreement is intended solely for the benefit of the parties hereto and their successors and permitted assigns. No person or entity other than the parties hereto shall have any rights or remedies under this Agreement, except as expressly stated herein with respect to Ameren Missouri’s cooperation in the account transfer process.

**7. Indemnification; Preservation of Sovereign Immunity.** To the extent permitted by law, each party shall be responsible for its own acts and omissions and those of its officers, agents, and employees in connection with this Agreement. Nothing in this Agreement shall be construed as a waiver, limitation, or modification of the City’s sovereign immunity, governmental immunity, or

any other defenses or immunities available to the City under the Missouri Constitution, statute, or other applicable law, all of which are expressly preserved. The Association shall indemnify and hold harmless the City, to the extent permitted by law, from and against any and all claims, damages, liabilities, or expenses arising out of the Association’s breach of this Agreement or the acts or omissions of its officers, agents, or contractors.

**8. Notice.** Any notice required or permitted under this Agreement shall be in writing and deemed duly given (i) upon personal delivery, (ii) three (3) days after deposit in the U.S. Mail, certified or registered, postage prepaid, or (iii) one (1) business day after delivery to a recognized overnight courier, addressed as follows:

If to the City:

City of Dardenne Prairie, Missouri  
Attn: City Administrator  
2032 Hanley Road  
Dardenne Prairie, MO 63368

If to the Association:

Barathaven Residential Homeowners’ Association  
Attn: Registered Agent  
1670 Bryan Road  
Dardenne Prairie, MO 63368

**9. Entire Agreement; Counterparts; Amendments.** This Agreement constitutes the entire understanding between the parties with respect to the subject matter herein and supersedes any prior oral or written agreements. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. This Agreement may be amended only by a written instrument executed by both parties.

**10. Governing Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Any action arising out of or relating to this Agreement shall be brought exclusively in the Circuit Court of St. Charles County, Missouri, or the United States District Court for the Eastern District of Missouri, and the parties hereby consent to the jurisdiction and venue of said courts.

**IN WITNESS WHEREOF,** the parties have entered into this Assumption of Electric Service Payment Responsibility Agreement, in the prescribed form and manner, effective as of the day and year of the signature of the last party to execute this Agreement.

Executed by the City of Dardenne Prairie, Missouri, this \_\_\_\_ day of December 2025.

Executed by the Barathaven Residential Homeowners’ Association this \_\_\_\_ day of December 2025.

CITY OF DARDENNE PRAIRIE,  
MISSOURI

BARATHAVEN RESIDENTIAL  
HOMEOWNERS’ ASSOCIATION

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

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

**BILL NO. 25-60**

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

ATTEST:

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

Title: \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 525.010, SUBSECTION A OF SECTION 525.020, AND SECTION 525.030 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE PERTAINING TO OCCUPANCY INSPECTIONS**

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

**SECTION 1.** That Section 525.010 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting the definition of “Non-Owner Occupied Dwelling Unit” therefrom.

~~**NON-OWNER OCCUPIED DWELLING UNIT**~~

~~A dwelling unit for which no occupant thereof is expressly named as an owner of the dwelling unit, nor is a trustee or beneficiary of a trust that is expressly named as an owner of the dwelling unit, all as indicated upon the deed of record on file in the Office of the Recorder of Deeds of St. Charles County, Missouri.~~

**SECTION 2.** That Subsection A of Section 525.020 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting it in its entirety and enacting, in lieu thereof, a new Subsection A of Section 525.020, to read as follows:

Section 525.020. Certificate of Compliance.

A. It shall be unlawful for any person to occupy or use or to permit the occupancy, re-occupancy or use of any ~~non-owner occupied~~ dwelling unit for any purpose until a life, health and safety occupancy certificate has been issued by the Director.

**SECTION 3.** That Section 525.030 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting it in its entirety and enacting, in lieu thereof, a new Section 525.030 to read as follows:

Section 525.030. Utility Notice.

Upon any change of water, sanitary sewer, electric, trash, or gas service, Public Water Supply District No. 2, Duckett Creek Sewer District, Cuivre River Electric Cooperative, Ameren UE, the City’s then current trash service provider, and Spire Gas Company shall notify the Director ~~of the City of Dardenne Prairie~~ in writing within thirty (30) days of said change indicating the address and apartment number, the name(s) of the water, sanitary sewer, electric, trash, or gas user(s) per service who has terminated service and the name(s) of electric, trash, or gas user(s) per service and address and apartment number in whose name service is connected and

billed. It shall be unlawful for the owner of a premises within the City not to inform any prospective purchaser and/or tenant of the need to obtain a certificate as provided in this Chapter.

**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 \_\_\_\_\_, 2026.

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

Attest:

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Attest:

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING VARIOUS SECTIONS OF CHAPTER 600 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REGULATION OF THE SALE OF INTOXICATING LIQUORS**

**WHEREAS**, pursuant to Section 311.220.2, RSMo., as amended, cities are authorized to make and enforce ordinances for the regulation and control of the sale of all intoxicating liquors within their limits; and

**WHEREAS**, pursuant to the authority granted in Section 311.220.2, RSMo., as amended, the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “Board of Aldermen”), enacted Chapter 600 of the Municipal Code of the City of Dardenne Prairie, Missouri, establishing conditions and restrictions applicable to the issuance and renewal of liquor licenses; and

**WHEREAS**, the consumption of alcoholic beverages is known to impair cognitive function and cause marked changes in consciousness; and

**WHEREAS**, reports have shown that certain industrial hemp products, as that term is defined by Section 195.010(24), RSMo., as amended, and particularly those products containing intoxicating cannabinoids, when consumed are also known to impair cognitive function and cause marked changes in consciousness, *see* Paula F. Nickelson, Director, *Health Advisory: Health Risks Associated with Hemp-Derived Intoxicating Cannabinoids*, Mo. Dep’t of Health & Senior Servs. (Apr. 18, 2024), <https://health.mo.gov/emergencies/ert/alertsadvories/pdf/advisory041824.pdf>; and

**WHEREAS**, the concurrent availability of alcoholic beverages and consumable industrial hemp products at the same establishment increases the likelihood that individuals may consume both substances together, creating compounding impairment effects that heighten risks to consumer safety, public order, and road safety; and

**WHEREAS**, the Board of Aldermen finds and determines that separating the sale of alcoholic beverages from the sale of consumable industrial hemp products will reduce opportunities for combined intoxicant use and thereby mitigate risks associated with over-intoxication, accidents, and disturbances, in turn promoting the health, safety, and welfare of the residents of the City of Dardenne Prairie, Missouri; and

**WHEREAS**, the Board of Aldermen further finds and determines that prohibiting those with liquor licenses from selling industrial hemp products is a reasonable and necessary measure to prevent unsafe conditions and to protect residents.

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

**SECTION 1.** That Section 600.010 of the Municipal Code of the City of Dardenne Prairie, Missouri (“Municipal Code”) be and is hereby amended by enacting three new definitions, to read as follows:

**Section 600.010 Definitions.**

When used in this Chapter, the following words shall have the following meanings:

**CONSUMABLE INDUSTRIAL HEMP**

Industrial hemp, or any extract, cannabinoid, concentrate, derivative, or product thereof, that is intended for human consumption by any method, including but not limited to ingestion, inhalation, absorption, or topical application. Consumable industrial hemp includes hemp-derived products containing cannabinoids, including but not limited to CBD, delta-8 THC, THC-A, THC-P, and HHC, regardless of form, concentration, or method of delivery. Consumable industrial hemp does not include industrial hemp used exclusively for fiber, grain, seed, or other non-consumptive agricultural or industrial purposes.

[...]

**INDUSTRIAL HEMP**

Shall have the same meaning as prescribed in § 195.010(24), RSMo., as that term and section may be amended.

[...]

**LICENSED PREMISES**

The specific real property, or portion thereof, designated in a liquor license application, for which a liquor license or permit has been issued by the City.

**SECTION 2.** That Subsection (G) of Section 600.030 of the Municipal Code be and is hereby amended by enacting a new Subparagraph (5) to Subsection (G) of Section 600.030, to read as follows:

**Section 600.030 License Regulations.**

[...]

**G. General License Regulations.**

[...]

5. No person, or agent of any person, holding any liquor license issued under this Chapter shall sell, offer for sale, or permit to be sold consumable

industrial hemp or any product containing consumable industrial hemp on the licensed premises.

**SECTION 3.** That Section 600.070 of the Municipal Code be and hereby is amended by deleting Section 600.070 in its entirety and enacting, in lieu thereof, a new Section 600.070, to read as follows:

**Section 600.070 Miscellaneous Offenses.**

A. **Unlawful For Licensed Retailer To Purchase From Other Than Licensed Wholesaler.** It shall be unlawful for any licensee authorized to sell intoxicating liquor at retail to purchase any intoxicating liquor except from, by or through a duly licensed wholesale liquor dealer in this State. It shall be unlawful for such retail licensee to sell or offer for sale any intoxicating liquor purchased in violation of the provisions of this Section.

B. Any licensee authorized to sell intoxicating liquor at retail shall not:

1. Sell intoxicating liquor with an alcohol content of less than five percent (5%) by weight to the consumer in an original carton received from the wholesaler that has been mutilated, torn apart or cut apart; or
2. Repackage intoxicating liquor with an alcohol content of less than five percent (5%) by weight in a manner misleading to the consumer or that results in required labeling being omitted or obscured.

C. **Mixing Liquor With Drugs Prohibited.** No licensee or any other person shall for any purpose whatsoever mix or permit or cause to be mixed with any intoxicating liquor kept for sale, sold or supplied by him/her as a beverage any drug or form of methyl alcohol or impure form of alcohol.

D. **Sale of Consumable Industrial Hemp Prohibited.** No licensee shall sell, offer for sale, or permit to be sold consumable industrial hemp or any product containing consumable industrial hemp on the licensed premises.

E. **Unlawful To Sell Unlabeled Liquor — Penalty.** It shall be unlawful for any person to sell any intoxicating liquor which has not been inspected and labeled according to the provisions of the Liquor Control Law of Missouri, and any such person upon conviction shall have his/her license(s) revoked and shall be ineligible to receive any subsequent liquor license for a period of two (2) years thereafter.

F. **Only Those Liquors Authorized By License To Be Kept On Premises.** It shall be unlawful for any licensee licensed for the sale of intoxicating liquor at retail by the drink for consumption on the premises to keep in or upon the premises described

in such license any intoxicating liquor other than the kind of liquor expressly authorized to be sold by such licensee.

**G. Drinking In Public Places Prohibited.**

1. For purposes of this Section, the term "public place" shall mean any public street, highway, alley, sidewalk, thoroughfare or other public way of the City, or any parking lot.
2. No person shall drink or ingest any intoxicating liquor in or on any public place.
3. No person shall possess or have under his/her control any unsealed glass, bottle, can or other open container of any type containing any intoxicating liquor while in or upon any public place.
4. Except as otherwise provided herein, no person shall possess or have under his/her control any unsealed glass, bottle, can or other open container of any type containing any intoxicating liquor while within or on any motor vehicle while the same is being operated upon, or parked or standing in or upon, any public place. Any person operating a motor vehicle shall be deemed to be in possession of an open container contained within the motor vehicle he/she has control of whether or not he/she has actual physical possession of the open container.

**H. Live Entertainment On Premises Prohibited.** No person licensed for the sale of intoxicating liquor by the drink for consumption on the premises shall permit or allow any live entertainment on the premises. The playing and singing of music solely shall not be considered live entertainment under this Section.

**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.

**BILL NO. 25-62**

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

**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 times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

Attest:

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

Attest:

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING AND DIRECTING THE SUBMISSION OF A BALLOT PROPOSITION TO THE QUALIFIED VOTERS OF THE CITY OF DARDENNE PRAIRIE TO CONSIDER IMPOSING A LOCAL USE TAX AT THE SAME RATE AS THE LOCAL SALES TAX OF THE CITY OF DARDENNE PRAIRIE FOR PURCHASES FROM OUT-OF-STATE VENDORS THAT EXCEED A TOTAL OF TWO THOUSAND DOLLARS (\$2,000.00) IN A CALENDAR YEAR**

**WHEREAS**, pursuant to Section 144.757, RSMo., any municipality or taxing jurisdiction may, by a majority vote of its governing body, followed by a majority vote of qualified voters residing therein, impose a local use tax imposed at a rate equal to that of an existing local sales tax applicable to the same property and services on upon which the local sales tax is imposed; and

**WHEREAS**, the City finds that adopting a local use tax will level the economic play field between local retail merchants and out-of-state vendors and will generate revenue necessary to support and maintain critical municipal services and therefore submits the ballot proposition hereinafter referenced to the qualified voters of the City at the general municipal election to be held on April 7, 2026.

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

**SECTION 1.** Pursuant to the requirements of Article X, Section 22 of the Constitution of the State of Missouri and in accordance with Section 144.757, RSMo., the following proposition shall be submitted to the qualified voters of the City of Dardenne Prairie, Missouri, at the election to be held on the 7th day of April, 2026, to wit:

**PROPOSITION 1**

Shall the City of Dardenne Prairie impose a local use tax at the same rate as the total local sales tax rate to increase funding for services such as public safety, street maintenance and other essential services, provided that if the local sales tax rate is reduced or raised by voter approval, the local use tax rate shall also be reduced or raised by the same action?

Yes

No

***INSTRUCTIONS TO VOTERS:*** *If you are in favor of the Proposition, fill in the box opposite the word "Yes." If you are opposed to the Proposition, fill in the box opposite the word "No."*

**SECTION 2. Savings Clause.** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the

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

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

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

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

Attest:

\_\_\_\_\_  
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 NEGOTIATE AND EXECUTE A DEPOSIT AGREEMENT GUARANTEEING IMPROVEMENTS WITH LETTER OF CREDIT BY AND BETWEEN THE CITY AND BANK OF WASHINGTON GUARANTEEING THE CONSTRUCTION AND COMPLETION OF IMPROVEMENTS FOR DARDENNE VIEW APARTMENTS.**

**WHEREAS**, the Board of Aldermen of the City of Dardenne Prairie, Missouri, finds and determines that it is to the benefit of the City to enter into a Deposit Agreement Guaranteeing Improvements with Letter of Credit with Hilly Bicks, LLC., guaranteeing certain improvements.

**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 Deposit Agreement Guaranteeing Improvements with Letter of Credit, by and between the City of Dardenne Prairie, Missouri, and Bank of Washington attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the “Agreement”), be and they hereby are approved and the City Administrator is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable, including, but not limited to the items marked **Exhibit B**, and incorporated by reference herein (“other documents”), to carry out and comply with the intent of the Agreement and this Ordinance.

**SECTION 2. Savings Clause:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

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

Read the first (1<sup>st</sup>) time this

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

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

Read the second (2<sup>nd</sup>) time and fully passed

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

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

Approved this

\_\_\_\_\_  
Mayor

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

**EXHIBIT A**  
[Attach Agreement]

**EXHIBIT B**  
**[LOC]**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH FIRST CAPITOL ADVISORS, LLC FOR GOVERNMENT AFFAIRS AND LEGISLATIVE CONSULTING SERVICES**

**WHEREAS**, the City of Dardenne Prairie, Missouri (“City”), has identified the need for professional governmental affairs, legislative monitoring, and strategic advocacy services at the state, county, and regional levels; and

**WHEREAS**, First Capitol Advisors, LLC (“Consultant”), possesses the expertise, knowledge, and experience necessary to advise the Mayor and City leadership regarding legislative, administrative, political, and regulatory matters affecting the City; and

**WHEREAS**, the Consultant has the unique experience to prioritize transportation-related advocacy with the Missouri Department of Transportation (“MoDOT”), including monitoring, direct advocacy, stakeholder coordination, and regular reporting; and

**WHEREAS**, the Consultant has submitted a Retainer Services Agreement outlining the terms of engagement and a Scope of Work describing the specific services to be provided; and

**WHEREAS**, the Board of Aldermen finds and determines that entering into a professional services agreement with First Capitol Advisors, LLC, is in the best interest of the residents of the City of Dardenne Prairie;

**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 Agreement by and between the City of Dardenne Prairie, Missouri, and First Capitol Advisors, LLC, attached hereto as **Exhibit A**, and incorporated by reference herein, is hereby approved. The City Administrator is authorized and directed to negotiate final terms, execute, acknowledge, deliver, and administer the Agreement on behalf of the City.

**SECTION 2.** The Scope of Work submitted by First Capitol Advisors, LLC, attached hereto as **Exhibit B**, and incorporated herein by reference, is hereby approved as the governing description of services to be provided under the Agreement.

**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.

**BILL NO. 25-65**

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

**SECTION 4. Severability Clause.** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

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

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

Attest:

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

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

\_\_\_\_\_  
Mayor

Attest:

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

**BILL NO. 25-65**

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

**EXHIBIT A**

**FIRST CAPITOL ADVISORS AND DARDENNE PRAIRIE RETAINER SERVICES  
AGREEMENT**

**BILL NO. 25-65**

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

**EXHIBIT B**

**SCOPE OF WORK**

## **FIRST CAPITOL ADVISORS AND DARDENNE PRAIRIE RETAINER SERVICES AGREEMENT**

This agreement (“Agreement”) sets forth our mutual understanding with respect to the terms and conditions under which First Capitol Advisors LLC (“Consultant”) will serve the City of Dardenne Prairie, 2032 Hanley Rd., Dardenne Prairie, MO 63368 (“Dardenne Prairie”) as an independent contractor consultant to provide its knowledge, skill, expertise, and experience in assisting and advising the Mayor with respect to legislative, administrative, political, and regulatory issues and matters that are of concern to Dardenne Prairie.

### **Duties**

Consultant's duties will include Executive and Legislative lobbying and monitoring legislative activity and various specific legislators, as mutually agreed upon by the parties, and communicating developments as to same, to Dardenne Prairie, related to municipal government issues in the state of Missouri and issue of specific importance to the City.

### **Independent Contractor Status**

Neither Consultant nor any of its subcontractors, employees, or agents shall be deemed to be employees or agents of Dardenne Prairie. The parties acknowledge that Consultant is an independent contractor for all purposes and at all times. For the avoidance of doubt, under no circumstances will Dardenne Prairie be deemed a lobbyist due to the activities of Consultant.

### **Entire Agreement**

This Agreement constitutes the entire agreement between the parties, and there are no verbal or collateral agreements between them. All preliminary negotiations, representations, and discussions are deemed merged herein and this Agreement shall not be amended or modified without specific written provision to that effect, signed by both parties. No oral statements of any persons shall, in any manner or degree, modify or otherwise affect the terms and provisions of this Agreement.

### **Term of Agreement**

This Agreement will become effective on January 1, 2026 and end on December 31, 2026 (the “Term”). This Agreement may be terminated by either party upon 30 days written notice without cause.

### **Compensation**

Dardenne Prairie shall pay Consultant a fee of \$3000 per month through May 2026, then \$1500 per month from June through November 2026 and \$3000 for the month of December 2026 for performing its duties hereunder. The above-referenced fees shall be due and payable on the 1<sup>st</sup> day of each month of the Term. The fees shall include all normal business expenses including business meals, periodical subscriptions, telephone expenses, fax and copying charges, local ground transportation expenses, and secretarial and administrative support services. Any other expenses shall be approved in advance by Dardenne Prairie and shall be itemized on Consultant's monthly statement.

### **Covenants of the Parties**

- a. Consultant shall perform the services under this Agreement in a thorough, efficient, and workmanlike manner, promptly with due diligence and care.

- b. Consultant shall, at all times, perform the services under this Agreement in accordance with the terms of this Agreement and in compliance with all reasonable instructions and directions provided by Dardenne Prairie or its authorized agents.
- c. Consultant shall provide Dardenne Prairie weekly reports on legislative, administrative, political and regulatory issues that are of concern to Dardenne Prairie.
- d. Consultant shall not seek from any source, nor provide to Dardenne Prairie, any material non-public information in breach of a duty to the source of such information or otherwise.
- e. In connection with all activities contemplated by this Agreement, the parties shall comply with all international, federal, state and local laws, regulations and rules applicable to each such party, including without limitation obtaining and maintaining all licenses, permits, registrations and other governmental and quasi-governmental approvals necessary to perform the obligations hereunder.

**Choice of Law/Venue**

This Agreement shall be governed by, construed, and interpreted in accordance with the laws of the State of Missouri, without regard to its choice of law provisions. Any claims or controversies arising under this Agreement shall be resolved in a court of competent jurisdiction located in the County of St. Charles.

**Limitation of Liability**

In no event shall Consultant be liable to Dardenne Prairie for any indirect, special, or consequential damages including lost profits arising out of or related to this Agreement or the performance or the breach thereof, even if Consultant has been advised of the possibility thereof.

Except for acts or omissions that constitute gross negligence or a breach of the confidentiality provision above, Consultant’s maximum liability under this Agreement shall be limited to an amount equal to the total remuneration it has received from Dardenne Prairie hereunder.

IN WITNESS WHEREOF, this Agreement has been entered into by:

**FIRST CAPITOL ADVISORS, LLC**

**City of Dardenne Prairie**

Signature: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_



**DARDENNE  
PRAIRIE**

**SCOPE OF WORK FOR:** City of Dardenne Prairie  
**SUBMITTED BY:** Tom Dempsey, Founder  
First Capitol Advisors, LLC  
**DATE:** December 12, 2025

## **Project Overview**

Provide professional state and regional government affairs representation to advance the City of Dardenne Prairie's policy, funding, and regulatory interests. Services will prioritize ongoing St. Charles County matters and transportation-related advocacy with the Missouri Department of Transportation (MoDOT), and include monitoring, direct advocacy, stakeholder coordination, and regular reporting.

## **Key Benefits to Dardenne Prairie**

- Direct access and representation with state and county decision-makers.
- Proactive tracking of legislation, administrative rulemaking, and funding opportunities that affect Dardenne Prairie.
- Improved chances of securing MoDOT funding, approvals, and timely project delivery.
- Early warning on risks (e.g. bills, county actions) and pragmatic mitigation strategies
- Clear, concise reports and action items so city leaders can make informed choices quickly.

## **Scope of Work**

- **Legislative and policy monitoring**
  - Weekly tracking of relevant state bills, committee activity, and hearings during legislative session; continues weekly during interim period.
  - Alerts on high-priority items
- **Direct advocacy and representation**
  - Meet/coordinate with state legislators, MoDOT officials, and St. Charles County leaders on behalf of Dardenne Prairie.
  - Prepare and deliver testimony or written comments as requested.
  - Arrange and accompany city officials to meetings with MoDOT or state agencies when needed.
- **Transportation/MoDOT services**
  - Monitor MoDOT project lists, funding cycles (e.g. STIP, TAP, cost-share programs, etc.) and grant opportunities.
  - Advocate for city priorities in project selection, right-of-way, permitting, and schedule coordination.
  - Facilitate technical conversations between MoDOT project managers and local staff.
  - Assist in preparing materials for advocacy meetings.
- **County coordination**
  - Monitor county commission agendas, budget actions, zoning/land use items, and intergovernmental agreements that affect Dardenne Prairie.
  - Advocacy city positions on county policy, funding, and regional initiatives.
  - Coordinate with city staff when appropriate
  -

- **Stakeholder engagement and coalition building**
  - Identify and engage relevant partners (municipal peers, regional planning organizations, business groups) to build support.
  - Coordinate messaging and joint advocacy when beneficial.
- **Reporting and communications**
  - Weekly written summaries with action items (can be more frequent during session or at project milestones).
  - Maintain a simple issue tracker of active and pending legislation.
- **Compliance and ethics**
  - Ensure all activities comply with Missouri lobbying registration and reporting requirements.
  - Provide copies of registrations/filing on request.

I have spent almost my entire life living, working, raising a family, and leading in St. Charles County. After my political career, I have continued to be engaged by lobbying for the County and working in coordination with MoDOT on specific transportation projects. I currently serve on the boards of the St. Charles County Economic Development Council (Vice Chair) and the St. Charles County Backstoppers.

Thank you!

Tom Dempsey

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF APPROXIMATELY 6.84 ACRES OF LAND COMMONLY KNOWN AS STILLWATER GROVE FROM “R-1A” SINGLE FAMILY RESIDENTIAL DISTRICT TO “R-1D” SINGLE FAMILY RESIDENTIAL DISTRICT**

**WHEREAS**, a rezoning application, a copy of which is attached hereto as **Exhibit A** and incorporated by reference herein (the “Application”), was submitted to the City of Dardenne Prairie (the “City”) by BluOnx Development, LLC (the “Applicant”) for the rezoning of approximately 6.84 acres of land commonly known as Stillwater Grove, and more particularly described in **Exhibit B**, attached hereto and incorporated by reference herein (the “Property”), and owned by the Bishop Family Trust and the Danette L. Hug Trust (collectively, the “Owners”); and

**WHEREAS**, the Application was referred to the Planning and Zoning Commission of the City; and

**WHEREAS**, the Planning and Zoning Commission considered the proposed rezoning of the Property from “R-1A” Single-Family Residential District to “R-1D” Single-Family Residential District, and recommended denial of such rezoning to the Board of Aldermen of the City; and

**WHEREAS**, the Board of Aldermen and the Planning and Zoning Commission each held Public Hearings on the proposed rezoning; and

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

**WHEREAS**, after careful consideration, the Board of Aldermen hereby finds and determines that amending the City’s Zoning Map consistent with the Application is in the interest of the public health, safety, and welfare of the City.

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

**SECTION 1.** That after proper notice in accordance with the ordinances of the City of Dardenne Prairie (the “City”) and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain tract of land generally located at 2108 Bates Road and 2128 Bates Road in the City, and more particularly described in **Exhibit B**, attached hereto and incorporated by reference herein (the “Property”), first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such Property from “R-1A” Single-Family Residential District to “R-1D” Single-Family Residential District.

**SECTION 2.** 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 Section 1 of this Ordinance.

**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.

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

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

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

\_\_\_\_\_  
Mayor

Attest:

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

**BILL NO. 25-54**

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

**Exhibit A**



City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

**REZONING REQUEST**  
CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT: BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

STREET ADDRESS OF REZONING: 2108 & 2128 Bates Road

OWNER: 1 of 2 (see attached)  
Bishop Family Trust dated January 24, 2006  
Printed Name and restated July 19, 2013  
2108 Bates Road  
Printed Name  
Dardenne Prairie, MO 63368  
Street Address  
(314) 626-0469  
City/State/Zip Code  
Telephone Facsimile  
Email Address

Contract Purchaser/Developer:  
BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of Lot 3 of the Carolina M. Bates Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

PROPOSED USE: Attached Single-Family Residential

NO. UNITS: 28

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920



City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

**REZONING REQUEST**  
CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT: BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

STREET ADDRESS OF REZONING: 2108 & 2128 Bates Road

OWNER : 2 of 2 (see attached)  
Danette L. Hug Trust Dated March 14, 2023  
Printed Name  
2128 Bates Road  
Printed Name  
Street Address  
Dardenne Prairie, MO 63368  
City/State/Zip Code  
Telephone Facsimile  
Email Address

Contract Purchaser/Developer:  
BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of Lot 3 of the Carolina M. Bates Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

PROPOSED USE: Attached Single-Family Residential

NO. UNITS: 28

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920

REZONING REQUEST

In reviewing any application for rezoning, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full, along with its recommendation, to the Board of Aldermen. The facts to be considered by the Commission include:

- A. Whether or not the requested zoning is justified by a change in conditions since the original ordinance was adopted or, by an error in the original ordinance.
- B. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.
- C. The ability of the City or other government agencies to provide any services, facilities and/or programs that might likely result from approval or denial of the petition.
- D. Effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.
- E. Effect of approval of the petition on adopted development policies of the City and other government units.
- F. The zoning and land use recommended by the Comprehensive Plan.

CHECKLIST TO COMPLETE THIS APPLICATION

Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property.  
*Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer..*

Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer ([engineer@dardenneprairie.org](mailto:engineer@dardenneprairie.org)).

Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer ([engineer@dardenneprairie.org](mailto:engineer@dardenneprairie.org)).

A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1<sup>st</sup> Public Hearing: 8-13-2025 Postmark Deadline: 7-29-2025

The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

***Please Note:***

Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.

Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan. Any business occupying the site requires approval of a Business License.

\*\*\*Before signing this application, make sure all items above are completed\*\*\*

_____	_____
Applicant's Signature	Date
	July 7, 2025
_____	_____
Owner's Signature (2108 Bates Road)	Date
	July 7, 2025
_____	_____
Owner's Signature (2128 Bates Road)	Date

**NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.**

**Example of Notice of Public Hearings  
to be Sent to Adjacent Property Owners**

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

Re: Notice of Public Hearings  
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the city of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on Wednesday, August 13, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, August 13, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>BluOnx Development, LLC</u>
Name of Property Owner(s):	_____
Present Zoning Classification:	<u>R-1A</u>
Proposed Zoning Classification:	<u>R-1D</u>
Proposed Use:	<u>Attached Single-Family Residential</u>
Property Location:	<u>2108 &amp; 2128 Bates Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 626 - 0469 or the city of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Petitioner Printed Name & Title

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718  
Luke R. Kehoe, P.E., CFM, Dardenne Prairie City Engineer (636) 978-6008

Exhibit B

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129  
(314) 487-0440 fax (314) 487-8944

**PROPERTY DESCRIPTION**

Preliminary Boundary  
Project: 2108 & 2128 Bates Road

Order Number: 25-05-123  
Date: Juny 07, 2025  
By: G.S.M.

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BATES ROAD AND THE NORTH LINE OF PROPERTY NOW OR FORMERLY TO LEE AND HEIDEL TUVESON, AS RECORDED IN DEED BOOK 1949, PAGE 1373 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID POINT ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'26" EAST, 249.43 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 364 (SOUTH OUTER 364); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES DISTANCES: NORTH 22°25'56" EAST, 115.73 FEET; NORTH 04°07'58" WEST, 44.72 FEET; NORTH 54°26'16" EAST, 94.34 FEET; SOUTH 59°26'15" EAST, 212.13 FEET; SOUTH 72°45'44" EAST, 110.45 FEET; NORTH 83°22'40" EAST, 102.96 FEET; SOUTH 67°34'04" EAST, 231.03 FEET; SOUTH 70°08'31" EAST, 262.74 FEET; SOUTH 67°47'16" EAST, 28.01 FEET TO THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO FORT ZUMWALT SCHOOL DISTRICT, AS RECORDED IN DEED BOOK 1391, PAGE 169 OF THE ABOVEMENTIONED RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID FORT ZUMWALT SCHOOL DISTRICT PROPERTY, SOUTH 00°04'09" WEST, 142.95 FEET TO THE NORTHEAST CORNER OF PROVIDENCE PLAT 10, AS RECORDED IN PLAT BOOK 45, PAGE 278 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH LINE OF PROVIDENCE PLAT 10, PROVIDENCE PLAT 3, AS RECORDED IN PLAT BOOK 41, PAGE 277 OF SAID RECORDER'S OFFICE AND THE ABOVEMENTIONED NORTH LINE OF SAID TUVESON PROPERTY, NORTH 89°46'55" WEST, 995.80 FEET TO THE POINT OF BEGINNING CONTAINING 300,556 SQUARE FEET OR 6.89 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY THE STERLING COMPANY DURING THE MONTH OF JULY 2025.

**BILL NO. 25-54**

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN  
PROPERTY COMMONLY KNOWN AS STILLWATER GROVE**

**WHEREAS**, on July 9, 2025, a Conditional Use Permit Application was submitted to the City of Dardenne Prairie, Missouri (the “City”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the “Application”), by BluOnx Development, LLC (“Applicant”), requesting to use certain real property located at 2108 Bates Road and 2128 Bates Road located in the City (the “Property”), and owned by the Bishop Family Trust and the Danette L. Hug Trust (the “Owner”) to build attached single-family residences; and

**WHEREAS**, the Property is zoned “R-1D” Single-Family Residential District, pursuant to the Municipal Code of the City; and

**WHEREAS**, pursuant to Section 405.170 of the Municipal Code of the City, “single-family attached housing” is a conditional use in the “R-1D” Single-Family Residential District (the “Conditional Use”); and

**WHEREAS**, pursuant to Section 405.475 of the Municipal Code of the City, the Planning and Zoning Commission and Board of Aldermen held public hearings on the Conditional Use Permit Application; and

**WHEREAS**, pursuant to Section 405.475 of the Municipal Code of the City, the Planning and Zoning Commission applied the following criteria and recommended approval of the Conditional Use Permit Application to the Board of Aldermen:

1. Whether the proposed Conditional Use complies with the Municipal Code, including use regulations, yard regulations and use limitations;
2. Whether the proposed Conditional Use will contribute to and promote the welfare or convenience of the public;
3. Whether the proposed Conditional Use will cause substantial injury to the value of other property in the surrounding area;
4. The location and size of the Conditional Use compared to the surrounding area;
5. Parking regulations;
6. Whether necessary facilities will be provided;
7. Traffic congestion and roadway access;
8. The property located in the surrounding area;
9. Testimony presented at the hearings before the Planning and Zoning Commission on October 8, 2025, and November 12, 2025; and

**WHEREAS**, the Board of Aldermen considered the Application, the criteria provided in Section 405.475 of the Municipal Code of the City, and the particular evidence presented at the public hearings held on October 8, 2025, and November 12, 2025.

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

**SECTION 1. Conditional Use Permit Conclusions of Law.** Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby find and determine that the use of the Property for attached single-family housing:

1. Complies with all applicable provisions of the Zoning Regulations set forth in the Municipal Code of the City;
2. Will contribute to and promote the welfare or convenience of the public;
3. Will not adversely affect the character or the traffic conditions of the surrounding area;
4. Will not adversely affect the parking regulations of the City;
5. Will not adversely affect public utility facilities; and
6. Meets all of the criteria set forth in Section 405.475(B) of the Municipal Code of the City.

**SECTION 2. Conditional Use Permit Approval.** The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the use of the Property for attached single-family housing subject to the Applicant's and Owner's, including their respective successors in interest, compliance with all conditions of issuance set forth in this Ordinance.

**SECTION 3. Conditional Use Permit Conditions of Issuance:**

1. Applicant and Owner, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Municipal Code pertaining to "R-1D" Single-Family Residential District and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.
2. Applicant and Owner agree that all improvements shall be constructed to meet all applicable federal, state, and local codes and shall comply with all of the City's applicable ordinances and construction standards.
3. Applicant and Owner (or their successors in interest) agree that the Property shall be used in compliance with all requirements of the Municipal Code of the City of Dardenne Prairie, Missouri.
4. The Conditional Use Permit granted by this Ordinance is subject to the Applicant's and Owner's (or their respective successors in interest) compliance with this Ordinance and the Preliminary Plat, dated November 12, 2025, including any amendments thereto, for the Property.

5. This Conditional Use Permit is contingent upon Applicant's receipt of a variance from the Board of Adjustment of the City of Dardenne Prairie, Missouri, from the requirements of Section 405.170.D.4 of the Municipal Code.
6. Applicant and Owner (or their respective successors in interest) agree that all existing wire fencing located on the Property shall be completely removed prior to occupancy of any residence on the Property.
7. Applicant and Owner (or their respective successors in interest) agree that a six-foot (6') tall sight-proof fence shall be installed along the southern and eastern boundaries of the Property prior to occupancy of any residence on the Property.
8. Applicant and Owner (or their respective successors in interest) agree that the exterior of all homes designated as "paintable wood" on the plans shall instead be constructed of metal.
9. Applicant and Owner (or their respective successors in interest) agree that no two-story homes shall be permitted on the lots which are adjacent to the southern boundary line of the Property.
10. Applicant and Owner (or their respective successors in interest) agree that all invasive plant species present on the Property shall be removed.
11. Applicant and Owner (or their respective successors in interest) agree that landscaping shall be installed along the southern edge of the Property near Bates Road to provide visual screening, consistent with the approved drainage and grading plan.
12. Applicant and Owner agree that the final plat and improvement plans shall clearly depict the detention easement from the Providence subdivision.
13. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the Conditional Use Permit approved pursuant to this Ordinance.

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

**SECTION 5. 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 6. 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.]

**BILL NO. 25-55**

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

Read for the first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

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

Read the second time and approved by the Board of Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

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

Exhibit A



City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

**CONDITIONAL USE PERMIT APPLICATION**

CITY OF DARDENNE PRAIRIE, MISSOURI

[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT: BluOnx Development, LLC  
 Company Name  
Kylie Brown  
 Printed Name, Title  
2646 Highway 109, Suite 100B  
 Street Address  
Wildwood, Missouri 63040  
 City/State/Zip Code  
(314) 626-0469 kylie@bluonx.com  
 Telephone Email

OWNER: Danette L. Hug Trust Dated March 14, 2023  
 Company Name  
Printed Name, Title  
2128 Bates Road Dardenne Prairie, MO 63368  
 Street Address  
City/State/Zip Code  
Telephone Email

STREET ADDRESS OF CONDITIONAL USE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: Part of Lot 3 of the Carolina M. Bates

Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

PROPOSED USE & SCOPE OF WORK: Attached Single-Family Residential

Clearing, grading, utilities, and improvements

CONDITIONAL USE APPLICATION FEE SUBMITTED: \_\_\_\_\_

SITE PLAN REVIEW FEE SUBMITTED (if applicable): \_\_\_\_\_

**CONDITIONAL USE PERMIT APPLICATION**

Consideration of a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
  1. The location, nature and height of buildings, structures, walls and fences on the site; and
  2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

***Please Note:***

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

**BILL NO. 25-55**

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

**CONDITIONAL USE PERMIT APPLICATION**

- ✓ Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the Planning & Development Manager*
- ✓ Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager ([tstreiler@dardenneprairie.org](mailto:tstreiler@dardenneprairie.org)).
- ✓ A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager ([tstreiler@dardenneprairie.org](mailto:tstreiler@dardenneprairie.org)).
- ✓ A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings. A sample notice is provided herein.
- ✓ The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

\*\*\*Before signing this application, make sure all items above are completed\*\*\*

*Kylie Brown*

7-9-2025

Applicant's Signature

Date

Owner's Signature

Danette L. Hug Trust Dated March 14, 2023

Date

Owner's Signature

Bishop Family Trust dated January 24, 2006  
and restated July 19, 2013

Date

**NOTE:** By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.



























**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
DUCKETT CREEK DISTRICT  
FORT ZUMWALT SCHOOL DISTRICT  
O'FALLON FIRE PROTECTION DISTRICT
- THIS SITE IS IN FOLLOWING UTILITY SERVICE AREAS:  
DUCKETT CREEK SEWER DISTRICT  
PUBLIC WATER DISTRICT NO.2  
AMEREN MISSOURI  
AT&T  
SPIRE
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK DISTRICT AND IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATION FOR SEWERS AND DRAINAGE FACILITIES.
- STORMWATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF DARDENNE PRAIRIE STANDARDS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF DARDENNE PRAIRIE STANDARDS. SOURCE OF TOPOGRAPHY - LIDAR SURVEY.
- STREET TREES AND STREET LIGHTS SHALL BE PER CITY OF DARDENNE PRAIRIE STANDARDS.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF DARDENNE PRAIRIE AND ADA STANDARDS.
- PROPOSED STREET TO BE 26' WIDE PAVEMENT IN A 42' WIDE PUBLIC RIGHT-OF-WAY.

**CURRENT OWNERS:**

**2108 BATES RD.**  
BISHOP FAMILY TRUST  
4 TWILIGHT DR.  
ST PETERS, MO 63376

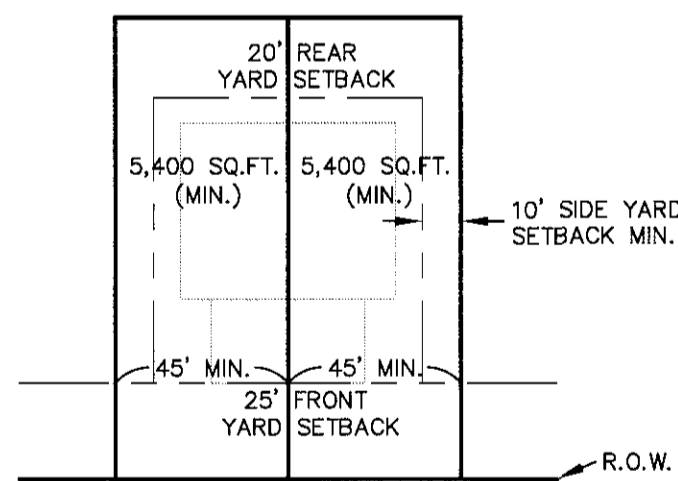
**2128 BATES RD.**  
DANETTE L. HUG TRUST  
2128 BATES RD.  
DARDENNE PRAIRIE, MO 63368

**OWNER UNDER CONTRACT:**

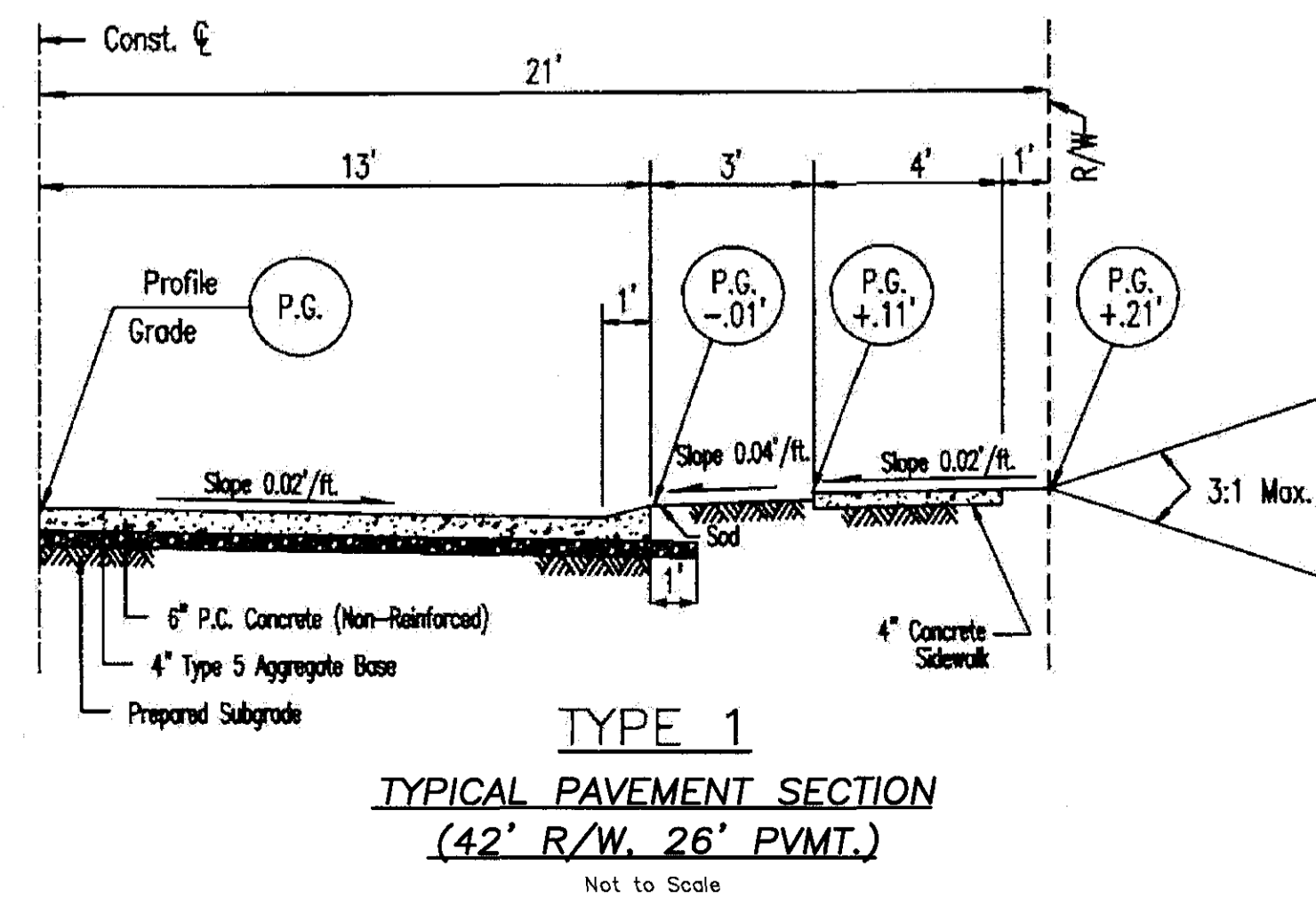
BLUONX DEVELOPMENT, LLC  
2646 HIGHWAY 109, SUITE 100B  
WILDWOOD, MISSOURI 63040

**DEVELOPMENT NOTES:**

PARCEL ID NUMBERS: 2-113A-1669-00-0004.0000000 & 2-113A-1669-00-0004.0130000  
EXISTING ZONING: R-1A (CITY OF DARDENNE PRAIRIE)  
EXISTING USE: SINGLE FAMILY RESIDENTIAL / VACANT  
PROPOSED ZONING: R-1D  
PROPOSED USE: ATTACHED SINGLE-FAMILY RESIDENTIAL  
GROSS AREA OF SITE: 6.84 ACRES  
PROPOSED COMMON GROUND: 1.31 ACRES (19%)  
PROPOSED RIGHT-OF-WAY: 1.08 ACRES  
TOTAL LOTS PROPOSED: 28  
PARKING CALCULATIONS: SPACES REQUIRED: 54 (2 SPACE/LOT)  
SPACES PROVIDED: 54 (2 SPACES/LOT)  
MAXIMUM LOT COVERAGE: 40%



**TYPICAL LOT**  
NOT TO SCALE

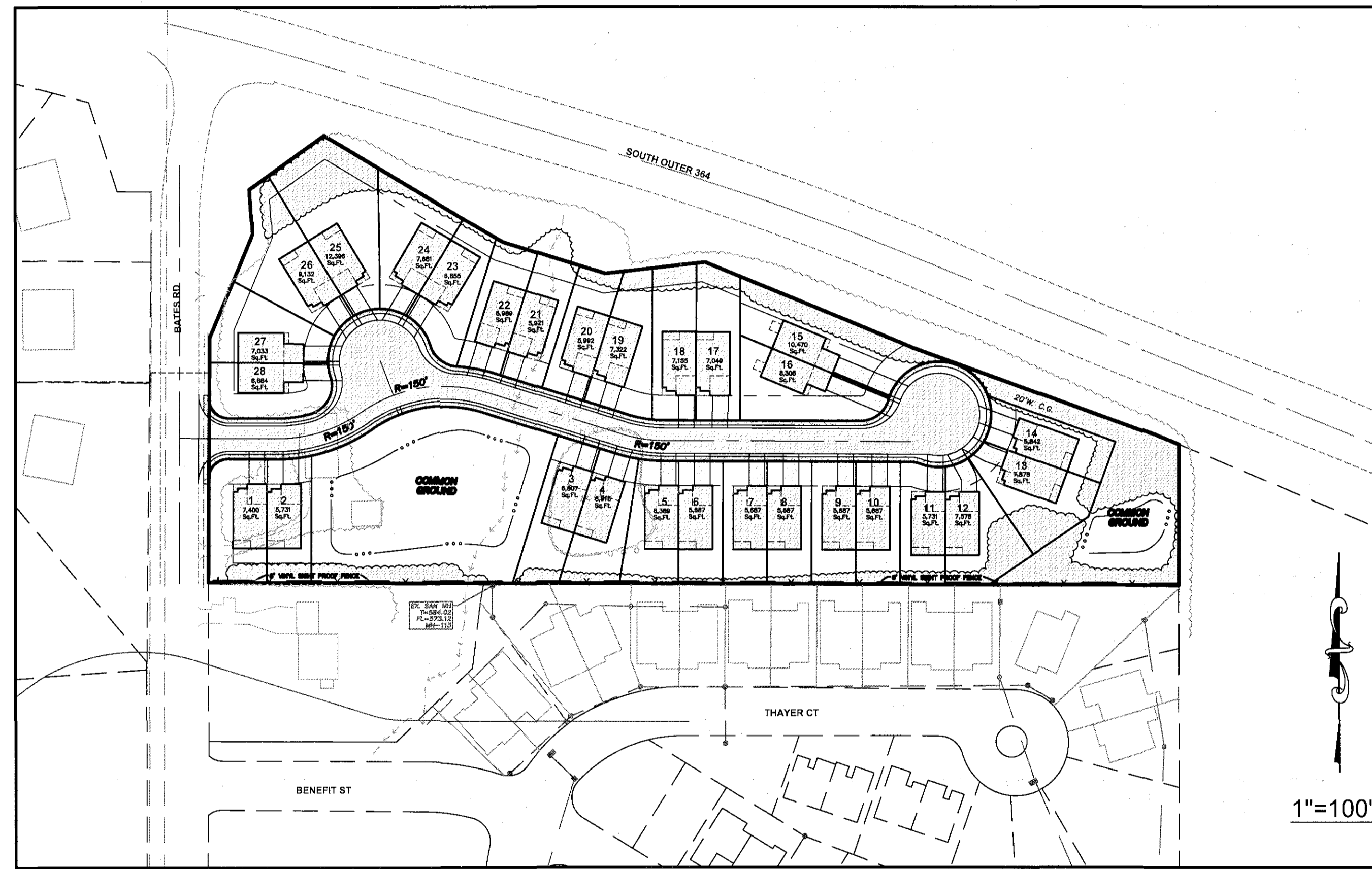


**TYPE 1**  
**TYPICAL PAVEMENT SECTION**  
**(42' R/W, 26' P.V.M.T.)**  
Not to Scale

# Stillwater Grove

A TRACT OF LAND BEING PART OF LOT 3 OF  
THE SUBDIVISION OF THE CAROLINA M. BATES FARM AND PART OF LOTS 7 AND 11  
OF WALNUT GROVE TRACT, IN US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST,  
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

## Preliminary Plat

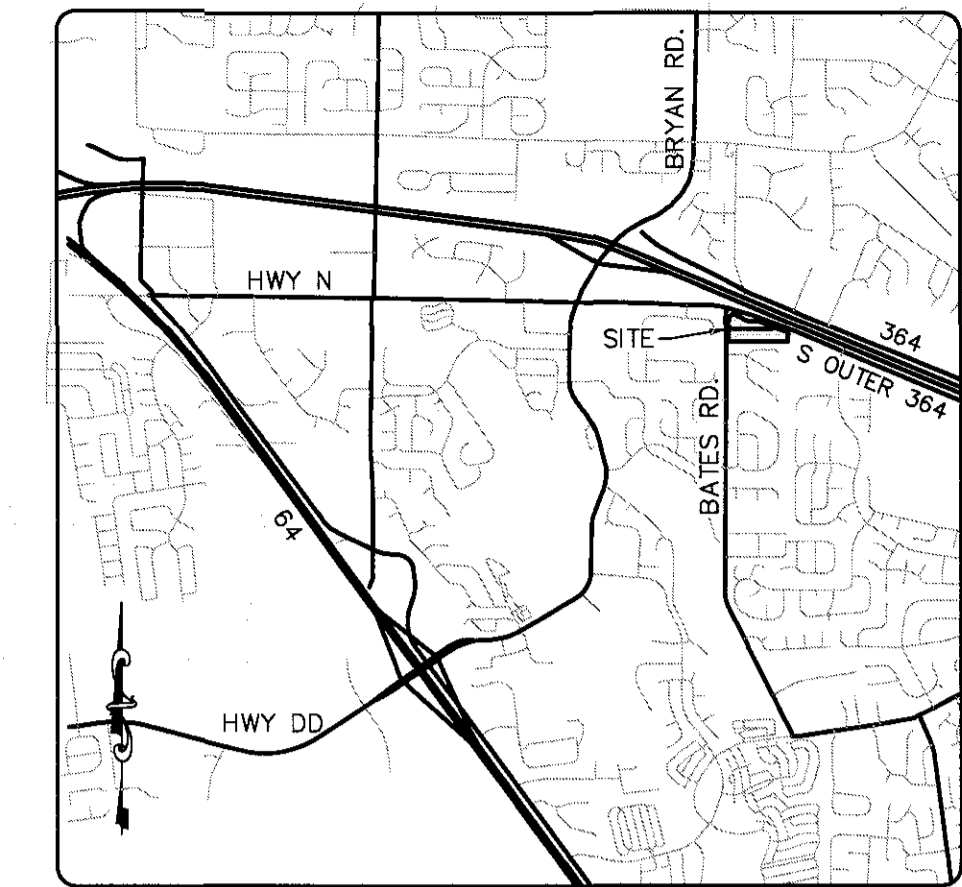


**SHEET INDEX**

- 1.1 COVER SHEET
- 2.1 PRELIMINARY SITE PLAN
- 3.1 PRELIMINARY SITE / GRADING PLAN
- 4.1 PRELIMINARY STORMWATER MANAGEMENT PLAN
- 5.1- 5.3 PROFILE PLAN
- L-1 LANDSCAPE PLAN

**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BATES ROAD AND THE NORTH LINE OF PROPERTY NOW OR FORMERLY TO LEE AND HEIDEL TUVESON, AS RECORDED IN DEED BOOK 1949, PAGE 1373 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID POINT ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'26" EAST, 249.43 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 364 (SOUTH OUTER 364); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES DISTANCES: NORTH 22°25'58" EAST, 115.73 FEET; NORTH 04°07'58" WEST, 44.72 FEET; NORTH 54°28'16" EAST, 94.34 FEET; SOUTH 59°26'15" EAST, 212.13 FEET; SOUTH 72°45'44" EAST, 110.45 FEET; NORTH 83°22'40" EAST, 102.98 FEET; SOUTH 67°34'04" EAST, 231.03 FEET; SOUTH 70°05'31" EAST, 262.74 FEET; SOUTH 67°47'16" EAST, 28.01 FEET TO THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO FORT ZUMWALT SCHOOL DISTRICT, AS RECORDED IN DEED BOOK 1391, PAGE 169 OF THE ABOVEMENTIONED RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID FORT ZUMWALT SCHOOL DISTRICT PROPERTY, SOUTH 00°04'09" WEST, 142.95 FEET TO THE NORTHEAST CORNER OF PROVIDENCE PLAT 10, AS RECORDED IN PLAT BOOK 45, PAGE 278 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH LINE OF PROVIDENCE PLAT 10, PROVIDENCE PLAT 3, AS RECORDED IN PLAT BOOK 41, PAGE 277 OF SAID RECORDER'S OFFICE AND THE ABOVEMENTIONED NORTH LINE OF SAID TUVESON PROPERTY, NORTH 89°46'55" WEST, 995.80 FEET TO THE POINT OF BEGINNING CONTAINING 300,556 SQUARE FEET OR 6.89 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY THE STERLING COMPANY DURING THE MONTH OF JULY 2025.



**LOCATION MAP**  
N.T.S.

PROJECT ZIP CODE 63368

EXISTING	LEGEND	PROPOSED
542	CONTOURS	542
X.535	SPOT ELEVATIONS	535.0
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
x	FENCE	x
---	STORM SEWERS	---
---	SANITARY SEWERS	---
EX	CATCH BASIN	EX
EX	AREA INLET	EX
EX	GRATED INLET	EX
EX	STORM MANHOLE	EX
EX	SANITARY MANHOLE	EX
EX	FLARED END SECTION	EX
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
E	FLOW LINE	E
---	TO BE REMOVED	TBR
---	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
P.S.	PARKING STALLS	P.S.
---	YARD LIGHT	---

**FLOOD NOTE:**

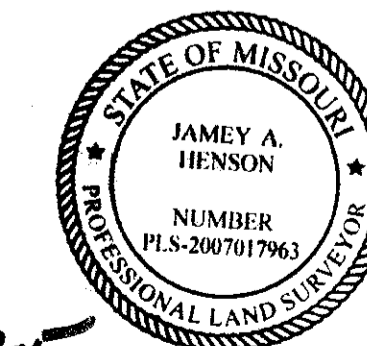
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0240G DATED 1/20/2016), THIS PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY, 2025, AT THE REQUEST OF BLUONX DEVELOPMENT, LLC, PREPARED A PRELIMINARY PLAT OF "STILLWATER GROVE", A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF THE CAROLINA M. BATES FARM AND PART OF LOTS 7 AND 11 OF WALNUT GROVE TRACT, IN US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMES A. HENSON, PLS  
MO.REG. PLS #2007017963

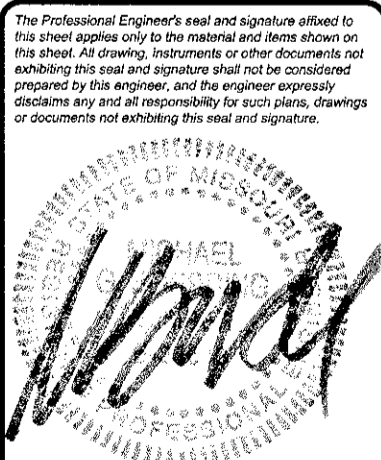


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOnx Development, LLC  
2646 HIGHWAY 109, SUITE 100B  
WILDWOOD, MISSOURI 63040

THE STERLING CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com  
Corporate Certificate of Authority #001348

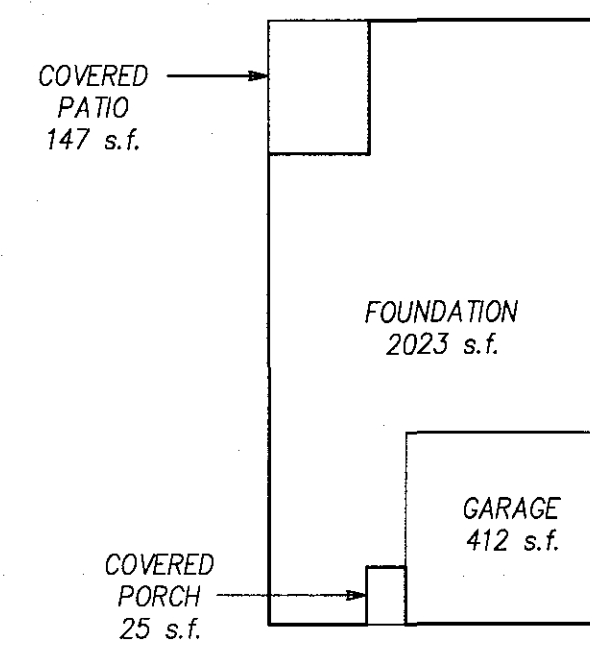
Stillwater Grove  
2108 & 2128 BATES ROAD  
COVER SHEET



PRELIMINARY PLAN  
Date: 12-04-2025  
MICHAEL C. BOERDING  
License No. E-28643  
Professional Engineer

Job Number  
25-05-123  
Date  
Dec. 04, 2025  
Designed: MF Sheet  
Drawn: SL  
Checked: 1.1  
PRE

"THIS PLAT IS NOT FOR RECORD"

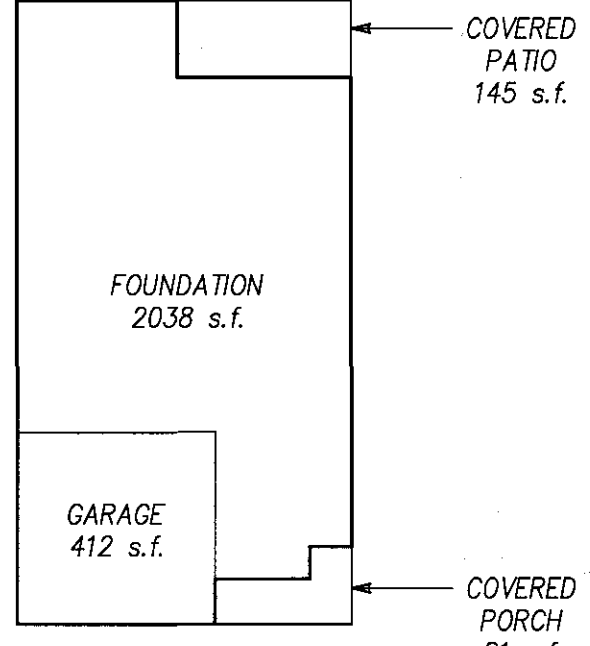


**Model "A"**

FINISHED FIRST FLOOR = 1590 s.f.

**COVERAGE AREA:**

FOUNDATION	2023 s.f.
COVERED PATIO	147 s.f.
COVERED PORCH	25 s.f.
<b>TOTAL</b>	<b>2195 s.f.</b>

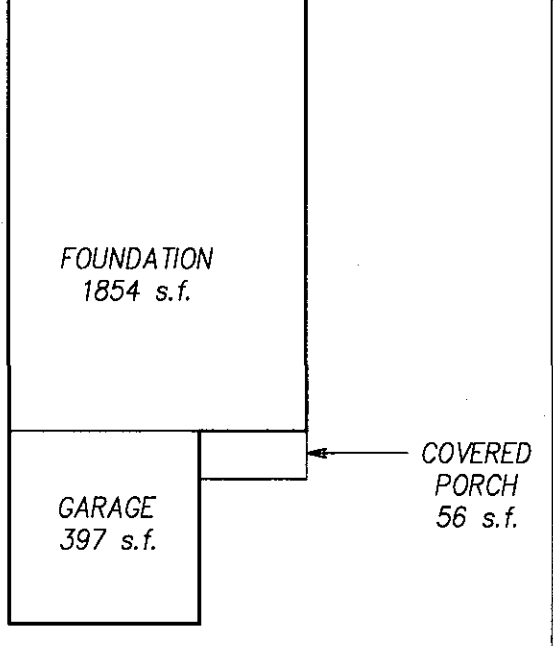


**Model "B"**

FINISHED FIRST FLOOR = 1620 s.f.

**COVERAGE AREA:**

FOUNDATION	2038 s.f.
COVERED PATIO	145 s.f.
COVERED PORCH	81 s.f.
<b>TOTAL</b>	<b>2264 s.f.</b>



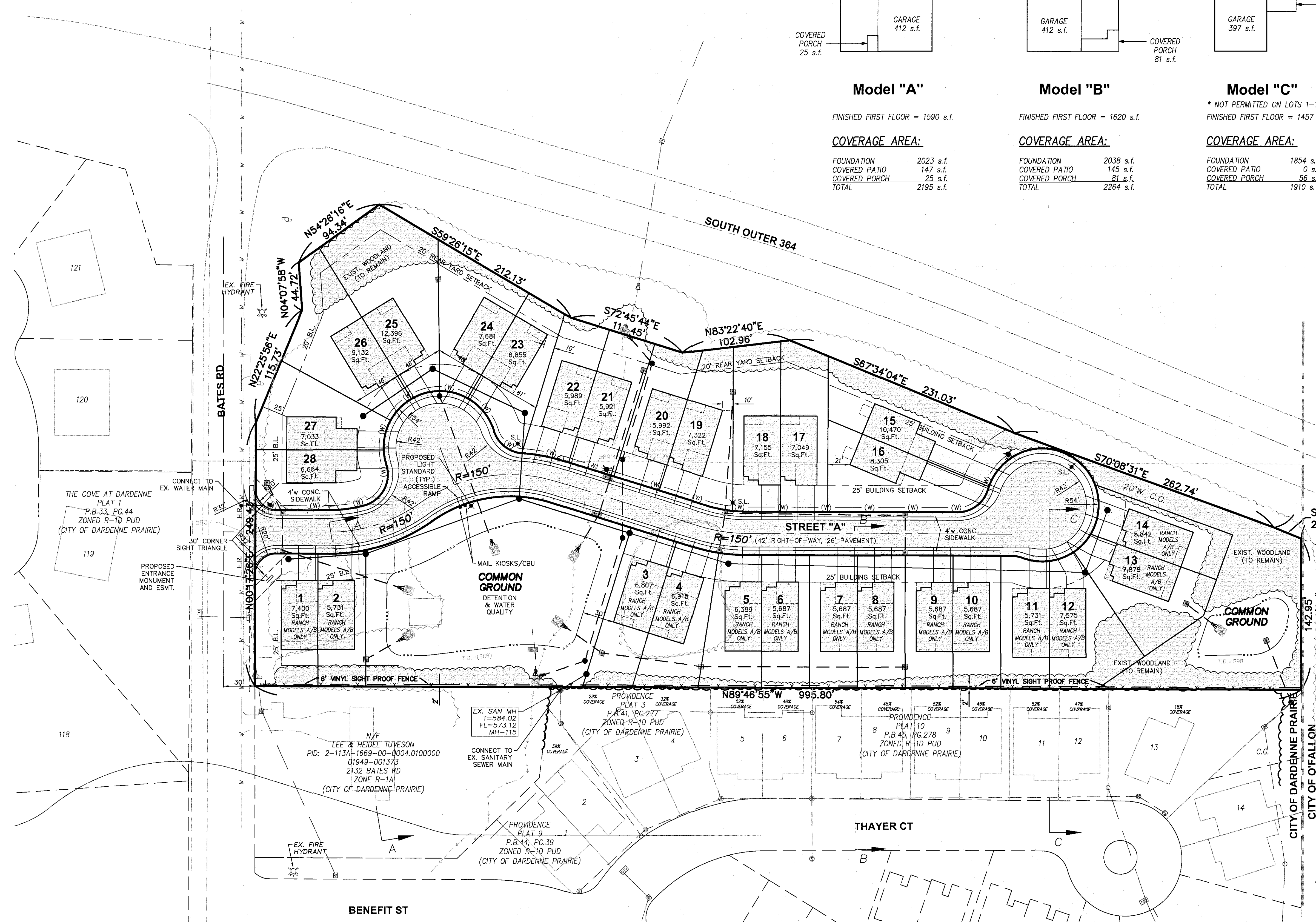
**Model "C"**

\* NOT PERMITTED ON LOTS 1-14  
FINISHED FIRST FLOOR = 1457 s.f.

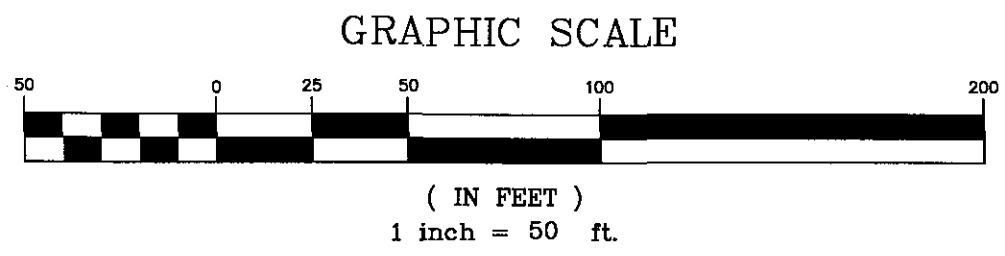
**COVERAGE AREA:**

FOUNDATION	1854 s.f.
COVERED PATIO	0 s.f.
COVERED PORCH	56 s.f.
<b>TOTAL</b>	<b>1910 s.f.</b>

% Coverage (Building, Porch, Covered Patio)				
Lot No.	Lot s.f.	Model A	Model B	Model C
1	7400	29.7%	30.6%	n/a
2	5731	38.3%	39.5%	n/a
3	6807	32.2%	33.3%	n/a
4	6915	31.7%	32.7%	n/a
5	6389	34.4%	35.4%	n/a
6	5687	38.6%	39.8%	n/a
7	5687	38.6%	39.8%	n/a
8	5687	38.6%	39.8%	n/a
9	5687	38.6%	39.8%	n/a
10	5687	38.6%	39.8%	n/a
11	5731	38.3%	39.5%	n/a
12	7575	29.0%	29.9%	n/a
13	7878	27.9%	28.7%	n/a
14	5842	37.6%	38.8%	n/a
15	10470	21.0%	21.6%	18.2%
16	8305	26.4%	27.3%	23.0%
17	7049	31.1%	32.1%	27.1%
18	7155	30.7%	31.6%	26.7%
19	7322	30.0%	30.9%	26.1%
20	5992	36.6%	37.8%	31.9%
21	5921	37.1%	38.2%	32.3%
22	5989	36.7%	37.8%	31.9%
23	6855	32.0%	33.0%	27.9%
24	7681	28.6%	29.5%	24.9%
25	12396	17.7%	18.3%	15.4%
26	9132	24.0%	24.8%	20.9%
27	7033	31.2%	32.2%	27.2%
28	6684	32.8%	33.9%	28.6%



N/F  
FORT ZUMWALT SCHOOL DISTRICT  
PID: 2-113A-1669-00-0003.3000000  
01391-000169  
7396 TWIN CHIMNEYS BLVD  
ZONED R1 PUD (CITY OF FALLOM)



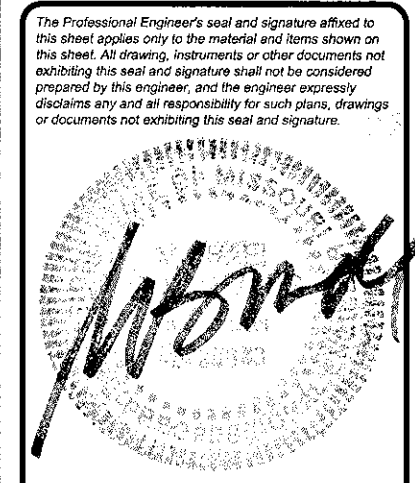
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	1-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

**BitOnx Development, LLC**  
2646 HIGHWAY 109, SUITE 100B  
WILDWOOD, MISSOURI 63040

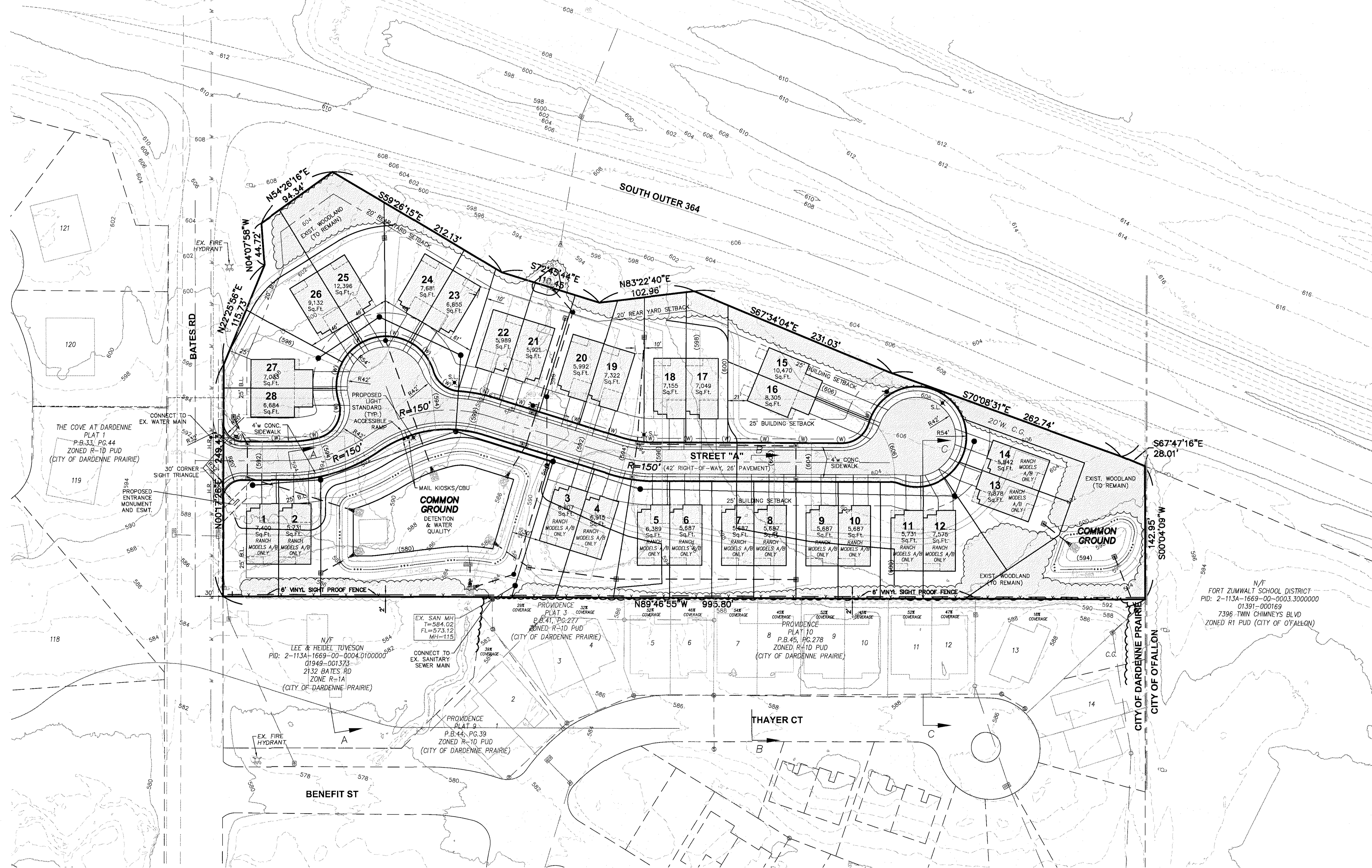
**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-467-4400 Fax 314-467-6844  
Corporate Certificate of Authority #001348

**Stillwater Grove**  
2108 & 2128 BATES ROAD  
PRELIMINARY SITE PLAN

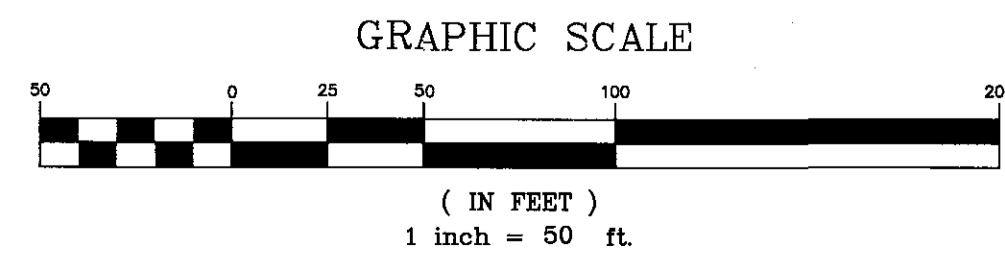


PRELIMINARY PLAN  
Date: 12-04-2025  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number: 25-05-123  
Date: Dec. 04, 2025  
Designed: MF Sheet  
Drawn: SL 2.1  
Checked: PRE



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**BluOnx Development, LLC**  
2646 HIGHWAY 109, SUITE 100B  
WILDWOOD, MISSOURI 63040

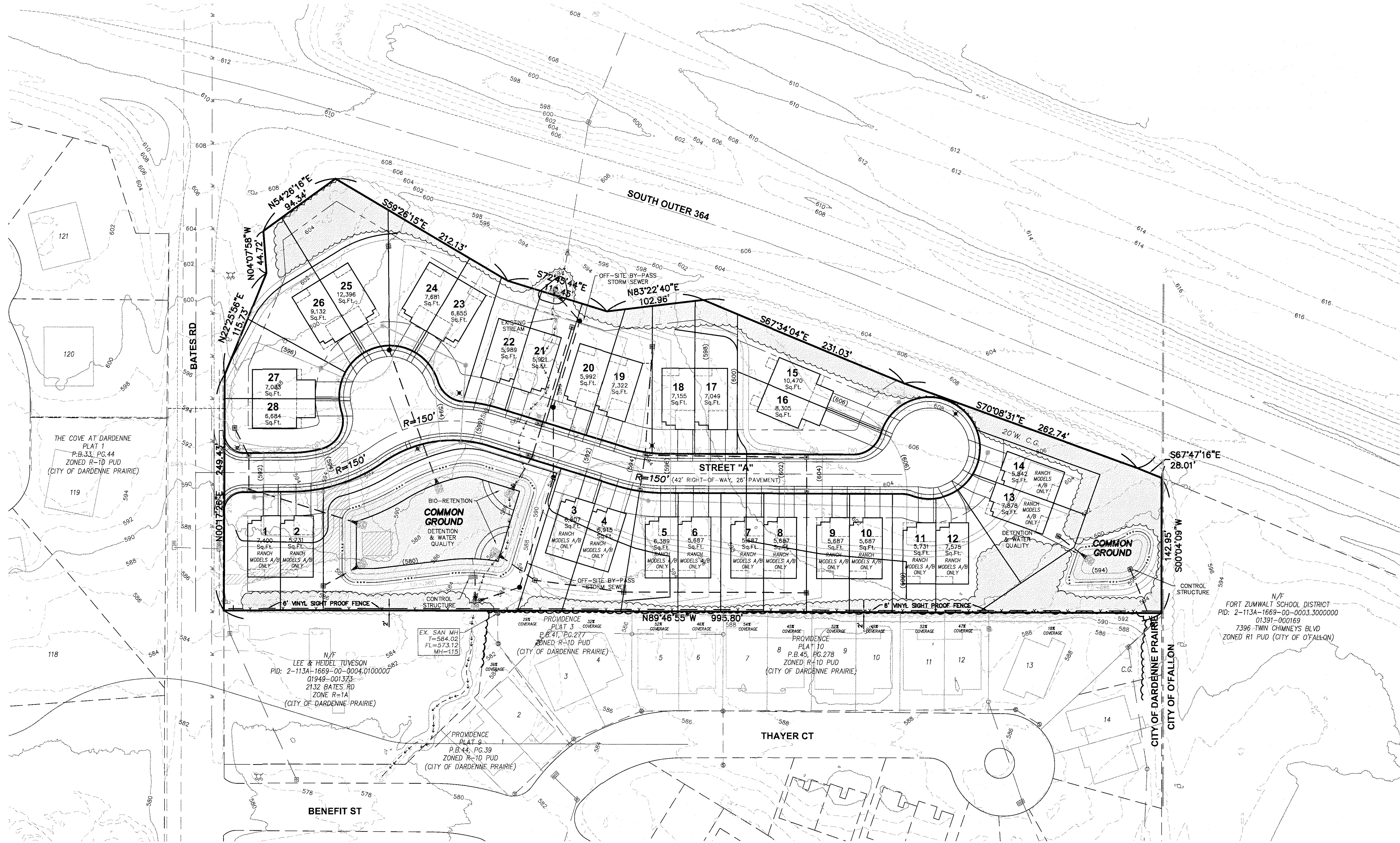
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Ph 314-487-0440 Fax 314-487-8844  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #007348

**Stillwater Grove**  
2108 & 2128 BATES ROAD  
PRELIMINARY SITE / GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items placed on this sheet. All drawings, reports and other documents prepared by this engineer, and the engineer's successor or any other person, shall be subject to the provisions of the Missouri Professional Engineers Act and all applicable laws, rules, regulations or documents not attaching to this seal and signature.

PRELIMINARY PLAN  
Date: 12-04-2025  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number  
**25-05-123**  
Date  
**Dec. 04, 2025**  
Designed: MF Sheet  
Drawn: SL **3.1**  
Checked: PRE



**PRE-DEVELOPED RUNOFF**

Drainage Area	(AC)	PI (cfs/ac)	Q <sub>15</sub>
Impervious Area	0.14	3.54	0.50
Pervious Area	6.70	1.70	11.39
<b>TOTAL PRE-DEVELOPED Q<sub>15</sub></b>			<b>11.89</b>

**POST-DEVELOPED RUNOFF**

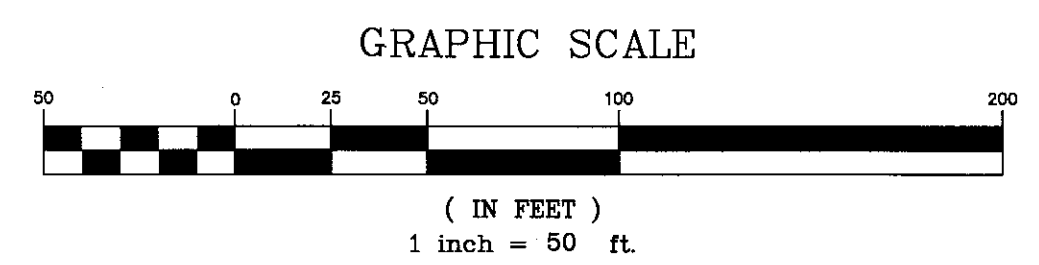
Drainage Area	(AC)	PI (cfs/ac)	Q <sub>15</sub>
Impervious Area	2.37	3.54	8.39
Pervious Area	4.47	1.70	7.60
<b>TOTAL POST-DEVELOPED Q<sub>15</sub></b>			<b>15.99</b>

**TOTAL POST-DEVELOPED DIFFERENTIAL Q<sub>15</sub> = 4.10**

**STORMWATER MANAGEMENT NOTES:**

1. STORMWATER MANAGEMENT SHALL BE PROVIDED PURSUANT TO THE REQUIREMENT OF CHAPTER 550 OF THE DARDENNE PRAIRIE CITY CODE.
2. THIS PLAN IS A PRELIMINARY ANALYSIS AND PLAN FOR STORMWATER MANAGEMENT. FINAL IMPROVEMENT PLAN SUBMITTAL WILL REQUIRE A SIGNED AND SEALED STORMWATER MANAGEMENT REPORT.
3. STORMWATER RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE PROPOSED DETENTION BASIN. WATER QUALITY TREATMENT WILL BE PROVIDED WITHIN A BIO-RETENTION AREA WITHIN THE BASIN. STORMWATER WILL BE ATTENUATED IN THE DETENTION BASIN SUCH THAT DISCHARGE TO THE EXISTING CHANNEL WILL BE THE SAME AS OR LESS THAN THE PRE-DEVELOPED CONDITION FOR THE VARIOUS DESIGN STORMS.
4. PRELIMINARY INFORMATION PROVIDED FOR PRE AND POST-DEVELOPMENT RUNOFF IS FOR THE 15 YEAR 20 MINUTE STORM.

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**BluOnx Development, LLC**  
 2646 HIGHWAY 109, SUITE 100B  
 WILDWOOD, MISSOURI 63040

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5065 New Baumgartner Road  
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 Corporate Certificate of Authority #001348

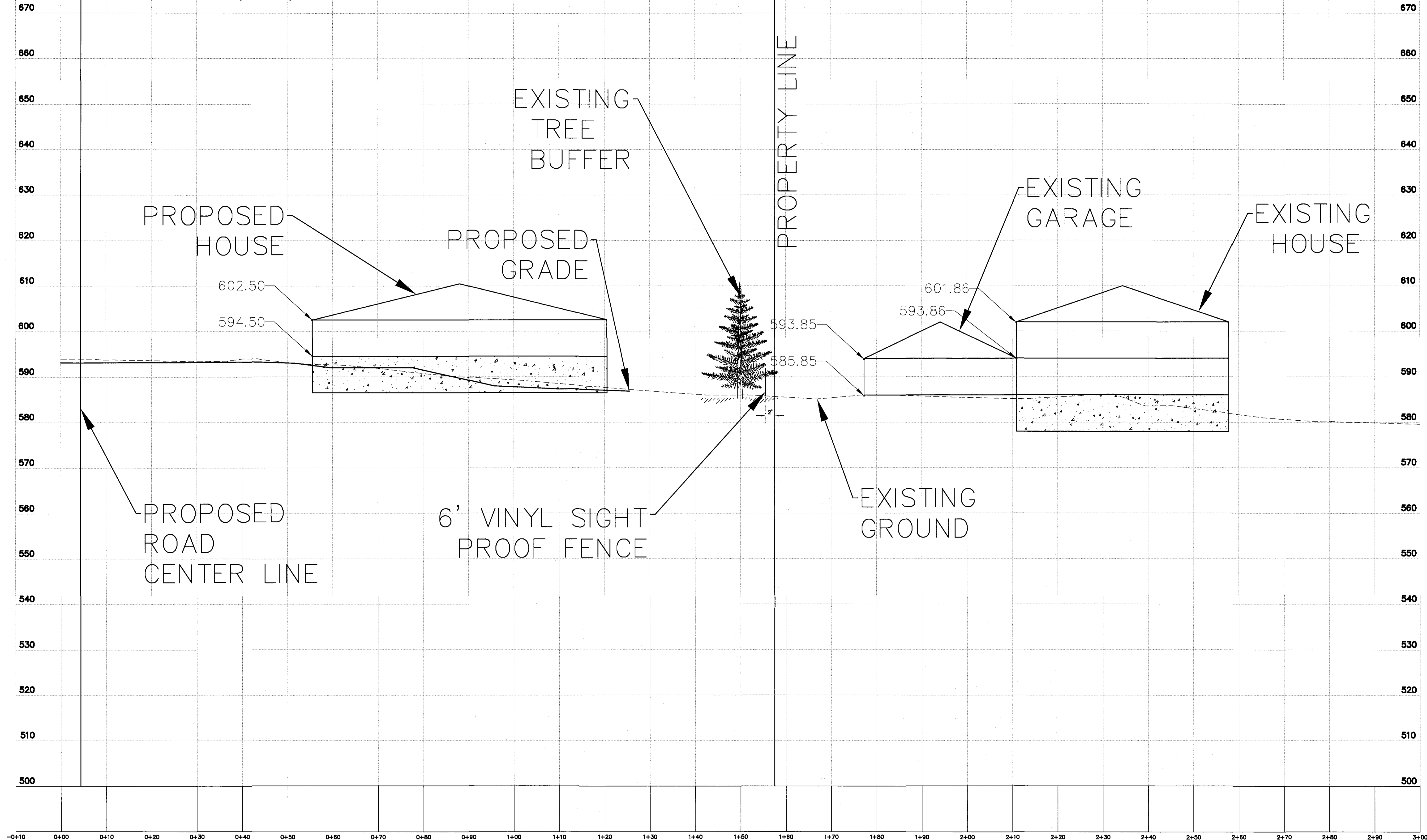
**Stillwater Grove**  
 2108 & 2128 BATES ROAD  
 PRELIMINARY STORMWATER MANAGEMENT PLAN

The Professional Engineer's seal and signature attest to the accuracy of the information and drawings shown on this sheet. All drawings, instruments or other documents not bearing this seal and signature are not approved or prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such drawings or documents not bearing this seal and signature.

PRELIMINARY PLAN  
 Date: 12-04-2025  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number  
**25-05-123**  
 Date  
**Dec. 04, 2025**  
 Drawn: MF Sheet  
 Checked: SL **4.1**  
 PRE

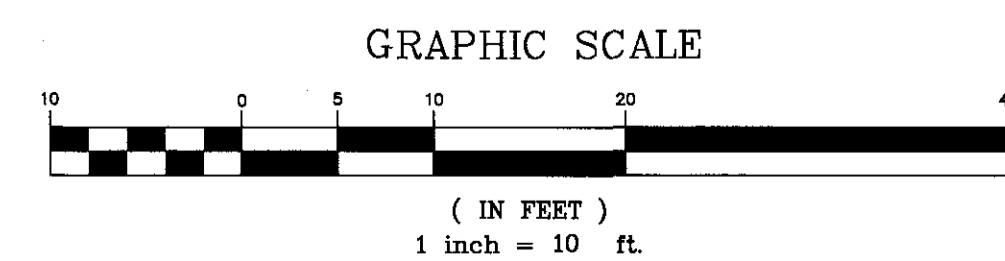
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SECTION A-A

SCALE: 1" = 10' (HORIZ)  
1" = 10' (VERT)

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4	11-12-2025, REV/ISED PLAN

**BluOnx Development, LLC**  
2646 HIGHWAY 109, SUITE 100B  
WILDWOOD, MISSOURI 63040

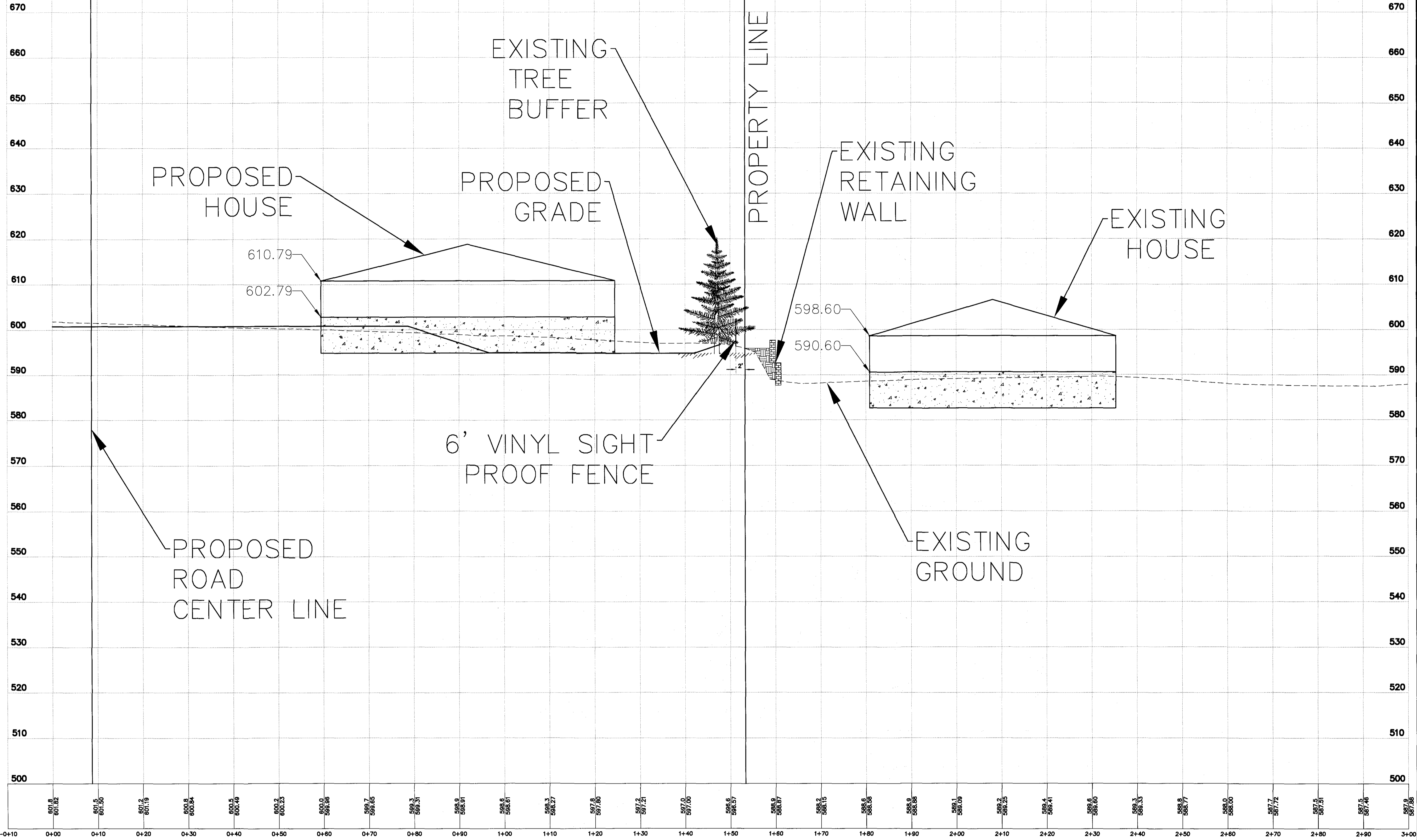
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**Stillwater Grove**  
2108 & 2128 BATES ROAD  
PRELIMINARY SITE PLAN

Professional Engineer's seal and signature affixed to this sheet. All drawings, instruments or other documents not including this seal and signature shall be considered void. The engineer and/or surveyor shall be responsible for the accuracy of the data and information provided to this engineer, and the engineer and/or surveyor shall not be responsible for the accuracy of the data and information provided to the engineer and/or surveyor.

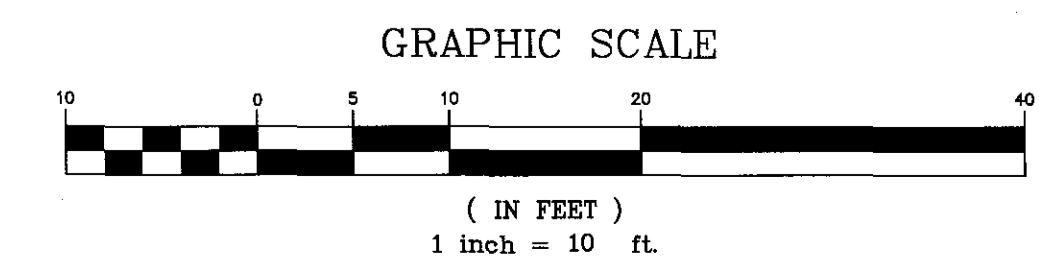
PRELIMINARY PLAN  
Date: 12-04-2025  
MICHAEL G. BOERDING  
License No. E-28543  
Professional Engineer

Job Number  
**25-05-123**  
Date  
**Dec. 04, 2025**  
Designed: MF Sheet  
Drawn: SL **5.1**  
Checked: PRE



SECTION B-B  
SCALE: 1" = 10' (HORIZ)  
1" = 10' (VERT)

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



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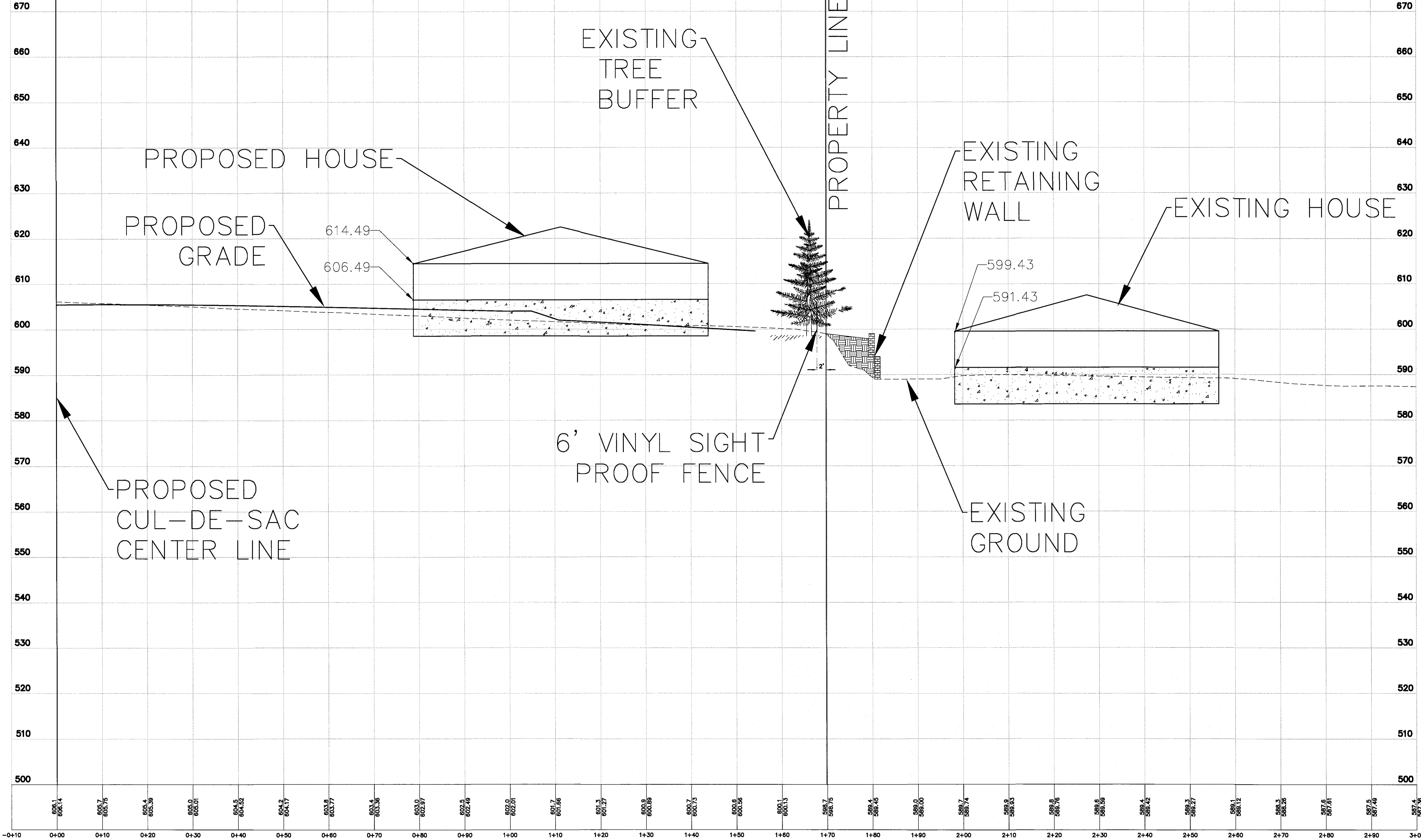
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WILDWOOD, MISSOURI 63040

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5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax. 314-487-8944  
www.sterling-eng-sur.com  
Corporate Certificate of Authority #001-348

**Stillwater Grove**  
2108 & 2128 BATES ROAD  
PRELIMINARY SITE PLAN

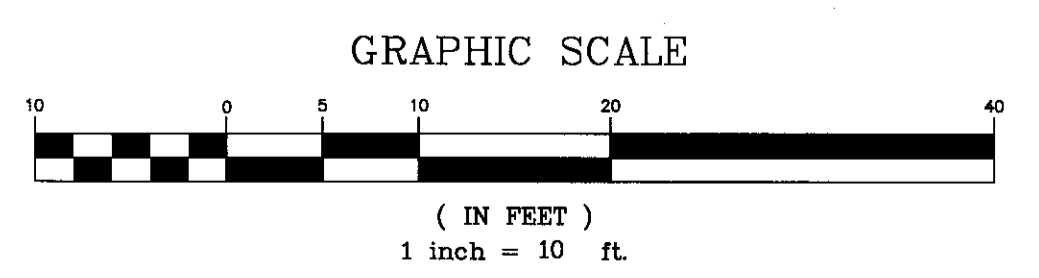
Professional Engineer's seal and signature block for Michael G. Boerding, License No. E-28643.

Job Number: 25-05-123  
Date: Dec. 04, 2025  
Designed: MF Sheet: 5.2  
Drawn: SL  
Checked: PRE



SECTION C-C  
SCALE: 1" = 10' (HORIZ)  
1" = 10' (VERT)

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE
1	7-7-2025, 1ST SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

**BluOx Development, LLC**  
2646 HIGHWAY 109, SUITE 100B  
WILDWOOD, MISSOURI 63040

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8844  
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Corporate Certificate of Authority #001348

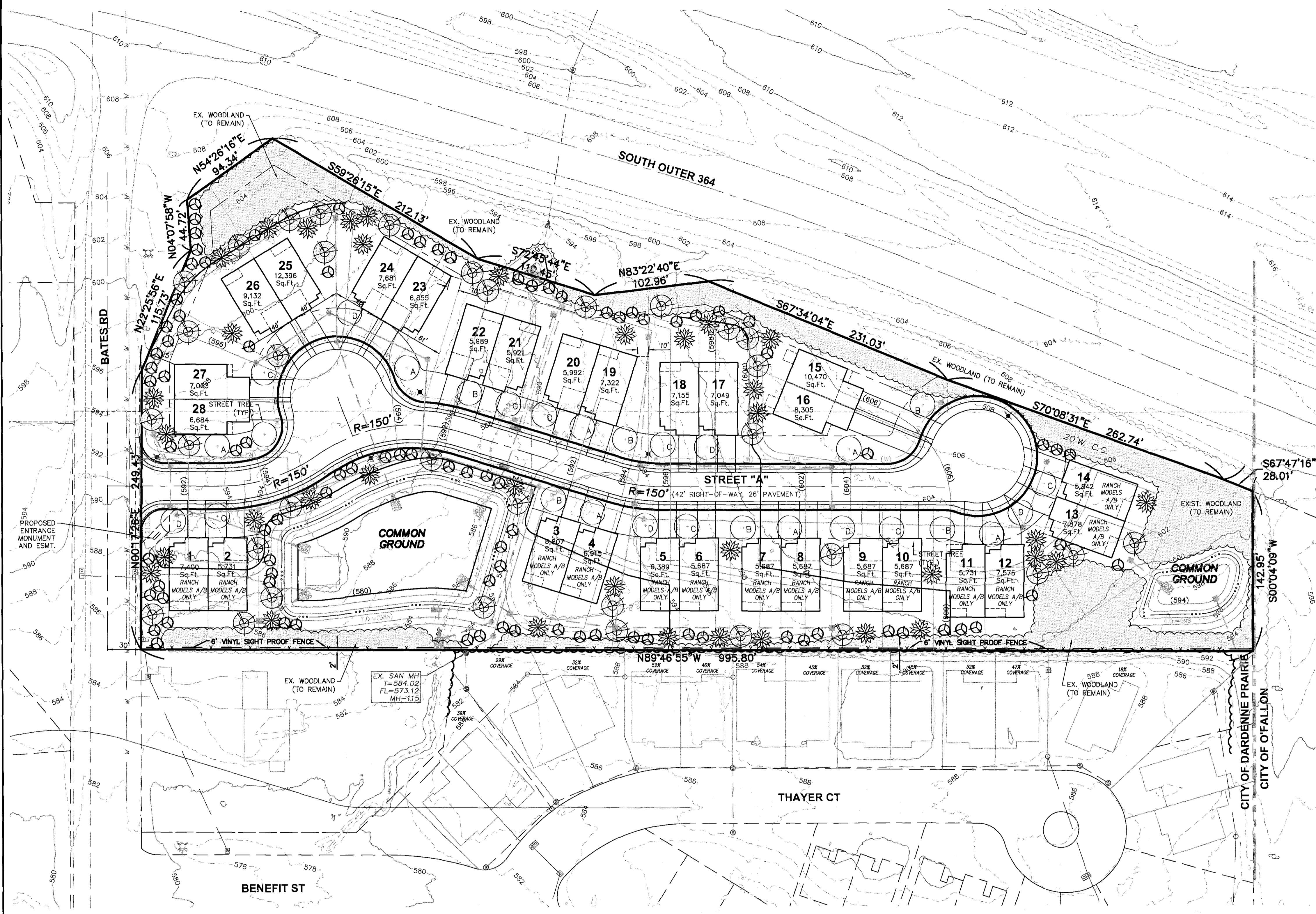
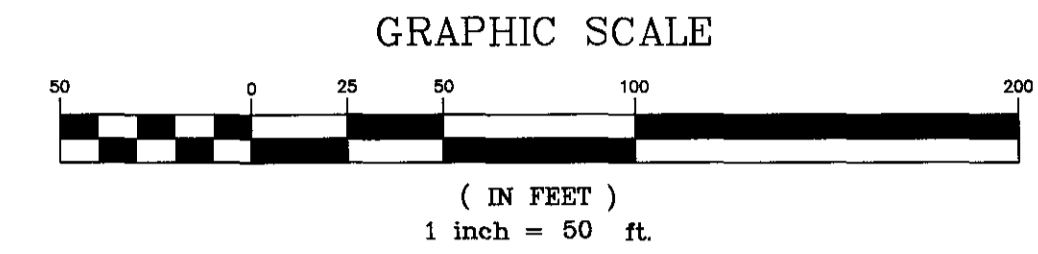
**Stillwater Grove**  
2108 & 2128 BATES ROAD  
PRELIMINARY SITE PLAN

PRELIMINARY PLAN  
Date: 12-04-2025  
MICHAEL G. BOERDING  
License No. E-26843  
Professional Engineer

Job Number  
**25-05-123**  
Date  
**Dec. 04, 2025**  
Designed: MF Sheet  
Drawn: SL Sheet  
Checked: PRE

Drawing name: C:\Users\stb\OneDrive\Documents\25-05-123\25-05-123\25-05-123\25-05-123.dwg Plotter on: Dec 04, 2025 - 8:12am Plotted by: stb\stb

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



LOT & COMMON GROUND TREE PLANTING SCHEDULE

SYMBOL	QTY.	CALIPER /HEIGHT	BOTANICAL NAME	COMMON NAME	LANDSCAPE CREDITS:
	36	6" h	SYRINGA RETICULATA	JAPANESE TREE LILAC (FLOWERING TREE)	X 200 S.F. = 7,200 S.F.
	34	1.5"	QUERCUS ALBA	WHITE OAK (SHADE TREE)	X 400 S.F. = 13,600 S.F.
	92	5" h	PICEA ABIES	NORWAY SPRUCE (EVERGREEN TREE)	X 300 S.F. = 27,600 S.F.

STREET TREE PLANTING SCHEDULE

SYMBOL	QTY.	CALIPER /HEIGHT	BOTANICAL NAME	COMMON NAME	LANDSCAPE CREDITS:
	7	1.5"	QUERCUS BICOLOR	SWAMP WHITE OAK	X 400 S.F. = 2,800 S.F.
	7	1.5"	QUERCUS ALBA	WHITE OAK	X 400 S.F. = 2,800 S.F.
	7	1.5"	ACER RUBRUM	RED MAPLE	X 300 S.F. = 2,100 S.F.
	7	1.5"	ACER SACCHARUM	SUGAR MAPLE	X 300 S.F. = 2,100 S.F.

CLEARING DATA:

EXISTING WOODLAND CANOPY: 6.1 AC.  
 PROPOSED CLEARING: 5.1 AC. (84%)  
 PRESERVED TREE CANOPY: 1.0 AC. (16%)

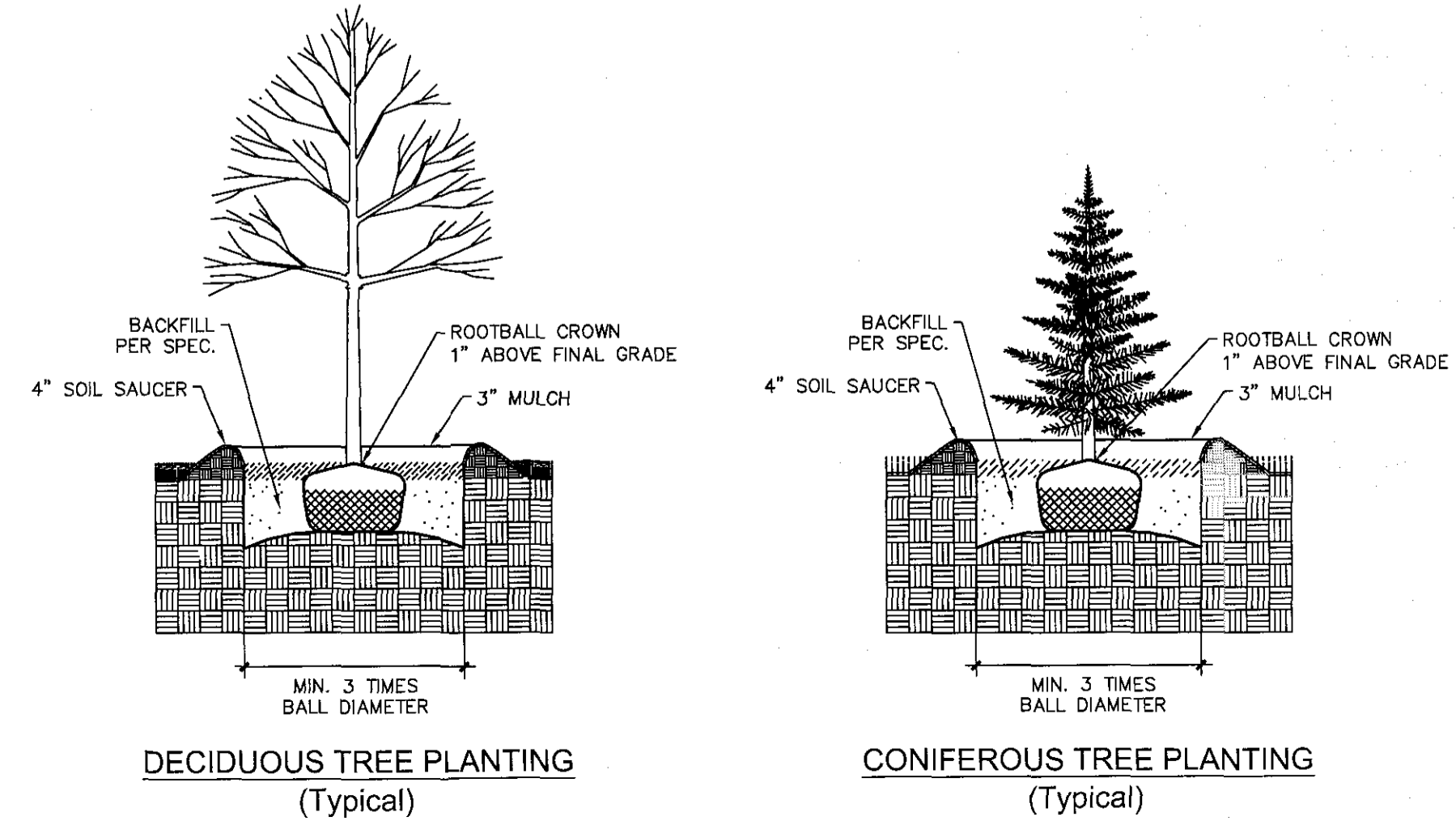
TOTAL CREDITS = 58,200 SQ.FT. or 1.33 AC.

MITIGATED REFORESTATION:

EXISTING WOODLAND X 50% = ALLOWABLE CLEARING 3.05 AC.  
 PROPOSED WOODLAND CLEARING - ALLOWABLE CLEARING = ADDITIONALLY CLEARED 2.05 AC.  
 ADDITIONALLY CLEARED X REFORESTATION FACTOR = MITIGATED REFORESTATION AREA 3.07 AC.  
 MITIGATED REFORESTATION AREA - TOTAL LANDSCAPE CREDITS = 1.74 AC.

LANDSCAPE NOTES:

- LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUIVALENT; ALL 3:1 OR STEEPER SLOPES SHALL BE LAWN SEED AND HAVE EROSION CONTROL BLANKET.
- ALL MULCH TO BE DOUBLE GROUND BARK MULCH.
- ALL LOTS HAVING LESS THAN 40% OPEN SPACES SHALL HAVE 20% OF THAT SPACES LANDSCAPED.



**STYLING CO.**  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
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 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #0011948

**Stillwater Grove**  
 2108 & 2128 BATES ROAD  
 LANDSCAPE PLAN

**Wondra**

PRELIMINARY PLAN  
 Date: 12-04-2025  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number: 25-05-123  
 Date: Dec. 04, 2025  
 Designed: MF Sheet  
 Drawn: SL L-1  
 Checked: PRE

Drawing name: C:\Users\stg\Documents\Projects\25-1200\25-1200.dwg Plotted on: Dec 04, 2025 - 7:56am Plotted by: atimguam

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, CHANGING THE COMPENSATION FOR THE  
BOARD OF ALDERMEN OF THE CITY**

**WHEREAS**, pursuant to section 79.270, RSMo., “The board of aldermen shall have power to fix the compensation of all the officers and employees of the city, by ordinance. But the salary of an officer shall not be changed during the time for which he was elected or appointed;” and

**WHEREAS**, section 115.060 of the City Code provides that “The Board of Aldermen shall fix the compensation of all the officers and employees of the City by ordinance. The salary of an officer shall not be changed during the time for which he/she was elected or appointed;” and

**WHEREAS**, the Board of Aldermen desires to change the compensation of the members of the Board of Aldermen;

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

**SECTION 1.** That the annual base salary of the Aldermen of the City of Dardenne Prairie, whose terms will commence on or after the first Tuesday of April, 2026, and their successors, shall be the sum of \$5,700.00, which sum shall be paid in equal monthly increments of \$475.00 each.

**SECTION 2.** Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

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

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

**BILL NO. 25-59**

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

Read the first (1<sup>st</sup>) time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

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

Final reading and approval this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

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