



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

**BOARD OF ALDERMEN
AGENDA
JANUARY 21, 2026
7:00 p.m.**

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 – 01 07 26
2. Board of Aldermen Regular Session Minutes – 01 07 26
3. Treasurers Report dated 12 31 25
4. Expenditures Report for approval dated 01 21 26
5. Destruction of Records for City records that have met the required retention period per the Missouri Secretary of State

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 – Continued from the 01/07/26 Board of Aldermen Meeting

NEW BUSINESS

1. Resolution #397

A RESOLUTION OPPOSING MISSOURI LEGISLATIVE PROPOSALS TO ELIMINATE THE TRADITIONAL APRIL MUNICIPAL ELECTION AND MOVE MUNICIPAL ELECTIONS TO THE NOVEMBER GENERAL ELECTION DATE.



2. Bill #26-02

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD FROM "C-2," GENERAL COMMERCIAL DISTRICT, TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

3. Bill #26-03

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD

OLD BUSINESS

1. **Bill #26-01** (first read on 01/07/2026)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 130 OF THE MUNICIPAL CODE BY DELETING ARTICLE V THEREOF IN ITS ENTIRETY, ENACTING A NEW ARTICLE V OF CHAPTER 130; AND ESTABLISHING A PURCHASING POLICY FOR 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 January 7, 2026, Dardenne Prairie Work Session to order at 7:00 pm.

Roll call vote:

	Present	Absent
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 Amend and update Purchasing Policy (City Administrator Pratt)

City Administrator Pratt gave an informative presentation regarding the proposed amendment and update to the City’s Purchasing Policy. City Administrator Pratt stated the City’s purchasing policy has not been updated since March 2011. The cost of goods and services have increased since then. These changes increase authorized spending limits for budgeted items to facilitate timely and effective purchasing procedures while maintaining fiscally conservative practices in securing lowest cost goods and services with added provisions for software purchases. Discussion among the Board continued.

2. Review of 01/07/26 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

No report

3. City Administrator

City Administrator Pratt stated the outdoor sign has not shifted to the installers and once they receive the sign, they will reach out to schedule installation. The City’s website update is in production, staff have been meeting with the vendor and reviewing designs. Anticipate launch in early April. The City Administrator and the City Clerk will be representing the City again this year at the Municipal Showcase for St. Charles County municipalities in Jefferson City on Tuesday, January 27th.



4. Aldermen

Alderman Johnson asked with the City Engineer being out of the office, has staff been able to keep up on grant applications and submissions. City Administrator Pratt stated we have and those are the first things that he will be working on when he returns as they are due in February.

Aldermen Wilson thanked the residents for the support and conversations.

5. Mayor

Mayor Widaman thanked everyone for their attendance and apologies for the clerical error of the start times this evening.

ADJOURNMENT

Motion by Alderman Detweiler, seconded by Alderman Gittemeier to adjourn the work session at 7:23 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 1 21 26
Respectfully submitted:

Deborah Ryan, City Clerk



CALL TO ORDER

Mayor Widaman called the January 7, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:28 pm.

PLEDGE OF ALLEGIANCE

Mayor Widaman led the pledge of allegiance.

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, City Attorney John Young, IT Manager Rose Maresca and City Clerk Deborah Ryan

CONSENT AGENDA

1. Board of Aldermen Minutes –12 17 25
2. Expenditures for Approval – 01 07 26
3. Appointment of City Administrator Cathy Pratt to the Old Town Square Transportation Development District

Motion by Alderman Gittemeier, seconded by Alderman Wilson 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:

- Arnie C. AC “Honest -Abe” Dienoff – City/County Public Advocate – appointment to TDD, Ordinances and Lobbyist contract/bid

NEW BUSINESS

1. **Bill #26-01**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 130 OF THE MUNICIPAL CODE BY DELETING ARTICLE V THEREOF IN ITS ENTIRETY, ENACTING A NEW ARTICLE V OF CHAPTER 130; AND ESTABLISHING A PURCHASING POLICY FOR THE CITY.

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-01. The vote on the motion being 5 ayes and 1 nay (Johnson), motion carried.

City Attorney read Bill No. 26-01 for the first time, by title only.



OLD BUSINESS

1. **Bill #25-60** (first reading on 12 17 25)

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

Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 25-60.

All ayes, motion carried.

City Attorney read Bill No. 25-60 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Detweiler to approve Bill No. 25-60.

Roll call vote:

Alderman Nay – Aye

Alderman Detweiler – Aye

Alderman Gettemeier – Aye

Alderman Johnson – Aye

Alderman Waters – Aye

Alderman Wilson – Aye

The vote on the motion being 6 ayes, motion carried. Bill No. 25-60 becomes Ordinance No. 2396.

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

Motion by Alderman Gettemeier, seconded by Alderman Wilson to read Bill No. 25-61 for the second time, by title only.

All ayes, motion carried.

City Attorney read Bill No. 25-61 for the second time by title only.

Motioned by Alderman Johnson, seconded by Alderman Detweiler to approve Bill No. 25-61.

Roll call vote:

Alderman Wilson – Aye

Alderman Johnson – Aye

Alderman Gettemeier – Aye

Alderman Detweiler – Aye

Alderman Waters – Aye

Alderman Nay – Aye

The vote on the motion being 6 ayes, motion carried. Bill No. 25-61 becomes Ordinance No. 2397.



3. Bill #25-62 (first reading on 12 17 25)

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

Motion by Alderman Gittemeier, seconded by Alderman Nay to read Bill No. 25-62 for the second time, by title only.

All ayes, motion carried.

City Attorney read Bill No. 25-62 for the second time by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Wilson to approve Bill No. 25-62.

Roll call vote:

Alderman Nay – Aye

Alderman Wilson – Abstain

Alderman Gettemeier – Aye

Alderman Johnson – Nay

Alderman Waters – Nay

Alderman Detweiler – Aye

The vote on the motion being 3 ayes, 1 abstention and 2 nays, motion failed.

4. Bill #25-63 (first reading on 12 17 25)

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

Motioned by Alderman Gittemeier, seconded by Alderman Wilson to approve Bill No. 25-63.

Roll call vote:

Alderman Wilson – Aye

Alderman Johnson – Nay

Alderman Gettemeier – Aye

Alderman Detweiler – Aye

Alderman Waters – Aye

Alderman Nay – Aye

The vote on the motion being 5 ayes and 1 nay, motion carried. Bill No. 25-63 becomes Ordinance No. 2398.

OFFICER & STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer



No report.

3. City Administrator

No report

4. Aldermen

No report

5. Mayor

Mayor Widaman thanked those that came at 6 and stayed due to a clerical error on the posting times of the meeting.

ADJOURNMENT

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

All ayes, motion carried.

Meeting adjourned at 7:52 pm.

Approved by the Board of Alderman on 01 07 26
Respectfully submitted:

Deborah Ryan, City Clerk

TREASURER'S REPORT

As of December 31, 2025

General Fund	3,780,456.47
General Fund (Invested)	1,362,388.84
Special Revenue Fund	1,178,116.90
Special Revenue Fund (Invested)	328,784.59
Parks & Storm Water Fund	398,853.52
Parks & Storm Water Fund (Invested)	1,151,730.45
Parks & Storm Water Umpire Fund	2,908.07
Capital Improvement Sales Tax Fund	1,728,017.55
Capital Improvement Sales Tax Fund (Invested)	495,145.66
Transportation Fund	1,114,488.92
Transportation Fund (Invested)	0.00
Escrow/Bond Account	107,286.17
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	11,648,477.14

Respectfully submitted,



Kim Clark
Finance Manager

**EXPENDITURES FOR APPROVAL
1/21/2026**

1 Adeline's Kitchen & Catering Company	Appreciation Dinner Deposit	500.00
2 AFLAC	January, 2026	287.04
3 Ameren	City Hall	2,061.39
4 Ameren	Traffic Light 2	59.40
5 Ameren	Traffic Light	13.72
6 Ameren	Street Lights	46.54
7 Ameren	Street Lights	210.75
8 Ameren	Concession Stand	363.29
9 Ameren	City Park	216.06
10 Ameren	Athletic Complex	483.06
11 Americom Technology Solutions	IT - January	2,341.52
12 BOK Financial	COP Series 2016 Biannual Payment	7,232.68
13 Byrne & Jones Construction	Town Square Avenue Final Payment	24,250.00
14 CDS Office Technologies	Copies to 12-27-25	215.75
15 Charter Communications	Service to 1-7-26	228.03
16 First Bank	Credit Card Charges	6,349.92
17 First Capital Advisors	Lobbying Services - January, 2026	3,000.00
18 Insurance: Principal Life	Life: December, 2025 adjustment	90.95
19 KC Life	Vision & Dental: February	1,165.85
20 Mayor Keith Widaman	Chat GPT subscription reimbursement	199.90
21 Metro Mayors of the St. Louis Region	2026 Dues	350.00
22 MOCCFOA	City Clerk Conference Registration	610.00
23 Municipal League of Metro St. Louis	2026 Annual Tuition	50.00
24 NFM Buyer	Pothole repair material	87.54
25 Oates Associates, Inc.	Review of Community College Improvement Plans	1,485.00
26 Parks: Kevin DeSain	5/21/26 Performance	1,115.00
27 Paychex	December & January Timesystem Fee	268.00
28 Payroll	01-16-26 Payroll	41,942.17
29 PWSD #2	City Hall water to 04-15-26	300.00
30 R & R Sanitation	Porta Potty to 1-26-26	228.00
31 Rafael Saloma-Gonzalez	Court Intrepreter	284.00
32 Rainout Line	Annual Subscription	399.00
33 Reli-Abel Fire Protection	Annual Fire Extinguisher/Emergency Light Inspection	829.83
34 Revize LLC	Annual Fee	6,800.00
35 Sargent Photography	Headshots	800.00
36 St. Charles County Economic Development	2026 Annual Support	11,670.00
37 St. Lukes Workplace	New employee screening: Hansen	52.00
38 Stivers	Temp - week ending 12/28 & 1/14	1,086.66
39 T. Wood	Temp to 1-16-25	2,240.00
40 TASC	Annual Fees: HRA & FSA	2,249.68
41 Tyler Technologies	Building Dept Software: 1st Quarter	3,678.00
42 UMB Bank, NA	January, 2026 TDD Sales Tax Payment	35,363.59
43 United Printing Consultants	Business cards: Hansen	140.00
44 US Bank	COP Series 2020 Biannual Payment	31,950.00
45 US Bank	COP Series 2022 Biannual Payment	388,100.00
46 Weis Design Group	Development Reviews: November & December	5,297.40
47 Weis Design Group	Post Road Phase I: October - December	22,370.86
48 Weis Design Group	Henning Road Path: September - December	13,839.31
		622,901.89

Approved by Board of Aldermen 01-21-26

Mayor Keith Widaman

City of Dardenne Prairie
RECORDS DESTRUCTION - January, 2026

DATE	RECORD NAME	BRIEF DESCRIPTION AND INCLUSIVE DATES COVERED	RECORD SERIES (reference records retention schedule)	MINIMUM RETENTION PERIOD (reference records retention schedule)	QUANTITY OF RECORD SERIES DISPOSED	DESTRUCTION DATE	MANNER OF DESTRUCTION	NOTES
	License applications including: Business Home Occupations Liquor Solicitors Fireworks	2023 License applications	GS 050 Permits and Licenses	Retain 2 years after expiration.				
	Charter Communications	Quarterly Disbursement Reports 2024	GS 008 Accounts Receivable Records	Completion of audit				
	St. Charles County	Monthly Real Estate & Personal Property Disbursement Reports 2024	GS 008 Accounts Receivable Records	Completion of audit				
	Missouri Department of Revenue Sales Tax Revenue Reports including: General Capital Improvement Parks & Storm Water Transportation	Monthly Distribution Report 2024	GS 008 Accounts Receivable Records	Completion of audit				
	Missouri Department of Revenue Motors Fuels Tax Revenue Reports	Monthly Distribution Report 2024	GS 008 Accounts Receivable Records	Completion of audit				
	Deposit Summary	Revenue Deposit Summaries 2024	GS 008 Accounts Receivable Records	Completion of audit				
	Banking Records including: General Fund Parks & Stormwater Fund Parks Unmprie Fund Capital Improvement Fund Special Revenue Fund Escrow Bond Account Transportation Fund	Includes Bank Statements with check images, Reconciliation Summary, Deposit Books and Deposit Slips 2023	GS 010 Banking and Investment Records	Completion of audit plus 1 year				
	Schwab Investments & Commerce Bank Investments	Includes statements, receipts for interest income, Certificates of Deposit, Treasury Bills 2023	GS 010 Banking and Investment Records	Completion of audit plus 1 year				

Accounts payable records (Excluding payments made in connection to COP's, TDD, Road Projects or any other mandated to retain)	Includes invoices and payment correspondence 2024	GS 007 Accounts Payable Records	Completion of audit		
Insurance Policy Records	Policies including liability, auto, property, group health, life, vision, dental, disability, workers comp 2018 and prior	GS 056 Insurance Policy Records	Retain until canceled or expires, plus 6 calendar years.		
Payroll Register	Report documenting gross pay, net pay, withholdings and deductions 2019	GS 068 Payroll Records	5 years		
Federal Tax Form W-2	Annual tax statements 2019 & 2020	GS 033 Wage & Tax Statements	5 years		
Electronic Recordings	Audio Recordings of Board of Aldermen, Planning & Zoning and Board of Adjustment meetings 2023 and prior	GS 088 Electronic Recordings	30 days and review		
Public Notice Records	Public Notices 2022 and prior	GS 022 Public Notice Records	3 years		
Resident Complaints	2022 and prior	GS 049 Request & Complaint Files	3 years after final disposition		
Personnel Files	2014 and prior	GS 026 Employee Personnel Records	Date of separation + 10 years		

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

St. Charles Business Record
1600 Heritage Landing
St. Peters, MO, 63303
Phone: 3144211880 Fax: 0

ST. CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

To: CITY Of Dardenne Prairie - DEBBIE RYAN
2032 Hanley Rd
Dardenne Prairie, MO, 633686706

Re: Legal Notice 4111437, The Red Bud Development Group,
LLC

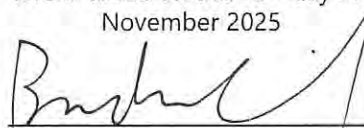
State of MO }
County of St. Charles County }

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 11/13/2025 edition and ending with the 11/13/2025 edition for a total of 1 publications, and that the date of publications were as follows: 11/13/2025.

Publishers fee: \$70.93

By: 
David Blumenthal

Sworn to me on this 13th day of
November 2025

By: 
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

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-10, 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
4111437 St. Charles Nov. 13, 2025



RESOLUTION No. 397

A RESOLUTION OPPOSING MISSOURI LEGISLATIVE PROPOSALS TO ELIMINATE THE TRADITIONAL APRIL MUNICIPAL ELECTION AND MOVE MUNICIPAL ELECTIONS TO THE NOVEMBER GENERAL ELECTION DATE.

WHEREAS, the City of Dardenne Prairie, Missouri is a municipal corporation organized under the laws of the State of Missouri and is responsible for governing local affairs in a manner that best serves its residents; and

WHEREAS, Missouri municipalities have historically conducted local elections on the first Tuesday after the first Monday in April, providing voters with a focused opportunity to consider local candidates and ballot issues without being overshadowed by state and federal races; and

WHEREAS, multiple bills introduced in recent Missouri legislative sessions—including but not limited to SB 1152 (2025), HB 1613 (2025), and SB 839 (2025)—have proposed eliminating the April municipal election and consolidating local elections with the November General Election; and

WHEREAS, supporters of these proposals often cite increased voter turnout as a primary objective; however, increased turnout does not necessarily equate to greater voter awareness or understanding of complex and highly localized municipal issues; and

WHEREAS, municipal elections frequently involve matters such as public safety services, local taxes, infrastructure investments, zoning decisions, and municipal leadership, which benefit from dedicated voter attention and community-focused engagement; and

WHEREAS, consolidating municipal elections with the November general election risks voter fatigue, lengthy ballots, and reduced visibility for local issues, potentially diminishing informed participation in municipal governance; and

WHEREAS, eliminating the April election date would also create administrative and operational challenges for municipalities, including changes to election administration, terms of office, transition timelines, and coordination with county election authorities; and

WHEREAS, Missouri's cities vary significantly in size, structure, and governance needs, and decisions regarding the timing of municipal elections are best determined at the local level rather than through a uniform statewide mandate;

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

Section 1. The City of Dardenne Prairie formally opposes any legislative proposal that would eliminate the traditional April municipal election or require municipal elections to be held exclusively during the November general election.

RESOLUTION No. 397

Section 2. The City affirms its support for local control and flexibility in election administration, recognizing that municipalities are best positioned to determine election timing that promotes informed voter participation and effective governance.

Section 3. The City urges the Missouri General Assembly to engage with municipal officials and organizations before advancing legislation that would significantly alter long-standing municipal election practices.

Section 4. The City Clerk is directed to transmit a copy of this Resolution to the Governor of Missouri, the City's legislative delegation, the Missouri Municipal League, and other appropriate parties.

Section 5. This Resolution shall be in full force and effect immediately upon its passage and adoption.

Approved this _____ day of January, 2026.

Mayor

Attest: _____
City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD FROM “C-2,” GENERAL COMMERCIAL DISTRICT, TO “R-1D,” SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

WHEREAS, on October 31, 2025, the City of Dardenne Prairie, Missouri (the “City”) received an application from The Red Bud Development Group LLC, a Missouri limited liability company (the “Applicant”), for the rezoning of approximately six (6) acres of real property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein (the “Property”), currently zoned “C-2,” General Commercial District, pursuant to the Municipal Code of the City (the “Municipal Code”), and owned by TLR Enterprises LLC, a Missouri limited liability company, and Pinecrest Rental Properties, LLC, a Missouri limited liability company (collectively, the “Owners”); and

WHEREAS, as part of the rezoning request, the Applicant also submitted a Planned Unit Development (P.U.D.) Request – Area Plan for the approval of an Area Plan for the Property; and

WHEREAS, the Applicant requested that the Property be rezoned to “R-1D,” Single-Family Residential District, with a P.U.D.; and

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

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

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

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

SECTION 1. Zoning Amendment. That after proper notice in accordance with the ordinances of the City of Dardenne Prairie, Missouri, and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain six (6) acres of real property described more particularly on **Exhibit A**, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such six (6) acres of real property from “C-2,” General

Commercial District, to “R-1D,” Single-Family Residential District, with a Planned Unit Development (“P.U.D”), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant and Owners’ (or their respective successors in interest) compliance with all conditions reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by Applicant and prepared by Bax Engineering Co., a Missouri corporation, dated November 4, 2025, and referencing Project Number 00-10988C, consisting of pages 1-6, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), subject to the Applicant’s and the Owners’ (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

SECTION 3. Area Plan Conditions of Approval. The approval of the Area Plan pursuant to Section 2 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owners, having to the best of their knowledge, provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to an “R-1D,” Single-Family Residential District, Planned Unit Development (P.U.D.) and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and
2. The Applicant and the Owners (and their respective successors in interest) agree that all improvements, including the proposed private street, shall be constructed to meet all applicable state and local codes and shall comply with all the City’s applicable Ordinances and street construction standards; and
3. The Applicant and the Owners (and their respective successors in interest) agree to relocate the proposed barbeque (BBQ) pits to the north side of the Property near the proposed detention basin; and
4. The Applicant and the Owners (and their respective successors in interest) agree to relocate the proposed dog park to allocate additional space for vehicle parking; and
5. The Applicant and the Owners (and their respective successors in interest) agree to amend the Area Plan such that all proposed patio areas are clearly depicted thereon; and

6. The Applicant and the Owners (and their respective successors in interest) agree to amend the Area Plan such that all proposed residences have individual basements.

SECTION 4. Amend Zoning Map. That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

SECTION 5. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 6. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

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

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

BILL NO. 26-02

ORDINANCE NO. _____

Read the first (1st) time this _____ day of _____, 2026.

Attest: _____
City Clerk

Mayor

Read the second (2nd) time and passed this _____ day of _____, 2026.

Attest: _____
City Clerk

Mayor

Approved this _____ day of _____, 2026.

Attest: _____
City Clerk

Mayor

Exhibit A

A tract of land being all of Lot 2 of “Pinecrest Apartments”, a subdivision according to the plat thereof recorded in Plat Book 47, Page 208 of the St. Charles County Records, and being part of U.S. Survey 1669 and part of Fractional Section 6, Township 46 North, Range 3 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Lot 2 of said “Pinecrest Apartments”, said point being the Northwest corner of Lot 1 of said plat; thence with the common line, South 67 degrees 41 minutes 00 seconds East 455.86 feet to a point on the East line of said Lot 2; thence along the said East line, North 22 degrees 19 minutes 45 seconds East 542.61 feet to a point on the South line of Property conveyed to “Earnest Trust Agreement” by Deed recorded in Book 6801, Page 1778 of said records; thence with said South line, South 83 degrees 21 minutes 00 seconds East 240.14 feet to a point on the West line of property conveyed to “Life Storage, L.P.” by Document #2020R-096797 of said records; thence along said West line, South 22 degrees 19 minutes 45 seconds West 859.34 feet to a point on the North right-of-way line of North Outer Road, formerly Highway N, right-of-way varies; thence the following courses and distances: North 67 degrees 48 minutes 13 seconds West 19.38 feet; North 22 degrees 11 minutes 48 seconds East 33.90 feet; North 67 degrees 48 minutes 12 seconds West 465.28 feet; North 20 degrees 24 minutes 32 seconds West 298.12 feet to the Point of Beginning, containing 6.007 acres.

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).
- 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).
- 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 1st Public Hearing: 12/10/25 Postmark Deadline: 11/25/25


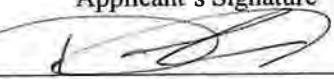
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

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	<u>10/31/25</u> _____ Date
 _____ Owner's Signature	<u>10/31/25</u> _____ 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.

Notice of Public Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property 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:

Name of Applicant:	<u>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump 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) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

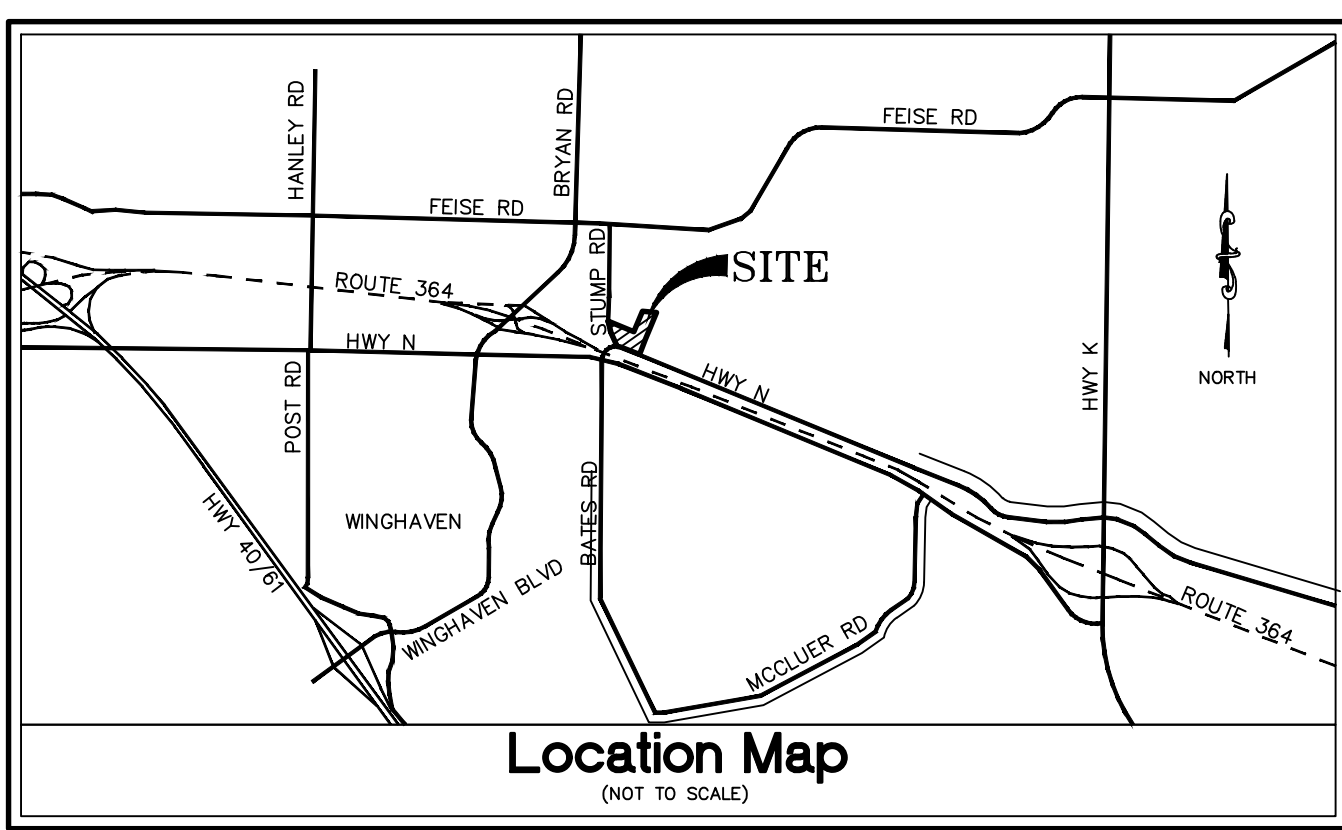
A REZONING EXHIBIT FOR #7393 HIGHWAY N

A TRACT OF LAND BEING ALL OF
LOT 2 OF "PINECREST APARTMENTS"
AND BEING PART OF U.S. SURVEY 1669
AND PART OF FRACTIONAL SECTION 6
TOWNSHIP 46 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

LAND DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOT 2 OF "PINECREST APARTMENTS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 208 OF THE ST. CHARLES COUNTY RECORDS, AND BEING PART OF U.S. SURVEY 1669 AND PART OF FRACTIONAL SECTION 6, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID "PINECREST APARTMENTS"; SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE WITH THE COMMON LINE, SOUTH 67 DEGREES 41 MINUTES 00 SECONDS EAST 455.86 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE SAID EAST LINE, NORTH 22 DEGREES 19 MINUTES 45 SECONDS EAST 542.61 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO "EARNEST TRUST AGREEMENT" BY DEED RECORDED IN BOOK 6801, PAGE 1778 OF SAID RECORDS; THENCE WITH SAID SOUTH LINE, SOUTH 83 DEGREES 21 MINUTES 00 SECONDS EAST 240.14 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO LIFE STORAGE, L.P., BY DOCUMENT #2020-096797 OF SAID RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 22 DEGREES 19 MINUTES 45 SECONDS WEST 859.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER ROAD, FORMERLY HIGHWAY N, RIGHT-OF-WAY VARIES; THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 67 DEGREES 48 MINUTES 13 SECONDS WEST 13.38 FEET; NORTH 22 DEGREES 11 MINUTES 48 SECONDS EAST 33.90 FEET; NORTH 67 DEGREES 48 MINUTES 12 SECONDS WEST 465.28 FEET; NORTH 20 DEGREES 24 MINUTES 32 SECONDS WEST 298.12 FEET TO THE POINT OF BEGINNING, CONTAINING 6.007 ACRES



Location Map
(NOT TO SCALE)

PROPERTY N/F
EARNEST TRUST AGREEMENT
6801/1778
PARCEL ID: 2-0067-S006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

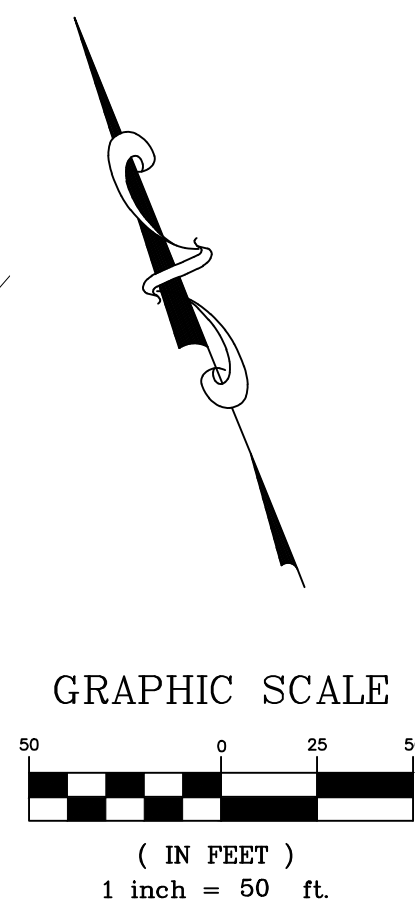
LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M

LOT 2
N/F
PINECREST RENTAL PROPERTIES LLC
8283/891
PARCEL ID: 2-0067-C022-00-0002.0000000
CITY OF DARDENNE PRAIRIE
ZONED: C-2

PROPERTY N/F
TLR ENTERPRISES LLC
DOC#2021-038698
PARCEL ID: 2-0067-S006-00-0001.1000000
CITY OF DARDENNE PRAIRIE
ZONED: C-2

PROPERTY N/F
LIFE STORAGE, L.P.
DOC: 1-134-1669-00-0001.5200000
CITY OF DARDENNE PRAIRIE
ZONED: C-2

**PROPOSED ZONING:
R-1D, PUD**



STUMP ROAD
(RELOCATED)

S67°41'00"E 455.86'

N202°32'W 298.12'

N67°48'12"W 465.28'

N22°11'48"E 33.90'

N67°48'13"W 19.38'

NORTH OUTER ROAD
FORMERLY MISSOURI STATE HIGHWAY N

N22°19'45"E 542.61'

S83°21'00"E 240.14'

S22°19'45"W 859.34'

A REZONING EXHIBIT FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655

Missouri State Certificate of Authority
Surveying #000144

REVISIONS

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any
responsibility for all other
drawings, specifications, estimates,
reports or other documents or
instruments relating to or
intended to be used for any part
or parts of the architectural or
engineering project or survey
other than these authenticated by
my seal.

11/03/2025
DATE

00-10988C
PROJECT NUMBER

10988Cpre.dwg
FILE NAME

CLM
DRAWN

CAW JBS
DESIGNED CHECKED

REZONING
EXHIBIT

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL
PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD**

WHEREAS, on October 31, 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 The Red Bud Development Group LLC, a Missouri limited liability company (the “Applicant”), requesting to use certain real property located at 7393 Highway N and Stump Road located in the City (the “Property”), and owned by TLR Enterprises LLC, a Missouri limited liability company, and Pinecrest Rental Properties, LLC, a Missouri limited liability company (collectively, the “Owners”) to build attached single-family residences; and

WHEREAS, the Property is zoned “R-1D,” Single-Family Residential District, with a Planned Unit Development (P.U.D.) pursuant to the Municipal Code of the City of Dardenne Prairie (the “Municipal Code”); and

WHEREAS, pursuant to Section 405.170 of the Municipal Code, “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, 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, the Planning and Zoning Commission applied the following criteria and recommended denial 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 hearing before the Planning and Zoning Commission on January 14, 2026; and

WHEREAS, the Board of Aldermen considered the Application, the criteria provided in Section 405.475 of the Municipal Code, and the particular evidence presented at the public hearings before the Planning and Zoning Commission on January 14, 2026, and before the Board of Aldermen on January 21, 2026.

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 single-family attached housing:

1. Complies with all applicable provisions of the Zoning Regulations set forth in the Municipal Code;
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.

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 single-family attached housing subject to the Applicant's and Owners', 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 Owners, 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, with a Planned Unit Development (P.U.D.), and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.
2. Applicant and Owners 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 Owners (and 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 Owners' (or their respective successors in interest) compliance with this Ordinance and the Area Plan submitted by Applicant and prepared by Bax Engineering Co., a Missouri corporation, dated November 4, 2025, and referencing Project Number 00-10988C, consisting of pages 1-6, which plan is on file in the Office of the City Clerk and incorporated by reference herein, including any amendments thereto, for the Property.

5. 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. 26-3

ORDINANCE NO. _____

Read for the first time this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

Read the second time, passed and approved by the Board of Aldermen this _____ day
of _____, 2026.

Mayor

Attest:

City Clerk

Exhibit A



City Hall
2052 Henley Road
Dardenne Prairie, MO 63368
Phone 636.581.1718
Fax 636.625.0077

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: The Red Bud Development Group, LLC
Company Name
Tim Ruesch, Owner
Printed Name, Title
2370 Scattered Oak Drive
Street Address
Wentzville, MO 63385
City/State/Zip Code
314-803-7365 Telephone rueschtim@yahoo.com Email

OWNER: TLR Enterprises, LLC
Company Name
Tim Ruesch, Owner
Printed Name, Title
2370 Scattered Oak Drive
Street Address
Wentzville, MO 63385
City/State/Zip Code
314-803-7365 Telephone rueschtim@yahoo.com Email

STREET ADDRESS OF CONDITIONAL USE: #7393 Hwy N and Stump Road

LEGAL DESCRIPTION OF PROPERTY: PT SW 1/4 SW 1/4, Pincrest Apts, Lot 2

EXISTING ZONING: C-2 PROPOSED ZONING: R-1D, PUD

PROPOSED USE & SCOPE OF WORK: Single Family Attached Housing

CONDITIONAL USE APPLICATION FEE SUBMITTED: \$920.00

SITE PLAN REVIEW FEE SUBMITTED (if applicable): N/A



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63388
Phone 636 581 1718
Fax 636 625 0077

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: The Red Bud Development Group, LLC
 Company Name
Tim Ruesch, Owner
 Printed Name, Title
2370 Scattered Oak Drive
 Street Address
Wentzville, MO 63385
 City/State/Zip Code
314-803-7365 rueschtim@yahoo.com
 Telephone Email

OWNER: Pinecrest Rental Properties, LLC
 Company Name
Tim Ruesch, Owner
 Printed Name, Title
2370 Scattered Oak Drive
 Street Address
Wentzville, MO 63385
 City/State/Zip Code
314-803-7365 rueschtim@yahoo.com
 Telephone Email

STREET ADDRESS OF CONDITIONAL USE: #7393 Hwy N and Stump Road

LEGAL DESCRIPTION OF PROPERTY: _____

EXISTING ZONING: _____ PROPOSED ZONING: _____

PROPOSED USE & SCOPE OF WORK: _____

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____

CONDITIONAL USE PERMIT APPLICATION

Consideration 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. 26-3

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 (tsteiler@dardennepairie.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 (tsteiler@dardennepairie.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



Applicant's Signature

10/31/25

Date



Owner's Signature

10/31/25

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.

RBA FORM (OFFICE USE ONLY)

MEETING DATE: **January 7, 2026**

Regular () Work Session (X)

ATTACHMENT: YES (X) NO ()

Contract () Ordinance (X) Other ()

**Request for Board Action
By: Staff**

• **Description:**

Recommendation to update the Purchasing Policy of the City to better define authorities and facilitate effective purchasing procedures. Added provisions for software purchases.

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

• **Summary/Explanation:**

The City's purchasing policy has not been updated since March 2011. The cost of goods and services have increased since then. These changes increase authorized spending limits for budgeted items to facilitate timely and effective purchasing procedures while maintaining fiscally conservative practices in securing lowest cost goods and services.

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

RBA requested by:

Date:

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 130 MUNICIPAL CODE BY DELETING ARTICLE V THEREOF IN ITS ENTIRETY; ENACTING A NEW ARTICLE V OF CHAPTER 130; AND ESTABLISHING A PURCHASING POLICY FOR THE CITY

WHEREAS, the Board of Aldermen finds and determines that good governance of the City requires the adoption of policies for the purchase of goods and services to enhance the City's efficiency, fiscal responsibility, resource allocation, transparency and accountability.

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

SECTION 1. Chapter 130 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting Article V thereof in its entirety and replacing it, in lieu thereof, with a new Article V to read, as follows:

Section 130.140. Definitions.

ARCHITECTURAL SERVICES

Any service as defined in section 327.091, RSMo.

BUILDING AND FACILITY MAINTENANCE SERVICES

Heating, Ventilation and Air Conditioning (HVAC), maintenance and servicing, landscaping services, elevator maintenance and inspection services, and any other such routine and repeating services as may be required to maintain buildings, facilities and other properties of the City and good working order.

EMERGENCY

A circumstance where, in the opinion of the Purchasing Agent, there exists a threat to life, property, public health or public safety or when immediate action is necessary for repairs to City property in order to protect against further loss of, or damage to, City property, to prevent or minimize serious disruption in City services or to ensure the integrity of City records

ENGINEERING SERVICES

Any service as defined in section 327.181, RSMo.

FIRM

Any individual, firm, partnership, corporation, association or other legal entity permitted by law to practice the profession of accounting, architecture, engineering, law, land surveying, land use planning and other consulting services and provide said services.

FORMAL BID

The purchase of supplies at a specific price based upon the phases, steps, or schedule of events, and contract objective(s) identified by the Purchasing Agent

consistent with the procedures set forth in Section 130.150(B) of this Code.

INFORMAL BID

The purchase of supplies at a specific price consistent with the procedures set forth in Section 130.150(A) of this Code.

INFORMATION TECHNOLOGY

Any computer or electronic information equipment or interconnected system that is used in the acquisition, storage, manipulation, management, movement, control, display, switching, interchange, transmission, or reception of information, including audio, graphic, and text.

LAND SURVEYING SERVICES

Any service as defined in section 327.272, RSMo.

LOWEST RESPONSIBLE BIDDER

Cost and other factors to be considered in the evaluation process, including, but not limited to:

1. The financial stability of the bidder;
2. Production capability of the bidder;
3. Ability of the bidder to deliver or perform on a timely basis;
4. Quality of past performance on contracts or services;
5. Conformity of specifications, terms and conditions to those in the invitation of bids;
6. Absence of unilateral mistakes or obvious errors made in calculating or presenting figures;
7. Compliance with Section 34.073, RSMo.;
8. Compliance with Section 34.076; and
9. Award of the bid shall be consistent with all laws and regulations of the State of Missouri and the United States.

NEGOTIATION

The process of selecting a contractor by the competitive methods described in this chapter, whereby the Purchasing Agent can establish any and all terms and conditions of a procurement contract by discussion with one or more prospective contractors.

NON-PROFESSIONAL SERVICES

Informational technology services, software licensing agreements, building and facility maintenance services, training consultants and facilitators, and other such consultants or advisors that do not otherwise provide professional services.

PROFESSIONAL SERVICES

Architectural Services, Engineering Services, Land Surveying Services, and any other services provided by planning consultants, accountants, attorneys at law, and other firms providing consulting services.

PURCHASE

Includes the rental or leasing of any equipment, articles or things.

PURCHASING AGENT

The Mayor, City Administrator and his or her respective designees.

REQUEST FOR PROPOSAL

A negotiated procurement of supplies pursuant to Section 130.150(C) of this Code.

REQUEST FOR QUALIFICATION

The purchase of supplies pursuant to a qualification-based selection procedure as set forth in Section 130.150(D) of this Code.

SUPPLIES

Supplies, materials, equipment, contractual services and any and all articles or things.

TRANSACTION

The purchase of supplies as evidenced by a single invoice, contract or payment.

TRANSACTION SPLITTING

Breaking up purchases or dividing a large transaction into multiple smaller ones.

Section 130.145. General Purchasing Rules.

- A. Except as may be otherwise required by law, no purchase of supplies, payment of which is to be made from funds of the City, shall be made by the Purchasing Agent or any officer, employee or agent of the City except in the manner set forth in this Chapter.
- B. *General Purchasing Procedures.* Except as otherwise set forth herein, all purchases of supplies shall require the approval of the Board of Aldermen and are subject to the following procedures:
 - 1. *Purchases Costing Five Thousand Dollars (\$5,000.00) to Twenty Thousand Dollars (\$20,000.00).* Whenever the cost of any contemplated purchase of supplies is estimated to be not less than Five Thousand Dollars (\$5,000.00) nor more than Twenty Thousand Dollars (\$20,000.00), such purchases shall be made pursuant to the Informal Bid procedures set forth in this Chapter.
 - 2. *Purchases Greater Than Twenty Thousand Dollars (\$20,000.00).* Whenever the cost of any contemplated purchase of supplies is estimated to exceed twenty thousand dollars (\$20,000.00), such purchases shall be made pursuant to the Formal Bid procedures set forth in this Chapter.
- C. *Exceptions.* Notwithstanding any of the provisions of subsection B of this Section

to the contrary, the Purchasing Agent has the following authority:

1. *Purchases Less Than Five Thousand Dollars (\$5,000.00)*. Whenever the cost of any contemplated purchase of supplies is estimated to be less than Five Thousand Dollars (\$5,000.00), the Purchasing Agent is authorized to purchase the supplies as needed in accordance with any rules and regulations established by the Purchasing Agent.
 2. *Routine Operation Expenses*. The Purchasing Agent is authorized to make expenditures not to exceed Fifteen Thousand Dollars (\$15,000.00) per transaction for recurring expenses necessary for the City's daily operations, including, but not limited to, vehicle repairs, office supplies, minor equipment, and utility costs.
 3. *Minor Capital Expenditures*. The Purchasing Agent is authorized to make expenditures not to exceed Twenty-five Thousand Dollars (\$25,000.00) per transaction for the maintenance, repair or replacement of certain capital expenditures, including, but not limited to, HVAC replacements in City buildings, City building renovations, and equipment purchases.
 4. *Emergency Expenditures*. The Purchasing Agent is authorized to make expenditures not to exceed Fifty Thousand Dollars (\$50,000.00) to purchase supplies in the event of each emergency. In the event of an emergency, the Purchasing Agent may waive any procedural requirement for purchasing supplies provided that such emergency purchases of supplies shall be made with as much competition as is practicable under the circumstances. Notwithstanding the foregoing, the expenditure limitations set forth in this subparagraph may be waived by the Mayor.
 5. *Minor Professional Services Contracts*. The purchasing agent is authorized to make expenditures in amounts not to exceed Ten Thousand Dollars (\$10,000.00) per transaction for the purchase of professional services.
 6. *Minor Non-Professional Services Contracts*. The purchasing agent is authorized to make expenditures in amounts not to exceed Ten Thousand Dollars (\$10,000.00) per budget year and Thirty Thousand Dollars (\$30,000.00) per transaction for non- professional services.
- D. *Transaction Splitting Prohibited*. Transaction splitting for the purpose of avoiding transaction limits set forth in this Chapter is prohibited.
- E. *Automatic Inflation Adjustment*. The limitation on expenditures provided for in this Chapter shall be increased or decreased on an annual basis effective January first of each calendar year in accordance with the Consumer Price Index for All Urban Consumers for the United States, or its successor publications, as defined and officially reported by the United States Department of Labor, or its successor agency, and as certified by the Missouri State Tax Commission pursuant to Section 137.073, RSMo., or such other nationally recognized and conveniently available commodity or consumer price index as may be approved by the Board of Aldermen by ordinance.

Section 130.150. Purchasing Procedures.

- A. *Informal Bids*. For any purchase that requires an informal bid, the Purchasing Agent shall solicit three (3) oral or written bids for the supplies, and shall purchase

the supplies from the lowest responsible bidder.

B. *Formal Bids.* For any purchase that requires formal bids, the Purchasing Agent shall:

1. Cause to be published in one (1) issue of a newspaper of general circulation in the City, and posted on the City's website and at a location in City Hall generally accessible to the public a notice inviting submission of bids.
 - a. Notices shall be published at least ten (10) business days prior to the date set for receipt of the bids. The Purchasing Agent may allow more time for the preparation and submittal of bids whenever the contemplated purchase supplies indicates that a longer period of time will be required for bidders to complete and submit bids.
 - b. The notice shall include a description of the supplies to be purchased in general terms and the time and place for opening bids.
 - c. The Purchasing Agent may also solicit bids by mail or other reasonable method generally available to the public.
2. All bids shall be submitted sealed and delivered per the directions set forth on the solicitation for bids.
3. Bids shall be awarded to the lowest responsible bidder.
4. The Purchasing Agent and the Board of Aldermen shall each have the right and authority to reject any and all bids and advertise new bids, or purchase the required supplies on the open market if they can be so purchased at a better price.
5. When bids received pursuant to this section are unreasonable or unacceptable as to terms and conditions, noncompetitive, or the low bid exceeds available funds and it is determined in writing by the Purchasing Agent that time or other circumstances will not permit the delay required to resolicit competitive bids, the purchase of supplies may be negotiated pursuant to this section, provided that each responsible bidder who submitted such bid under the original solicitation is notified of the determination and is given a reasonable opportunity to modify their bid and submit a best and final bid to the City. In cases where the bids received are noncompetitive or the low bid exceeds available funds, the negotiated price shall be lower than the lowest rejected bid of any responsible bidder under the original solicitation.

C. *Request for Proposal.* When the Purchasing Agent determines that use of formal bids is either not practicable or not advantageous to the City, supplies may be purchased by competitive proposals, as follows:

1. The Purchasing Agent shall cause to be published in one (1) issue of a newspaper of general circulation in the City and posted on the City's website and at a location in City Hall generally accessible to the public a notice inviting submission of proposal.
 - a. Notice shall be published at least ten (10) business days prior to the date set for receipt of the proposals. The Purchasing Agent may allow more time for the preparation and submittal of proposals whenever the contemplated purchase of goods or services indicates that a longer period of time will be required for vendors to complete and submit proposals.
 - b. The notice herein required shall include a description of the supplies to

be purchased in general terms and the time and place for opening proposals.

- c. The Purchasing Agent may also solicit bids by mail or other reasonable method generally available to the public.
 - 2. All proposals shall be submitted sealed and delivered per the directions set forth on the request for proposal.
 - 3. Proposals shall be opened in a manner to avoid disclosure of contents to competing offerors during the process of negotiation.
 - 4. The contract for purchase of supplies shall be let to the lowest and best offeror as determined by the evaluation criteria established in the request for proposal and any subsequent negotiations conducted pursuant to this subsection. In determining the lowest and best offeror, as provided in the request for proposals, negotiations may be conducted with responsible offerors who submit proposals selected by the Purchasing Agent on the basis of reasonable criteria for the purpose of clarifying and assuring full understanding of and responsiveness to the request for proposal's requirements. Those offerors shall be accorded fair and equal treatment with respect to any opportunity for negotiation and subsequent revision of proposals; however, a request for proposal may set forth the manner for determining which offerors are eligible for negotiation, including, but not limited to, the use of shortlisting. Revisions may be permitted after submission and before award for the purpose of obtaining best and final offers. In conducting negotiations there shall be no disclosure of any information derived from proposals submitted by competing offerors.
 - 5. The Purchasing Agent and the Board of Aldermen shall each have the right to reject any or all proposals and advertise for new proposals or purchase the required supplies on the open market if they can be so purchased at a better price.
- D. *Request for Qualification.* Notwithstanding any provision of this Chapter to the contrary, purchases of professional services shall be made based upon capabilities, experience, credentials, or competence for the type of work specified by the Purchasing Agent.
- 1. Whenever a project requiring professional services is proposed, the Purchasing Agent shall evaluate current statements of qualifications and performance data of firms on file together with those that may be submitted by other firms regarding the proposed project or services required.
 - 2. In evaluating the qualifications of each firm, the Purchasing Agent shall use the following criteria:
 - a. The specialized experience and technical competence of the firm with respect to the type of services required;
 - b. The capacity and capability of the firm to perform the work in question, including specialized services, within the time limitations fixed for the completion of the project;
 - c. The past record of performance of the firm with respect to such factors as control of costs, quality of work, and ability to meet schedules;
 - d. The firm's proximity to and familiarity with the area in which the

project is located.

3. Thereafter, the Purchasing Agent shall list three (3) highly qualified firms, then select the firm considered best qualified and capable of performing the desired work and negotiate a contract for the project with the firm selected.
 4. For a basis for negotiations the Purchasing Agent shall prepare a written description of the scope of the proposed services.
 5. If the Purchasing Agent is unable to negotiate a satisfactory contract with the firm selected, negotiations with that firm shall be terminated. The Purchasing Agent shall then undertake negotiations with another of the qualified firms selected. If there is a failing of accord with the second firm, negotiations with such firm shall be terminated. The Purchasing Agent shall then undertake negotiations with the third qualified firm.
 6. If the Purchasing Agent is unable to negotiate a contract with any of the selected firms, the Purchasing Agent shall reevaluate the necessary professional services, including the scope and reasonable fee requirements, again compile a list of qualified firms, and proceed in accordance with the requirements set forth herein again.
- E. *Single Source Purchases.* The Purchasing Agent may waive the requirement of bids or proposals for supplies when the Purchasing Agent has determined in writing that there is only a single feasible source for the supplies. Immediately upon discovering that other feasible sources exist, the Purchasing Agent shall rescind the waiver and proceed to procure the supplies through the procedures as described in this Chapter. A single feasible source exists when:
1. Supplies are proprietary and only available from the manufacturer or a single distributor; or
 2. Based on past procurement experience, it is determined that only one distributor services the region in which the supplies are needed; or
 3. Supplies are available at a discount from a single distributor for a limited period of time.
- Notwithstanding any other provision of this Code to the contrary, any single source purchase where the estimated expenditure shall exceed Ten Thousand Dollars (\$10,000.00) must be approved by the Board of Aldermen.
- F. *Cooperative Purchasing.* This Chapter, and the requirements herein, shall not apply to purchases made through or with the State of Missouri or any other cooperative procurement program that allows the City to purchase goods or services using existing contracts already solicited and awarded by other public agencies.
- G. *Performance Bond.* The Purchasing Agent shall have the authority to require a performance bond in cash or otherwise for such amount that he/she may deem sufficient to secure the execution of the contract for furnishing goods or services for the best interests of the City.
- H. *Real Property.* This Chapter, and the requirements herein, shall not apply to the purchase, lease, license, sale or other transactions involving real property.
- I. *Waiver.* The Board of Aldermen shall have the authority to waive any of the requirements of this Chapter, and the Board of Aldermen's approval of any agreement, purchase or expenditure made contrary to the procedures or other requirements of this Chapter will be considered a waiver of such requirements.

Section 130.155. Budget Approval of Purchases.

All purchases of supplies pursuant to this Chapter must be authorized by inclusion in a category in the budget for the current fiscal year as approved by the Board of Aldermen. Any purchase of supplies not provided for in the current fiscal year budget must receive the prior approval of the Board of Aldermen.

Section 130.160. The Purchasing Agent is hereby empowered to prescribe and maintain such forms and procedures as he/she finds necessary to accomplish his/her function. The Purchasing Agent and the Board of Aldermen are each authorized to reject any and all bids and waive any informalities or irregularities in order to safeguard the public interest and to deal effectively with conditions such as unsatisfactory bids and collusion.

Section 130.165. **RESERVED**

Section 130.170. **RESERVED**

Section 130.175. **RESERVED**

Section 130.180. **RESERVED**

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 _____, 2026.

BILL NO. 26-01

ORDINANCE NO.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this ____ day of _____, 2026.

Mayor

Attest:

City Clerk