



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

**BOARD OF ALDERMEN
AGENDA
MAY 6, 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. Liquor Licenses – Immaculate Conception Catholic Church Dardenne for Temporary Permit – Original Package and Temporary Permit – Sale by the Drink for the dates of June 5, 6 and 7th, 2026 for the Annual ICD Parish Picnic
2. Fireworks Stand – Temporary Use for 7839 Highway N (Town Square Ave)
3. Fireworks Stand – Temporary Use for 7407 South Outer 364
4. Dardenne Encore CID Annual Report 2025
5. Board of Aldermen Work Session Minutes – 04 22 26
6. Board of Aldermen Regular Session Minutes – 04 22 26
7. Expenditures Report dated - 05 06 26

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

NEW BUSINESS

1. Resolution No.402

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, CONSENTING TO THE ASSIGNMENT OF A GROUND LEASE FOR PROPERTY LOCATED AT 210 DOGWOOD PRAIRIE DRIVE AND AUTHORIZING THE EXECUTION OF DOCUMENTS RELATED THERETO

2. Bill No. 26-20

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE,



MISSOURI, BY DELETING SECTION 400.020 OF THE MUNICIPAL CODE IN ITS ENTIRETY; ENACTING IN LIEU THEREOF A NEW SECTION 400.020 AND PROVIDING FOR THE COMPENSATION OF MEMBERS OF THE PLANNING AND ZONING COMMISSION

OLD BUSINESS

1. **Bill No. 26-16** (First reading 04 22 26)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 605.090 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND PROVIDING CERTAIN EXCEPTIONS RELATING TO THE DISPLAY AND SALE OF CONSUMABLE INDUSTRIAL HEMP AND ALCOHOLIC BEVERAGES

2. **Bill No. 26-17** (First reading 04 22 26)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH DJM ECOLOGICAL SERVICES, INC. FOR ECOLOGICAL RESTORATION AND MANAGEMENT SERVICES FOR BARATHAVEN AND BLUEBIRD MEADOW PRAIRIES AND WOODLANDS

OFFICER & STAFF COMMUNICATIONS

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

ADJOURNMENT



Complete all information on the following page. Any falsification or misrepresentation on this application could result in immediate revocation or suspension of your liquor license.

Questions, please call 636-561-1718

Name of Business: Immaculte Conception Church

Location Address: 7701 Town Square Avenue

Dardenne Prairie, MO 63368

Mailing Address: Same

Name of Applicant: Monsignor Ted L. Wojcicki

Applicant Email Address: ~~ted.wojcicki@immaculate.org~~

Address: 7701 Town Square Avenue

Dardenne Prairie, Missouri 63368

Business Phone: (636)561-6611 Home Phone: (636)561-6611

- 1. Has applicant ever had a liquor license previously? YES NO
If YES give place:
- 2. Has applicant ever had liquor license revoked? YES NO
If YES give date and place:
- 3. Has applicant ever been convicted of a violation of any law applicable to the manufacture or sale of intoxicating liquor or non-intoxicating beer? YES NO
If YES give dates, locations, and charges:
- 4. Has applicant ever been convicted of a Felony Offense? YES NO
If YES give dates, locations and charges:
- 5. Has applicant ever been convicted of a misdemeanor offence? YES NO
If YES give dates, locations and charges:

Type of liquor license applying for: ICD Parish Picnic: June 5th, 6th and 7th 2026

I/We hereby authorize Sheriff of St. Charles County or his designate to conduct a criminal history check and personal background check for release of any information, in Police and /or court records involving me, to the Mayor and Board of Aldermen to evaluate my application for a Liquor License.

Signature T. Wojcicki

Date 4/16/26



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

TEMPORARY USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

To the Mayor of Dardenne Prairie:

I/We request permission for the following land use:

Temporary Retail Sales* Contractor's Office/Shed* Seasonal Sales* Carnival/Circus

Mobile home (due to disaster)*

Real Estate Office (incidental to a new housing development)

* Cost of land use improvements

Description of land use: Church of Dardenne
Immaculate Conception Catholic

Parish Picnic June 5th, 6th and 7th 2026

Location of temporary land use:

June 5, 2026

Based on good weather conditions, this land use will commence on and will continue for approximately days 3 (date)

The permit application fee of \$ has been paid.

A cash deposit or bond in the amount of \$ has been placed with the City**.

The Mayor, with approval by the Board of Aldermen, is authorized to issue or deny a permit for a temporary use within any zoning district provided it meets the requirements of Section 405.430 of the Municipal Code and does not create a concern regarding health, safety, traffic and the general welfare. The permit may be issued for a specified period of time and shall contain provisions regarding health, safety, traffic and the general welfare. The Mayor and Board of Aldermen may require such assurances or guarantees of compliance with conditions as are reasonable and appropriate under the circumstances.

Existing drainage directions and patterns shall be maintained. All necessary siltation control measures shall be installed to prevent material from disturbed areas being deposited into storm sewers and/or onto adjacent properties pursuant to Section 410.080 of the Municipal Code.

* Attach a concept plan or site plan for the site drawn to scale depicting the proposed temporary land use and its relation to adjacent properties, utilities and streets and include proposed building(s), parking areas, utilities and sidewalks with significant dimensions were appropriate to clarify the plan for review and approval by the City Engineer.

** If required by the Board of Aldermen. The applicant has 2 years from the date this permit is issued to request a refund of

PROJECT OVERVIEW

Project Type: Temporary Use - Firework Stand | **Project Title:** Temporary Use - Firework Stand
ID # 26-000209 | **Started** 04/17/2026 at 2:47 PM
Status: In Review



Address

7839 Hwy N, Dardenne Prairie, MO USA 63368

Legal

DARDENNE TOWN SQ LOT 6 Lot 6
S
DARDENNE TOWN SQ LOT 6

Description

Fireworks Stand @ 7839 Hwy N Dardenne 610 LLC

PROPERTY DETAILS

Property ID 4-0033-9934-00-0006.0000000

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Fireworks City	6362965564	P.O. Box 305 Arnold, MO 63010	-	APPLICANT
Dardenne 610 LLC	-	7800 FORSYTH BLVD STE 710 Clayton, MO 63105	-	Property Owner

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	04/17/2026 at 2:49 PM	Accept	Amy Hansen
Temporary Use Application Check	-	-	-
Payment Due	04/17/2026 at 2:51 PM	Pay	Amy Hansen
Issue Permit	-	-	-
Board Approval	-	-	-
Electrical T-Pole	-	-	-
Temporary Use Final	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Plot Plan

dardenneprairiescannergmail.com_20260417_144833.pdf, dardenneprairiescannergmail.com_20260417_144906.pdf

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE	
26-000326	04/20/2026	Fireworks City	\$ 3,000.00	\$ 3,000.00	\$ 0.00	
		Fees	Account No	Total	Paid	Due
		Temporary Use Fee - Fireworks 342	\$ 3,000.00	\$ 3,000.00	\$ 0.00	
Receipts						
26-000321						
TOTALS			\$ 3,000.00	\$ 3,000.00	\$ 0.00	

CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION
No data for Occupancy Type.			

REVIEWS	DATE & TIME	STATUS	HISTORY
Temporary Use Application Check	04/17/2026 at 2:49 PM	In Review	-
Board Approval	04/17/2026 at 2:51 PM	In Review	-

INSPECTIONS	DATE & TIME	STATUS	HISTORY
No data for Inspections.			

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
No data for Generated Documents.			

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
dardenneprairiescannergmail.com_20260417_144833.pdf	04/17/2026 at 2:49 PM	Amy Hansen
dardenneprairiescannergmail.com_20260417_144906.pdf	04/17/2026 at 2:49 PM	Amy Hansen

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
No data for EPR Documents.			

GENERAL COMMENTS
No data for General Comments.



City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
636-561-1718



TEMPORARY USE PERMIT- FIREWORKS STANDS OR TENTS

Applications must be completed in full for each location in Dardenne Prairie and submitted to the City Clerk. (Incomplete applications will be returned.)

All permits shall expire on the eighth day following July 4th of every year.

This application must be submitted to the City Clerk along with a cashier's check for \$3000.00, site plan, letter from property owner, certificate of insurance, and emergency contact form.

4/17/26
Application Date

Location of Stand/Tent 7839 HWY. N (LOT 6 DARDENNE TOWN SQUARE)

Name of Business FIREWORKS CITY

Business Owner MERAMEC SPECIALTY COMPANY

Address P.O. BOX 305

City, State & Zip ARNOLD, MO 63010

Phone 636-296-5564

Name & Phone # of Senior Manager on Site THOMAS R. DIXON, SEC. - TREAS. 314-540-1933

Property Owner Name DARDENNE 610, LLC

Property Owner Address 2053 NORTH BAY ROAD

City, State, & Zip MIAMI BEACH, FL 33140

Property Owner Phone 314-775-4285

MO Sales Tax # (Attach a copy of MO Retail Sales License) 11174277

MERAMEC SPECIALTY CO.
by Thomas R. Dixon, SEC. -
TREAS.
Applicant Signature

NOTE: By affixing signatures to this application form, the Applicant hereby verifies 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 signature further indicates that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

**City of Dardenne Prairie
Business Emergency Contact FORM**

The information contained on this form will be kept confidential and will be used when an emergency or unusual situation arises at the business indicated. Persons listed on the form should be those that have keys and a working knowledge of the alarms (if any), business layout and business operation. A copy of this form will be provided to the St. Charles County Sheriff's Department, which is the law enforcement authority for Dardenne Prairie. Please list people who can respond in a reasonable amount of time.

Please print or type:

Business Owner's Name MARK R. LOYD, PRES.

Business Name MERAMEC SPECIALTY COMPANY (DBA FIREWORKS CITY)

Business Address 7839 HWY. N

Plaza/Business Center Name (if applicable) DARDENNE TOWN SQUARE

Alarm Company (if equipped) N/A

Alarm Company Phone () N/A

Contact Personnel in Order:

Call First:
Name: TOM DIXON Phone: (314) 540-1933

Then Try:
Name: _____ Phone: () _____

Next Try:
Name: _____ Phone: () _____

Any special notes or considerations (Dogs, Chemicals, Hazardous areas, etc.)

SEASONAL CONSUMER FIREWORKS RETAIL OUTLET (TENT)



DARDENNE 610, LLC
2053 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

To Whom It May Concern: 3 - 10, 2026

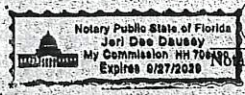
This is to serve notice that pursuant to the terms of a certain Lease Agreement Meramec Specialty Company has the right to use Lot 6 of Dardenne Town Square Shopping Center (7839 Hwy. N) in Dardenne Prairie, Missouri for the sale of fireworks during the July 4, 2026 season.

Yours truly,
DARDENNE 610, LLC

BY: Bret J. Coates

State of Florida)
County of Miami-Dade

Subscribed and sworn to before me this 10 day of March, 2026.



Jeri Dee Causey
Notary Public

My Commission expires

DARDENNE 610, LLC
2053 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

To Whom It May Concern: 3 - 10, 2026

This is to serve notice that pursuant to the terms of a certain Lease Agreement Meramec Specialty Company has the right to use Lot 6 of Dardenne Town Square Shopping Center (7839 Hwy. N) in Dardenne Prairie, Missouri for the sale of fireworks during the July 4, 2026 season.

Yours truly,
DARDENNE 610, LLC

BY: Bret J. Coates



MISSOURI DIVISION OF FIRE SAFETY

FIREWORKS PERMIT

Seasonal Retailer

Permit Number: 26-S-092-5746-5

Date of Issue: April 17, 2026 4:27 PM

Permitted Selling Periods:

Chapter 320.141 RSMo: "Permissible items of consumer fireworks defined in section 320.131 may be sold at wholesale or retail by holders of a jobber's permit to nonlicensed buyers from outside the state of Missouri during a calendar year from the first day of January until the thirty first day of December. Permissible items of consumer fireworks defined in section 320.131 may be sold at retail by holders of a seasonal retail permit during the selling periods of the twentieth day of June through the tenth day of July and the twentieth day of December through the second day of January."

Meramec Specialty Company

7839 Highway N, Dardenne Prairie, MO, 63368, USA

-90.76592863107247 38.76701661793669

THIS PERMIT IS NOT TRANSFERABLE AND ONLY APPLICABLE AT LOCATION LISTED ABOVE.

Mark S. James

Mark S. James

Director of Public Safety

J. Tim Bean

J. Tim Bean

State Fire Marshal

Seasonal Retailer Fire Safety Inspection completed on (date): _____

Inspected by (Printed Name of DFS Inspector/Investigator): _____ DSN: _____

Signature: _____





**CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL**

REGISTERED FLAME RESISTANT PRODUCT

Product:
DURASKIN

Registration No.
FA-53001

15m roof cover

Product Marketed By:

**VERSEIDAG INDUTEX GMBH
INDUSTRIESTR 56
47803 KREFELD GERMANY**

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code and passes NFPA 701-96.

The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.

Deputy State Fire Marshal



**CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL**

REGISTERED FLAME RESISTANT PRODUCT

**Product:
DURASKIN**

**Registration No.
FA-53001**

white sidewall curtain

Product Marketed By:

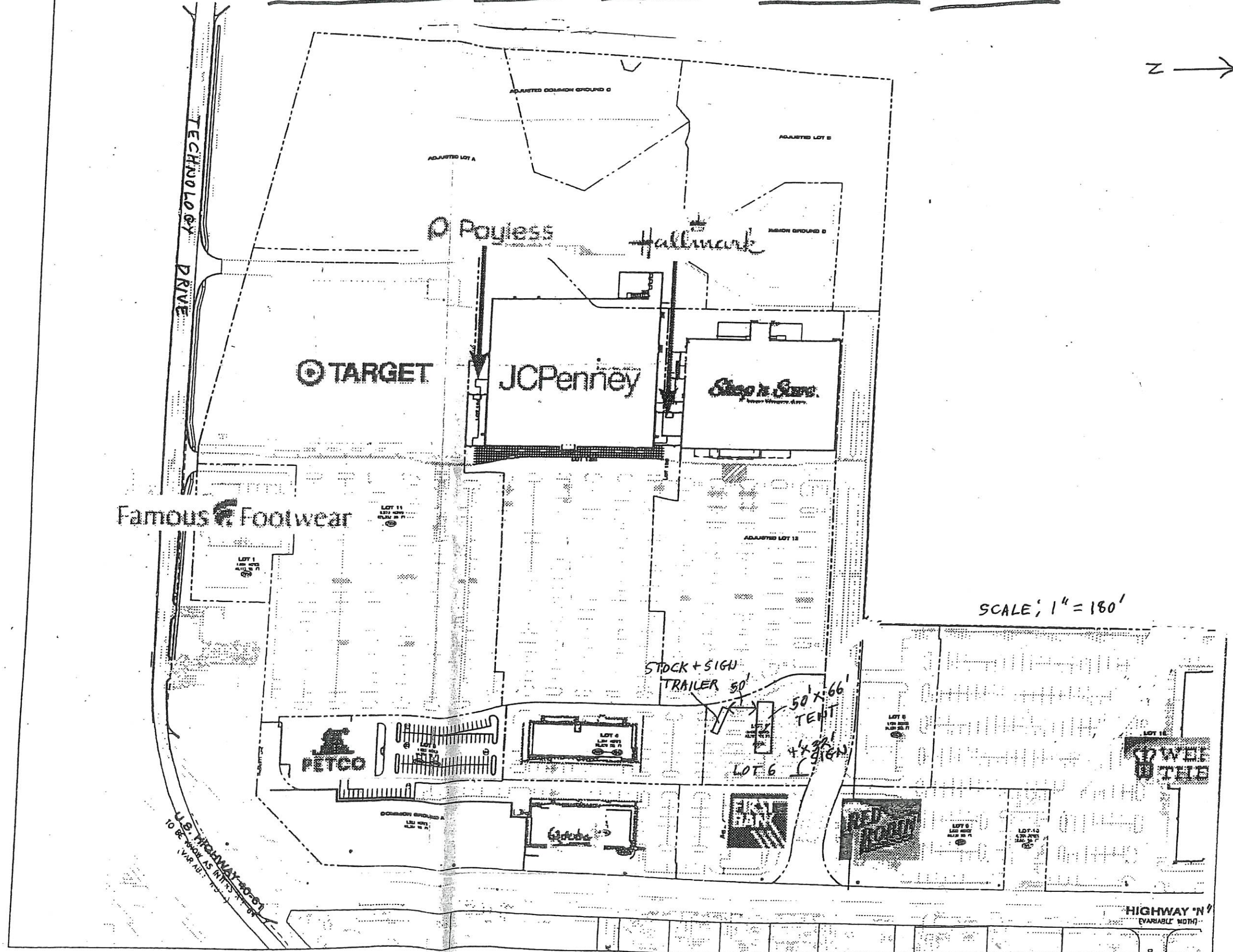
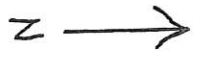
**VERSEIDAG INDUTEX GMBH
INDUSTRIESTR 56
47803 KREFELD GERMANY**

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The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.

Deputy State Fire Marshal

DARDENNE TOWN SQUARE SHOPPING CENTER



SCALE: 1" = 180'

HIGHWAY 'N'
(VARIABLE WIDTH)

PROJECT OVERVIEW



Project Type: Temporary Use - Firework Stand | **Project Title:** Temporary Use - Firework Stand
ID # 26-000208 | **Started** 04/17/2026 at 2:32 PM
Status: In Review

Address

7407 South Outer 364, Dardenne Prairie, MO USA
 63368

Legal

No legal information

Description

Fireworks stand

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Fireworks City	6362965564	P.O. Box 305 Arnold, MO 63010	-	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	04/17/2026 at 2:40 PM	Accept	Amy Hansen
Temporary Use Application Check	-	-	-
Payment Due	04/17/2026 at 2:42 PM	Pay	Amy Hansen
Issue Permit	-	-	-
Board Approval	-	-	-
Electrical T-Pole	-	-	-
Temporary Use Final	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Plot Plan

dardenneprairiescannergmail.com_20260417_143912.pdf, dardenneprairiescannergmail.com_20260417_143724.pdf

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
26-000325	04/20/2026	Fireworks City	\$ 3,000.00	\$ 3,000.00	\$ 0.00

Fees	Account No	Total	Paid	Due
Temporary Use Fee - Fireworks 342		\$ 3,000.00	\$ 3,000.00	\$ 0.00

Receipts

26-000320

TOTALS		\$ 3,000.00	\$ 3,000.00	\$ 0.00
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CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION
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No data for Occupancy Type.

REVIEWS	DATE & TIME	STATUS	HISTORY
Temporary Use Application Check	04/17/2026 at 2:40 PM	In Review	-
Board Approval	04/17/2026 at 2:42 PM	In Review	-

INSPECTIONS	DATE & TIME	STATUS	HISTORY
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No data for Inspections.

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
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No data for Generated Documents.

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
dardenneprairiescannergmail.com_20260417_143912.pdf	04/17/2026 at 2:47 PM	Amy Hansen
dardenneprairiescannergmail.com_20260417_143724.pdf	04/17/2026 at 2:40 PM	Amy Hansen

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
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No data for EPR Documents.

GENERAL COMMENTS

No data for General Comments.



City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
636-561-1718



TEMPORARY USE PERMIT- FIREWORKS STANDS OR TENTS

Applications must be completed in full for each location in Dardenne Prairie and submitted to the City Clerk. (Incomplete applications will be returned.)

All permits shall expire on the eighth day following July 4th of every year.

This application must be submitted to the City Clerk along with a cashier's check for \$3000.00, site plan, letter from property owner, certificate of insurance, and emergency contact form.

4/17/26
Application Date

Location of Stand/Tent 7407 SOUTH OUTER 364

Name of Business FIREWORKS CITY

Business Owner MERAMEC SPECIALTY COMPANY

Address P.O. BOX 305

City, State & Zip ARNOLD, MO 63010

Phone 636-296-5564

Name & Phone # of Senior Manager on Site THOMAS R. DIXON, SECY-TREAS, 314-540-1933

Property Owner Name THOLE WINGHAVEN, LLC (LINDA BIANCHI)

Property Owner Address 1703 NORTH 4TH ST.

City, State, & Zip ST. CHARLES, MO 63301

Property Owner Phone 636-946-6306

MO Sales Tax # (Attach a copy of MO Retail Sales License) 11174277

MERAMEC SPECIALTY CO.
By Thomas R. Dixon, SECY-TREAS.
Applicant Signature

NOTE: By affixing signatures to this application form, the Applicant hereby verifies 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 signature further indicates that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

**City of Dardenne Prairie
Business Emergency Contact FORM**

The information contained on this form will be kept confidential and will be used when an emergency or unusual situation arises at the business indicated. Persons listed on the form should be those that have keys and a working knowledge of the alarms (if any), business layout and business operation. A copy of this form will be provided to the St. Charles County Sheriff's Department, which is the law enforcement authority for Dardenne Prairie. Please list people who can respond in a reasonable amount of time.

Please print or type:

Business Owner's Name MARK R. LOYD, PRES.

Business Name MERAMEC SPECIALTY COMPANY (DBA FIREWORKS CITY)

Business Address 7407 SOUTH OUTER 364

Plaza/Business Center Name (if applicable) N/A

Alarm Company (if equipped) N/A

Alarm Company Phone () N/A

Contact Personnel in Order:

Call First:
Name: TOM DIXON Phone: (314) 540-1933

Then Try:
Name: _____ Phone: () _____

Next Try:
Name: _____ Phone: () _____

Any special notes or considerations (Dogs, Chemicals, Hazardous areas, etc.)

SEASONAL CONSUMER FIREWORKS RETAIL OUTLET (TENT)

March 23, 2026

City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

To Whom It May Concern:

I, Linda Bianchi as Managing Member of Thoele Winghaven, LLC, give permission to Meramec Specialty Company to rent a parcel of land on South Outer 364, for the purpose of a fireworks stand from June 10, 2026, thru July 10, 2026. If you need any additional information, please contact me at 314-581-7146.

Sincerely yours,

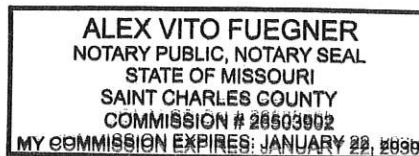


Linda Bianchi
Managing Member

3/26/2026



My Commission
Expires 1/22/2030



MISSOURI DIVISION OF FIRE SAFETY

FIREWORKS PERMIT

Seasonal Retailer

Permit Number: 26-S-092-5746-7

Date of Issue: April 17, 2026 4:33 PM

Permitted Selling Periods:

Chapter 320.141 RSMo: "Permissible items of consumer fireworks defined in section 320.131 may be sold at wholesale or retail by holders of a jobber's permit to nonlicensed buyers from outside the state of Missouri during a calendar year from the first day of January until the thirty first day of December. Permissible items of consumer fireworks defined in section 320.131 may be sold at retail by holders of a seasonal retail permit during the selling periods of the twentieth day of June through the tenth day of July and the twentieth day of December through the second day of January."

Meramec Specialty Company

7407 S Outer 364, Dardenne Prairie, MO, 63368, USA

-90.74188145377647 38.76647761965368

THIS PERMIT IS NOT TRANSFERABLE AND ONLY APPLICABLE AT LOCATION LISTED ABOVE.

Mark S. James

Mark S. James

Director of Public Safety

J. Tim Bean

J. Tim Bean

State Fire Marshal

Seasonal Retailer Fire Safety Inspection completed on (date): _____

Inspected by (Printed Name of DFS Inspector/Investigator): _____ DSN: _____

Signature: _____



CERTIFICATE OF FLAME RESISTANCE
TENTS FOR ALL EVENTS LLC

This is to certify that the tent used by

is constructed of flame resistant material

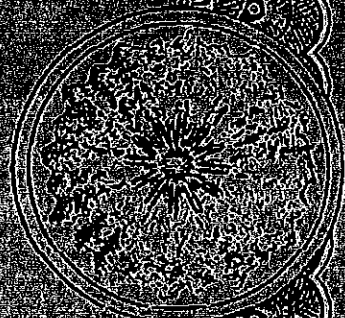
Name of chemical:

Chemical Registered No.

Name of applicant:

Tents for All Events llc
17804 Lawrence 2090
Mount Vernon, MO 65712
417-461-1028

Hoang Pham
Owner and Operator



Amber Shull
FLOZ 4
John Beck



Certificate Of Flame Resistance

This certifies that the tent used by: _____
Tent Size & color: _____

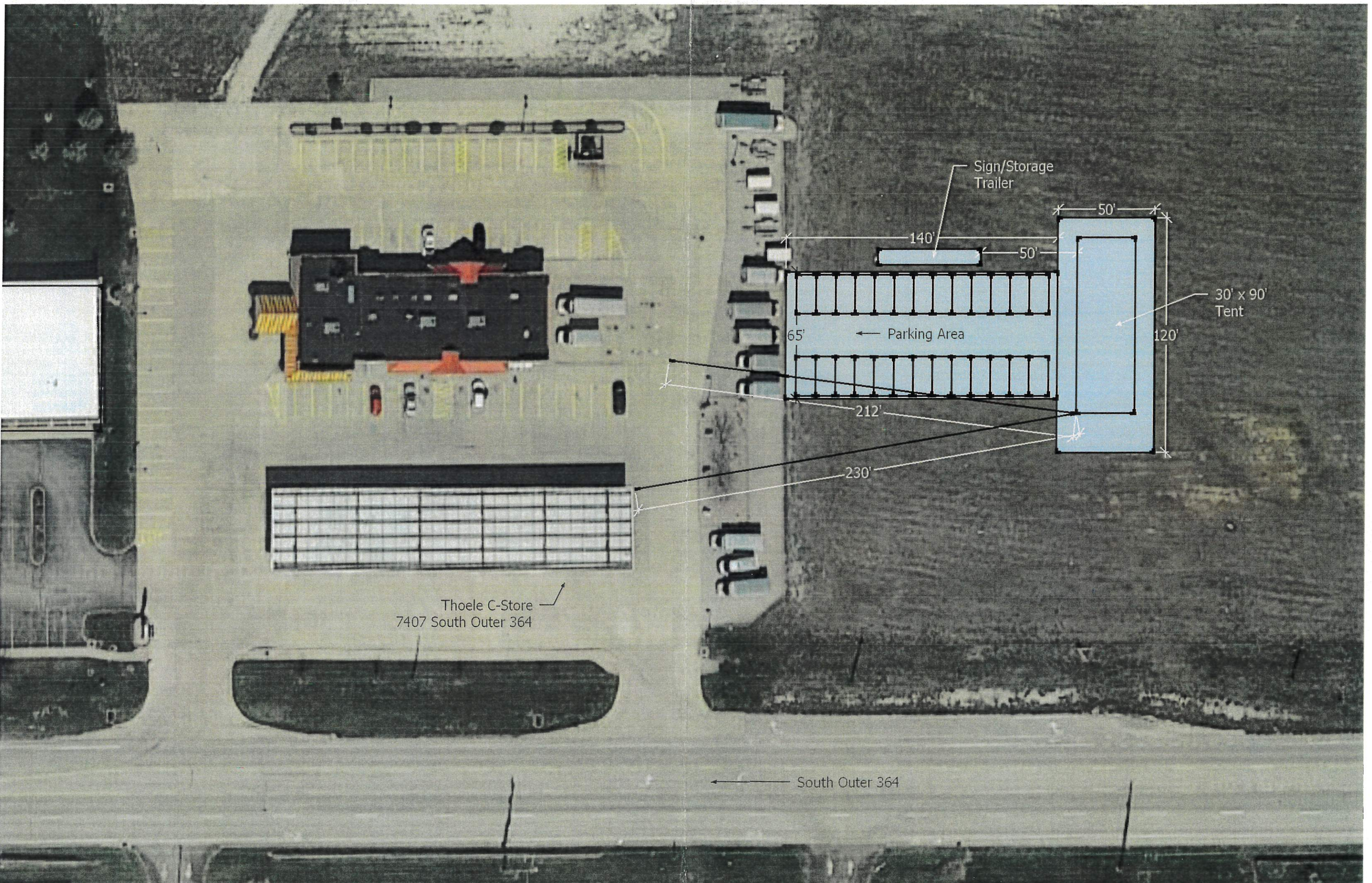
This tent is constructed of tent fabric which is inherently flame resistant. The Concern name of the tent fabric is **SNYDER**. The Registered Application Concern Number is **F-140.01**. This number is on file with the State of California Fire Marshal's office. The fabric trade name is **PRV Group 2** collection. This fabric has been approved by the State of California Fire Marshal for use in the construction of tents, and complies with California Code of Regulations Title 19 Section 1237.

This tent meets or exceeds all the requirements of the NFPA 701 International Fire Code requirements concerning tents, and membrane structures.

The flame resistant qualities of this tent will not be removed by washing.



Quality Pole Tents, Frame Tents & Tension Tents by
Cheney Productions Inc., 1859 Chappel Hill Rd. Waco, TX 76705, 254-714-1101



Thoele C-Store
7407 South Outer 364

← South Outer 364

Sign/Storage Trailer

140'

50'

50'

30' x 90'
Tent

120'

← Parking Area

65'

212'

230'

Annual Report Pursuant to RSMo. 67.1471(4)
SECTION IV

Re: The Encore Community Improvement District (the “District”)

1. Revenues and Expenses of CID FY Ending December 31, 2025:

BEGINNING FUND BALANCE		\$25.59
INCOME:		
a) Sales Tax		\$48,826.18
b) Special Assessment Revenue		-0-
TOTAL INCOME		\$48,826.18
EXPENSES:		
a) Administrative	\$7,500.00	
b) Services	-0-	
c) Payments on Developer Note	\$41,350.77	
d) Other	-0-	
Total Expenses	\$48,850.77	
TOTAL INCOME		\$48,851.77
LESS TOTAL EXPENSES		(\$48,850.77)
ENDING FUND BALANCE		\$1.00

2. Services. No services were provided by the District.
3. Adoption of Budget. The District adopted its proposed budget on December 22, 2025.
4. Written Resolutions/Proposed Budget. Copies of written resolutions and the 2025 proposed budget approved by the board are attached here as Exhibit A.
5. Submission to Municipal Clerk. The District will submit this annual report to the municipal clerk (cityclerk@dardenneprairie.com) simultaneously with the submission to the Missouri Department of Revenue (localgov@dor.mo.gov), State Auditor

(localgovernment@auditor.mo.gov) and Missouri Department of Economic Development
(redvelopment@ded.mo.gov).

Exhibit A

Adopted Resolutions/Proposed Budget

[See Attached]

RESOLUTION 2025-03

RESOLUTION OF THE ENCORE COMMUNITY IMPROVEMENT DISTRICT APPROVING THE ANNUAL BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025, IN COMPLIANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, The Encore Community Improvement District (the “*District*”) is a Community Improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (“*CID Act*”); and;

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, at a duly noticed meeting of the Board, at which was present a quorum of the Directors, the Board took the action further described herein.

NOW, THEREFORE, be it resolved by the Board of Directors of The Encore Community Improvement District as follows:

Section 1. Approval of Budget for Fiscal Year Ending December 31, 2025. The proposed budget of the District for the fiscal year ending December 31, 2025, is hereby approved and adopted as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

(The remainder of this page is intentionally left blank.)

Passed this 22nd day of December, 2025.

I, the undersigned, Chair of the Board of Directors of The Encore Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 22, 2025.

THE ENCORE COMMUNITY IMPROVEMENT DISTRICT

Signed by:

James A. Cook Jr.

James A. Cook, Jr., Chair, Board of Directors

WITNESS my hand this 22nd day of December, 2025.

ATTEST:

Name: William Levinson
Title: Secretary

Passed this 22nd day of December, 2025.

I, the undersigned, Chair of the Board of Directors of The Encore Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on December 22, 2025.

THE ENCORE COMMUNITY IMPROVEMENT DISTRICT

James A. Cook, Jr., Chair, Board of Directors

WITNESS my hand this 22nd day of December, 2025.

ATTEST:


Signed by:

47030D63A391473...
Name: William Levinson
Title: Secretary

Exhibit A

The Encore Community Improvement District

Budget For the Fiscal Year Ending December 31, 2025

This Annual Budget for the fiscal year ending December 31, 2025 constitutes the proposed annual budget of the CID pursuant to Section 67.1471(2) R.S.Mo. which requires the CID to submit to the Missouri department of revenue, the state auditor, and the governing body of the city a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year. The fiscal year of the CID is the same as the fiscal year of Dardenne Prairie, Missouri which runs from January 1 to December 31 of each year. This budget sets forth expected revenues and expenditures of the CID as contemplated by its Board of Directors for the fiscal year beginning January 1, 2025 through December 31, 2025. Actual revenues and expenditures may vary due to a variety of actors that are unknown at this time, including but not limited to the costs of administration of the CID and the amount of taxable sales within the CID. There are no major changes to the budget for fiscal year ending December 31, 2025, when compared to previous years' budgets in regard to the source of the CID's revenues or types of expenditures that are being planned.

STARTING BALANCE	\$0
Summary of Projected 2025 Receipts	
Projected Sales Tax Revenue (1%)	\$137,500.00
Projected Interest Earnings	N/A
Total Projected Receipts	\$137,500.00
Summary of Projected 2025 Disbursements	
Projected Administrative Fees	
Reimbursement of Director's & Officers Expenses	N/A
Legal and Administrative Expenses	\$7,500.00
Other Miscellaneous Expenses	N/A
Total Projected Administrative Fees	\$7,500.00
Projected Fees:	
Payment towards CID Notes:	\$130,000.00
Other Project Fees:	N/A
Total Projected Fees	\$130,000.00
Total Projected Disbursements	\$137,500.00
Ending Balance	\$0



CALL MEETING TO ORDER

Mayor Widaman called April 22, 2026, Dardenne Prairie Work Session to order at 6:00 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 *arrived at 6:02 pm	X	

Also in attendance: City Administrator Cathy Pratt, City Attorney John Young, IT Manager Rose Maresca, City Engineer Matt Davidson, Executive Assistant Brandi Kidd and City Clerk Deborah Ryan.

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Capt. Kile Bay, St. Charles County Police Department – Quarterly Report / Police Services

Capt. Bay introduced himself and his role at the Police Department. Capt. Bay discussed staffing, shifts and assigned Officers to the City. Presented statistics on calls of services, traffic stops, citations, warnings and crashes. Capt. Bay was available for questions from the Board.

2. RBA – Permitting and Licensing Software – Rose Maresca, IT Manager

IT Manager Maresca stated the proposal to replace existing permitting, code enforcement and licensing software with a modern integrated solution. Staff is recommending Concourse Tech with utilizes AI driven rapid prototyping for faster implementation and greater flexibility with a significant cost reduction expected. Benefits of the new software for city employees and citizens include streamlined service delivery and online reporting capabilities.

3. RBA – Barathaven and Bluebird Meadow Prairies and Woodlands – Matt Davidson, City Engineer

City Engineer Davidson discussed the city’s maintenance of native prairie and woodland areas in Barathaven and Bluebird Meadow. Scope of work includes herbicide application and mechanical vegetation management with coordination with Great Rivers Greenway. Staff recommend waving competitive bidding requirements and utilizing DJ Ecological Services. Board agrees to proceed with recommendation and noting the importance of consistent maintenance.

4. RBA – Planning and Zoning Commission Compensation – Cathy Pratt, City Administrator

City Administrator Pratt stated during the budget process the Board discussed adding a monthly stipend for Planning and Zoning Commission Members. Budget include a \$50 per month for each Member. Staff needs direction from Board on what the requirements are for each member



to get paid, will it be based on attendance or based on membership, should the Chair receive additional stipend. Discussion by the Board the need for code change to allow for compensation.

Alderman Gettemeier moved, seconded by Alderman Detweiler to allow for \$50 stipend for Planning and Zoning Commission Member and pay to be based on attendance.

All ayes, motion carried.

5. RBA – Update on Waterline Insurance – Cathy Pratt, City Administrator

City Administrator Pratt reviewed recommendation to implement a water service line protection program, based on research and comparisons with other surrounding communities. Proposed a citywide assistance program with a \$12 per year fee, providing for baseline protection for all residents. Discussed the need for voter approval and the potential for reimbursement for up to \$3,000 per household for waterline repairs. Next opportunity to go to the voters would be August ballot. Discussion of the importance of educating the HOA members and the community about the program.

6. Review of 04 22 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 April 7, 2026, tax failed and this is the third time this tax proposition has failed. It is now up to future Board to address the fiscal realities.

City Administrator Pratt announced that after inspection of the playground equipment and surface, the tall play structure area at City Hall Park is closed temporarily until the safety issues can be addressed.

4. Aldermen

No report.

5. Mayor

No report.

CLOSED SESSION

Motion by Alderman Johnson, seconded by Aldermen Waters to go into closed session pursuant to RSMo 610.021 (1) (3) and (13).

Roll call vote:

Alderman Wilson – Aye

Alderman Nay – Aye

Alderman Waters – Aye



Alderman Gettemeier – Aye
Alderman Detweiler – Aye
Alderman Johnson – Aye

All ayes, motion carried. Board of Aldermen went into Closed Session at 6:53 pm.

Motion by Alderman Johnson, seconded by Aldermen Waters to return to work session at 7:49 pm.

All ayes, motion carried.

ADJOURNMENT

Motion by Alderman Wilson seconded by Alderman Gittemeier to adjourn the work session at 7:51 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 05 06 26

Respectfully submitted:

Deborah Ryan, City Clerk



CALL TO ORDER

Mayor Widaman called the April 22, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:51 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, City Engineer Matt Davidson, Executive Assistant, Brandi Kidd and City Clerk Deborah Ryan

CONSENT AGENDA

1. April 7, 2026 Election Results
2. Board of Aldermen Work Session Minutes – 04 01 26
3. Board of Aldermen Regular Session Minutes – 04 01 26
4. Expenditures Report dated - 04 22 26
5. Treasurers Report dated – 03 31 26

Moved by Alderman Johnson seconded by Alderman Detweiler to approve the consent agenda as presented.

All ayes, motion carried.

SWEARING IN OF ELECTED OFFICIALS

City Clerk Ryan swore in re-elected Ryan Wilson, Alderman Ward 1, Carla Detweiler, Alderman Ward 2 and Mark Johnson, Alderman Ward 3.

ELECTION - PRESIDENT OF THE BOARD OF ALDERMEN

Aldermen Gittemeier nominated Carla Detweiler for President of the Board of Aldermen.

Moved by Alderman Wilson, seconded by Alderman Gittemeier to close nominations for President of the Board. All ayes, motion carried.

Moved by Alderman Gittemeier, seconded by Alderman Wilson to approve Alderman Carla Detweiler as President of the Board for the next year. 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 public comment:

- Jol King
- Cheryl Bratton

PUBLIC HEARING

No Public Hearings

NEW BUSINESS

1. Bill No. 26-16

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 605.090 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND PROVIDING CERTAIN EXCEPTIONS RELATING TO THE DISPLAY AND SALE OF CONSUMABLE INDUSTRIAL HEMP AND ALCOHOLIC BEVERAGES

Moved by Alderman Gittemeier, seconded by Alderman Detweiler for the first reading of Bill No. 26-16, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-16 for the first time, by title only.

2. Bill No. 26-17

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH DJM ECOLOGICAL SERVICES, INC. FOR ECOLOGICAL RESTORATION AND MANAGEMENT SERVICES FOR BARATHAVEN AND BLUEBIRD MEADOW PRAIRIES AND WOODLANDS

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-17, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-17 for the first time, by title only.

3. Bill No. 26-18

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING VARIOUS PROVISIONS OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, RELATING TO THE CITY CODE ENFORCEMENT OFFICER

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-18, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-18 for the first time, by title only.

Moved by Alderman Wilson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-18, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-18 for the second time, by title only.



Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the final passage of Bill No. 26-18.

Roll call vote:

Alderman Nay, Aye
Alderman Wilson, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-18 becomes Ordinance No. 2408.

4. Bill No. 26-19

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, EMPLOYING KYLE J. MICHEL AS CITY ADMINISTRATOR, AND AUTHORIZING THE MAYOR TO EXECTE A CITY ADMINISTRATOR EMPLOYMENT AGREEMENT BETWEEN THE CITY AND KYLE J. MICHEL

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-19, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-19 for the first time, by title only.

Moved by Alderman Detweiler, seconded by Alderman Gittemeier for the second reading of Bill No. 26-19, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-19 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the final passage of Bill No. 26-19.

Roll call vote:

Alderman Gittemeier, Aye
Alderman Wilson, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Nay, Aye
Alderman Waters, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-19 becomes Ordinance No. 2409.

OLD BUSINESS

1. Bill No. 26-11 (First reading on 03 18 26, sent back to P & Z 04 01 26)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED APPROXIMATELY 875 FEET WEST OF HIGHWAY N AND ARDMORE DRIVE, OTHERWISE KNOWN AS "PRAIRIE



POINT," FROM "ND," NEW DEVELOPMENT DISTRICT, TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

Motion by Alderman Detweiler, seconded by Alderman Wilson for the second reading of Bill No. 26-11, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-11 for the second time, by title only.

City Attorney explained changes as recommended by the Planning and Zoning Commission have been incorporated and the Board can keep original or amend Bill No. 26-11 as recommended with conditions.

Motioned by Aldermen Detweiler, seconded by Aldermen Gittemeier to accept Bill No. 26-11 as amended.

Roll call vote:

Alderman Johnson, Nay
Alderman Detweiler, Aye
Alderman Nay, Aye
Alderman Wilson, Nay
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 2 nays, motion carried.

Motioned by Alderman Gittemeier, seconded by Alderman Detweiler for the final passage of Bill No. 26-11A.

Roll call vote:

Alderman Detweiler, Aye
Alderman Johnson, Nay
Alderman Wilson, Nay
Alderman Nay, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 2 nays, motion carried. Bill No. 26-11A becomes Ordinance No. 2410.

- 2. Bill No. 26-12** (Requesting postpone indefinitely – applicant has withdrawn)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A REZONING REQUEST FOR 1306 FEISE ROAD FROM "R-1A" SINGLE-FAMILY RESIDENTIAL, TO "C-1" LOCAL COMMERCIAL

Motion by Alderman Johnson, seconded by Alderman Wilson to postpone Bill No. 26-12, indefinitely. All ayes, motion carried.

- 3. Bill No. 26-13** (First reading on 04 01 26)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 117.310 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL BY DELETING SECTION 117.310 IN ITS ENTIREITY; ENACTING A NEW SECTION 117.310 REGARDING TECHNOLOGY

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 26-13, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-13 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the final passage of Bill No. 26-13.

Roll call vote:

Alderman Gittemeier, Aye
Alderman Wilson, Aye
Alderman Nay, Aye
Alderman Detweiler, Aye
Alderman Johnson, Aye
Alderman Waters, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-13 becomes Ordinance No. 2411.

- 4. Bill No. 26-14** (First reading on 04 01 26)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 117.290 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL BY DELETING SECTION 117.290 IN ITS ENTIREITY; ENACTING A NEW SECTION 117.290 REGARDING THE CITY'S TRAVEL POLICY

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 26-14, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-14 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the final passage of Bill No. 26-14.

Roll call vote:

Alderman Nay, Aye
Alderman Wilson, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye



The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-14 becomes Ordinance No. 2412.

OFFICER & STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

City Engineer Davidson stated the new Public Works Supervisor began on Monday and encouraged anyone that sees him to introduce and staff welcomes Kyle Roetteger.

3. City Administrator

City Administrator Pratt stated the City is beginning Friday night Family Sports Nights in the Park beginning Friday, May 15th to watch the Cardinals vs Royals at 7:15 pm.

City Administrator Pratt encouraged HOA's to contact City Hall to update their subdivision's contact person or people. There is an HOA Dinner on May 12, 2026, and encouraged attendance. Please contact City Hall with questions or to RSVP.

City Administrator Pratt stated the Kids Fishing Derby is scheduled for Saturday, May 30th at Barathaven Lake. Please contact Brandi for more information and registration.

City Administrator Pratt stated the 4th of July event includes entertainment and a parade. Please watch for details or contact City Hall to volunteer or get involved.

4. Aldermen

Alderman Wilson stated for Ward 1 and specifically Inverness Subdivision requested patience and understanding during the times when the City has not accepted the streets in neighborhoods. Asked for respect for the City and the builders until the streets are dedicated to the City.

Alderman Waters asked if other Aldermen has reached out to their HOA contacts regarding the scheduled HOA Dinner for May 12th. Alderman Waters stated he has reached out to all his contacts and has not received any response. There are several HOA Boards that only has one person serving an entire subdivision or neighborhood.

5. Mayor

Mayor Widaman thanked the staff for their efforts in creating great community events and thanked all those in attendance from coming out and participating.

ADJOURNMENT

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

All ayes, motion carried.

Meeting adjourned at 8:36 pm.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
AMENDED AGENDA
APRIL 22, 2026

Approved by the Board of Alderman on 05 06 26

Respectfully submitted:

Deborah Ryan, City Clerk

EXPENDITURES FOR APPROVAL

5/6/2026

1 ASET Services, Inc.	Playground testing	1,350.00
2 Bluebeam	Annual subscription	330.00
3 Carrie Hamilton	Reimbursement - Conferences/Meetings	187.68
4 CDS Office Technologies	Copies to 4-24-26	278.01
5 CI Select	Office furniture deposit	5,957.07
6 Cuivre River Electric	Light on Weldon Spring	44.25
7 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	72.00
8 Cuivre River Electric	Light at Georgetown Park	28.91
9 Cuivre River Electric	Lights at St. Williams Apts.	43.76
10 Cuivre River Electric	Hanley Rd. Traffic Signal	90.00
11 Extreme Electrical	Outdoor TV project electrical	1,725.00
12 First Bank	Credit Card Charges	4,386.09
13 Gerstner Electric	Traffic signal repair	551.74
14 Hamilton Weber	Legal fees - January, February & March	38,832.33
15 Insurance: Anthem	Health - May	19,784.29
16 Insurance: KC Life	Vision, Dental, Disability & Life: April	2,101.76
17 Kevin DeSain	Music entertainment: Taste of the County	1,115.00
18 MACA	Annual Dues: Hamilton	75.00
19 Martin Trophy	Memorial marker & name badge	150.00
20 Mayor Keith Widaman	Reimbursement - Seminars/Meetings	49.65
21 NFM Buyer	Pothole repair material	198.27
22 Paychex	April & May time system fee	268.00
23 Payroll	04-24-26 Payroll	44,358.11
24 St. Lukes Workplace	New employee screening: Roettger, Waters & Haake	156.00
25 The Business Record	Public hearing notices	195.49
26 The Shred Truck	5/16 Shred event	1,200.00
		123,528.41

Approved by Board of Aldermen 05-06-26

Mayor Keith Widaman

RESOLUTION NO. 402

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, CONSENTING TO THE ASSIGNMENT OF A GROUND LEASE FOR PROPERTY LOCATED AT 210 DOGWOOD PRAIRIE DRIVE AND AUTHORIZING THE EXECUTION OF DOCUMENTS RELATED THERETO

WHEREAS, the City of Dardenne Prairie (the “City”) previously entered into certain Chapter 100 Bond Documents and a ground lease (the “Lease”) related to the development known as Dardenne Luxury Apartments located at 210 Dogwood Prairie Drive (the “Property”); and

WHEREAS, DLA I SPE LLC (the “Developer”) has requested the City’s consent to assign its interest in the Lease to Jessco LTD. and Heitzinger Associates (collectively, the “Buyer”); and

WHEREAS, pursuant to Section 13.1(a) of the Lease, the City shall not withhold consent to such assignment so long as the City is satisfied that the proposed transferee has the ability to operate and maintain the Property; and

WHEREAS, the Buyer has provided information demonstrating its experience and ability to operate and maintain the Property, including ownership of a portfolio of real estate assets and engagement of professional property management; and

WHEREAS, the Board of Aldermen has reviewed the request and supporting materials and finds that the Buyer satisfies the requirements set forth in the Lease.

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

SECTION 1. The Board of Aldermen hereby consents to the assignment of the Lease applicable to the Property from DLA I SPE LLC to Jessco LTD. and Heitzinger Associates, subject to the terms and conditions of the Lease and related documents.

SECTION 2. The City Administrator is hereby authorized and directed to execute any and all documents necessary to evidence and effectuate the City’s consent to the assignment of the Lease.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Read and adopted this 6th day of MAY 2026.

Mayor

Attest: _____
City Clerk



SANDBERGPHOENIX

Kelly C. Rock
Shareholder

120 S. Central Avenue, Suite 1600
Clayton, MO 63105
Tel: 314.425.4916
Fax: 314.725.5754
krock@sandbergphoenix.com
www.sandbergphoenix.com

Sent Via E-Mail:

City of Dardenne Prairie, Missouri
Attn: Cathy L. Pratt, City Administrator
Email: cityadministrator@dardenneprairie.org

Hamilton Weber LLC
Attn: John A. Young, Esq.
Email: jyoung@hamiltonweber.com

Gilmore & Bell, P.C.
Attn: Shannon W. Creighton, Esq.
Email: screighton@gilmorebell.com

Re: Dardenne Luxury Apartments - City Consent to Lease Assignment.

Dear Ms. Pratt,

We represent DLA I SPE LLC, a Missouri limited liability company (the “Developer”) as the owner of that certain real property located at 210 Dogwood Prairie Drive, Dardenne Prairie, Missouri (the “Property”). We are providing this letter and associated materials as a supplement to the letter sent via email and hand delivered April 29, 2026.

As stated in our original letter, in connection with the planned sale of the Property, the Chapter 100 Bond Documents (as previously authorized by the City) require that Developer obtain City consent for the assignment of the lease to Jessco LTD., a California limited partnership, and Heitzinger Associates, a California limited partnership (together, “Buyer”). Pursuant to Section 13.1(a) of the lease “*The City shall not withhold its consent of any other disposition so long as the City is satisfied that the proposed transferee has...the ability to operate and maintain the Sub-Phase 1B Project*”. **As a result the sole standard of review is if this Buyer has the ability to operate and maintain the Property.**

In connection with this supplemental letter the Buyer has provided the updated attached updated Exhibit A summarizing the assets and experience of the Buyer, this Exhibit A replaces the previously provided Exhibit. The Buyer itself holds real estate assets with an aggregate value of approximately \$75 million which is part of a broader \$175 million real estate portfolio held by the principal of Buyer. Buyer’s assets and business interests are management by Seven Post Investment Office (www.sevenpost.com) an office managing approximately ten billion for private clients. This Buyer meets the objective standard that they have the ability to operate and maintain this project and City consent may not be withheld.

Please do not hesitate to contact me at (314) 425-4916 or krock@sandbergphoenix.com if you have any questions regarding the above.

Very truly yours,

Kelly C. Rock

MEMORANDUM

Real Estate Experience of Jessco, Ltd. and Heitzinger Associates

To: City of Dardenne Prairie, Missouri — Board of Aldermen
From: Seven Post Investment Office, on behalf of the Purchasers
Re: Ground Lease Assignment — 210 Dogwood Prairie Drive, Dardenne Prairie, MO
Date: April 30, 2026

This memorandum summarizes the ownership and management experience of Jessco, Ltd. ("Jessco") and Heitzinger Associates ("Heitzinger"), each a California limited partnership and the proposed assignees of the ground lease at 210 Dogwood Prairie Drive ("The Prairie" or "Property"). Both entities are owned and controlled by a single principal (the "Principal"), a private California-based investor whose family has been active in real estate for decades.

Principal and Sponsorship

The Principal is the 100% beneficial owner of both entities, which sit within a broader real estate portfolio of approximately \$175 million held across multiple entities. The family's real estate business spans four generations and has historically focused on long-duration ground leases, automobile dealership real estate, multifamily apartments, and mixed-use commercial properties. Seven Post Investment Office — a registered investment adviser managing approximately \$10 billion for private clients — has been engaged to oversee deployment and ongoing asset management, and has identified 210 Dogwood Prairie Drive as a Section 1031 like-kind replacement for a California asset.

Combined Real Estate Portfolio — Jessco and Heitzinger

Together, Jessco and Heitzinger own direct or joint-venture interests in more than 25 real estate assets in seven states, with an aggregate asset value of approximately \$75 million. The portfolio spans multifamily apartments, net-leased automobile dealership ground leases, and mixed-use commercial properties. The Principal's existing commercial real estate investments include 10 parcels that are ground-leased to car dealerships in California and North Carolina, 12 mixed-use assets in California and Idaho, and 5 apartment assets comprising approximately 1,400 units across the United States that are managed by Hamilton Zanze, a national institutional investor, owner, and operator of multifamily assets. Within the apartment portfolio, the Principal owns outright a 145-unit garden style apartment complex similar to The Prairie, which is managed by Hamilton Zanze's property management arm, Mission Rock Residential. The remaining apartment buildings are partially owned by entities controlled by the Principal.

Approach to Property Management

Jessco and Heitzinger do not self-manage their assets. Each asset is operated by an industry-leading, locally-based third-party property management firm selected for the specific asset type and local market. All managers are directed to operate each property in full conformance with local laws, lease covenants, and municipal requirements, and their performance is monitored on an ongoing basis by Seven Post. For this specific transaction, Seven Post and the Principal plan to hire the Seller's property management firm to oversee day-to-day operations of the Property.

Financial Capacity and Governance

Each entity maintains a conservative capital structure with modest leverage, meaningful cash reserves, and institutional reporting overseen by Seven Post. The Principal's net worth is well in excess of the Dardenne Prairie asset's value, and lease obligations have been honored across the portfolio's multi-decade history. We respectfully submit that 210 Dogwood Prairie Drive will be responsibly owned and professionally managed following the assignment.

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SECTION 400.020 OF THE MUNICIPAL CODE IN ITS ENTIRETY; ENACTING IN LIEU THEREOF A NEW SECTION 400.020 AND PROVIDING FOR THE COMPENSATION OF MEMBERS OF THE PLANNING AND ZONING COMMISSION

WHEREAS, Section 79.365, RSMo., provides that “Notwithstanding any other provision of law to the contrary, in all cities of the fourth class, the board of alderpersons shall have the authority to fix the compensation, not to exceed two hundred dollars per month, of members of the planning and zoning commission, the board of adjustment, the park board and the board of police commissioners of the city by ordinance;” and

WHEREAS, the Board of Aldermen desires to provide for compensation of the members of the Planning and Zoning Commission.

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

SECTION 1. That Section 400.020 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 Section 400.020, to read as follows:

SECTION 400.020: Compensation.

Members of the Planning and Zoning Commission shall receive compensation in amounts as may be established by the Board of Aldermen, from time to time.

SECTION 2. All citizen members of the Planning and Zoning Commission shall be paid fifty dollars (\$50.00) per month for attendance at meetings of the Planning and Zoning Commission, which compensation shall not exceed fifty dollars (\$50.00) per month. Attendance at the meeting of the Planning and Zoning Commission in a given month is required for a member to receive compensation as provided herein.

SECTION 3. 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 4. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in

applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Read two times, passed, and approved this ____ day of _____, 2026.

Mayor

Attest:

City Clerk

Approved this ____ day of _____, 2026.

Mayor

Attest:

City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 605.090 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND PROVIDING CERTAIN EXCEPTIONS RELATING TO THE DISPLAY AND SALE OF CONSUMABLE INDUSTRIAL HEMP AND ALCOHOLIC BEVERAGES

WHEREAS, pursuant to Section 94.270, RSMo., municipalities are authorized to regulate and license certain businesses and occupations; and

WHEREAS, pursuant to the authority granted in Section 94.270, RSMo., the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “Board of Aldermen”), enacted Chapter 605 of the Municipal Code of the City of Dardenne Prairie, Missouri (the “Municipal Code”) establishing conditions and restrictions applicable to the issuance and renewal of business licenses; and

WHEREAS, reports show 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 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, certain products derived from industrial hemp that cause marked changes in consciousness have been designed to resemble popular snack and candy brands; and

WHEREAS, the Board of Aldermen previously amended Chapter 605 of the Municipal Code, regarding the operation of businesses within the City in connection with the issuance and renewal of business licenses, to ensure products that are derived from industrial hemp (which are designed to resemble popular snacks and candy bars) which cause marked changes in consciousness are not purchased by children; and

WHEREAS, the Board of Aldermen finds and determines that it is in the best interest of the businesses within the City to provide a limited exception for the sale of alcoholic beverages, which activities are already comprehensively regulated under applicable state law and Chapter 600 of the Municipal Code.

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

SECTION 1. That Section 605.090 of the Municipal Code, be and hereby is amended by enacting a new Subsection (C) to Section 605.090 of the Municipal Code to read, as follows:

Section 605.090 **Consumable Industrial Hemp.**

- A. No person required to obtain a license under this Chapter shall, themselves or by or through their owners, officers, agents or employees, sell, give, provide, or distribute any consumable industrial hemp, or any product packaged in a manner indicating that it contains any amount of consumable industrial hemp, to any individual under the age of twenty-one (21) years, including through a vending

machine owned by or under the control of the licensee. It shall be a defense to prosecution under this subsection A if:

- 1. The person sold, gave, provided or distributed consumable industrial hemp, or any product packaged in a manner indicating that it contains any amount of consumable industrial hemp, to the person under the age of twenty-one (21) years with reasonable cause to believe that such person was twenty-one (21) or more years of age; and
 - 2. To purchase the consumable industrial hemp, or any product packaged in a manner indicating that it contains any amount of consumable industrial hemp, the person under the age of twenty-one (21) years exhibited a driver’s license, non-driver’s identification card, or other official or apparently official government issued document, containing a photograph of the individual and purporting to establish that such person was at least twenty-one (21) years of age.
- B. No person required to obtain a license under this Chapter shall, themselves or by or through their owners, officers, agents or employees, sell or offer for sale consumable industrial hemp, or any product packaged in a manner indicating that it contains any amount of consumable industrial hemp, unless, prior to the time of sale, it is stored and displayed in a manner that prevents customers from physically accessing the products without the assistance of an employee.
- C. Notwithstanding any other provision of this Section to the contrary, the provisions of Subsection B shall not apply to the sale or offering of sale of intoxicating liquors, as that term is defined by Code Section 600.010, that contain or are infused with consumable industrial hemp, provided that such intoxicating liquors are lawfully manufactured, distributed, and sold in accordance with all applicable federal, State, and City laws, ordinances and regulations.

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. 26-16

ORDINANCE NO. _____

Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH DJM ECOLOGICAL SERVICES, INC. FOR ECOLOGICAL RESTORATION AND MANAGEMENT SERVICES FOR BARATHAVEN AND BLUEBIRD MEADOW PRAIRIES AND WOODLANDS

WHEREAS, the City of Dardenne Prairie, Missouri (the “City”) desires to provide ecological restoration, maintenance, and management of native prairie and woodland areas located at Barathaven and Bluebird Meadow, including herbicide treatment and vegetation management services such as mechanical brush cutting and clearing; and

WHEREAS, the City desires to complete certain park improvements in coordination with work being performed by Great Rivers Greenway (“GRG”) within the same project area; and

WHEREAS, GRG has previously competitively procured DJM Ecological Services, Inc. (“DJM”) for similar ecological restoration and management services through a qualifications-based selection and bidding process; and

WHEREAS, DJM is currently performing work within the project area on behalf of GRG, creating an opportunity for the City to complete related improvements in a coordinated and efficient manner; and

WHEREAS, utilizing DJM for the City’s portion of the work will result in cost savings by avoiding additional mobilization costs, reducing project coordination complexity, and expediting project delivery; and

WHEREAS, the Board of Aldermen finds that it is in the best interests of the City to waive competitive bidding requirements for this project and authorize the use of DJM as a sole source provider based on these unique circumstances and demonstrated cost efficiency.

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 attached hereto, marked as Exhibit “A,” and incorporated by reference herein, by and between the City of Dardenne Prairie, Missouri and DJM Ecological Services, Inc., be and hereby are approved, and the City Administrator is hereby authorized, empowered and directed to execute, acknowledge, deliver and administer on behalf of the City such agreement in substantially the form attached hereto.

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

SECTION 4. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

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

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

Mayor

Attest:

City Clerk

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

Mayor

Attest:

City Clerk

BILL NO. 26-17

ORDINANCE NO. _____

EXHIBIT A



ecological
services, inc.

St. Louis, MO
4630 West Florissant Ave.
St. Louis, MO 63115

Wentzville, MO
2205 Ebert Lane
Wentzville, MO 63385

Kansas City, MO
8539 Troost Ave.
Kansas City, MO 64131

Providing comprehensive ecological restoration and management of native plant communities.

Date: 11-5-2025_ Revised 4/3/2026

Client:	Dardenne - Great Rivers Greenway 2026
Project Name:	Stewardship
Address:	Bluebird Meadow Park and Barathaven

DJM Ecological Services, Inc. proposes to provide the following:

Scope of Work:

ITEM	QTY	UNIT	EACH	EXTENDED
Dardenne Greenway Prairie: Barathaven/Bluebird – Dardenne (See Green, Blue, and Purple in Map Below)				
Herbicide Treatment	10	Visit	\$3,156.00	\$31,560.00
				\$31,560.00
Dardenne Greenway Prairie: Barathaven/Bluebird – Dardenne (See Orange, Yellow, and Red in Map Below)				
Chemical Treatment and spot mow	6	Visit	\$4,100.00	\$24,600.00
				\$24,600.00
Contract Total				\$56,160.00

WAGES: Prevailing (Wage Order#) Regular Wage Union/Commercial Union/Residential City Tax Exempt
 TIMELINE: Spring Summer Fall Winter YEAR: 2026
 TYPE: Construction Stewardship/Maintenance Repairs Arborist Rx Burn Bioretention Erosion Control

Project Specifics:

- Permission to Access property granted by: GRG

Proposal is based on:

- Maintenance pricing at base wage.
- Proposal is valid for 30 days from date on signature line.
- Proposal is presented on a 'Not to Exceed' basis. Should additional scope be required, DJM will secure the client's approval before proceeding, utilizing agreed-upon unit costs.
- Line items are inclusive of mobilization unless otherwise specified; Additional mobilizations will be charged on a per-occurrence basis.
- Payment to occur on NET 30 terms unless otherwise specified & agreed to, in writing, prior to start of project.
 - 4% service charge for all unpaid balances over NET 60
 - Client agrees to reimburse DJM for all expenses associated with the collection of unpaid balances.
- All line items include the appropriate licenses, permits, and insurance.
- All on-site DJM employees will wear high visibility clothing and task appropriate Personal Protective Equipment (PPE).
- DJM Terms & Conditions attached.





ecological
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Safety Training Credentials:

- On-site supervisor is trained to OSHA-30 threshold; field technicians are trained to OSHA-10 thresholds.
- On-site supervisor holds a Certified Commercial Applicator License with the MO Department of Agriculture, with specialized categories in Aquatic, Forest, Ornamental and Right-of-Way Pest Control.

Stewardship of Native Grasses & Wildflowers:


- Post planting maintenance is required on native areas for three growing seasons following the seeding of all native grasses and wildflowers. Refer to DJM’s Stewardship information sheet for more details on seeded landscape establishment.

Agreement:

City of Dardenne Prairie agrees to the proposal above and DJM’s Terms and Conditions of Services (attached) and acknowledges DJM’s commitment to deliver quality material and meet the installation standards detailed above/herein. City of Dardenne Prairie agrees to the project timeline and by signing, grants permission to DJM to access the jobsite or will obtain permission from neighboring sites in writing, as needed, to complete the scope of work. For the proposed work, City of Dardenne Prairie agrees to compensate DJM according to the fee schedule and terms detailed herein.

 Matthew Davidson
 City of Dardenne Prairie

Date


 Becky McMahon
 DJM Ecological Services, Inc.

4/3/2026
 Date





ecological services, inc.

St. Louis, MO

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St. Louis, MO 63115

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NOTICE TO OWNER

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a mechanic’s lien on the property which is the subject of this contract pursuant to Chapter 429, RSMO. To avoid this result, you may ask this contract for “lien waivers” from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

Please complete the client information section below, and include any special instructions for scheduling, invoicing, etc.

Client Information:

Name:	
Title:	
Business:	
Street Address:	
City, State, Zip:	
Phone #:	
Email Address:	
Other instructions:	

If invoices should be sent to an individual other than the client name listed above, please provide us with the appropriate contact information here:





ecological services, inc.

St. Louis, MO
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St. Louis, MO 63115

Wentzville, MO
2205 Ebert Lane
Wentzville, MO 63385

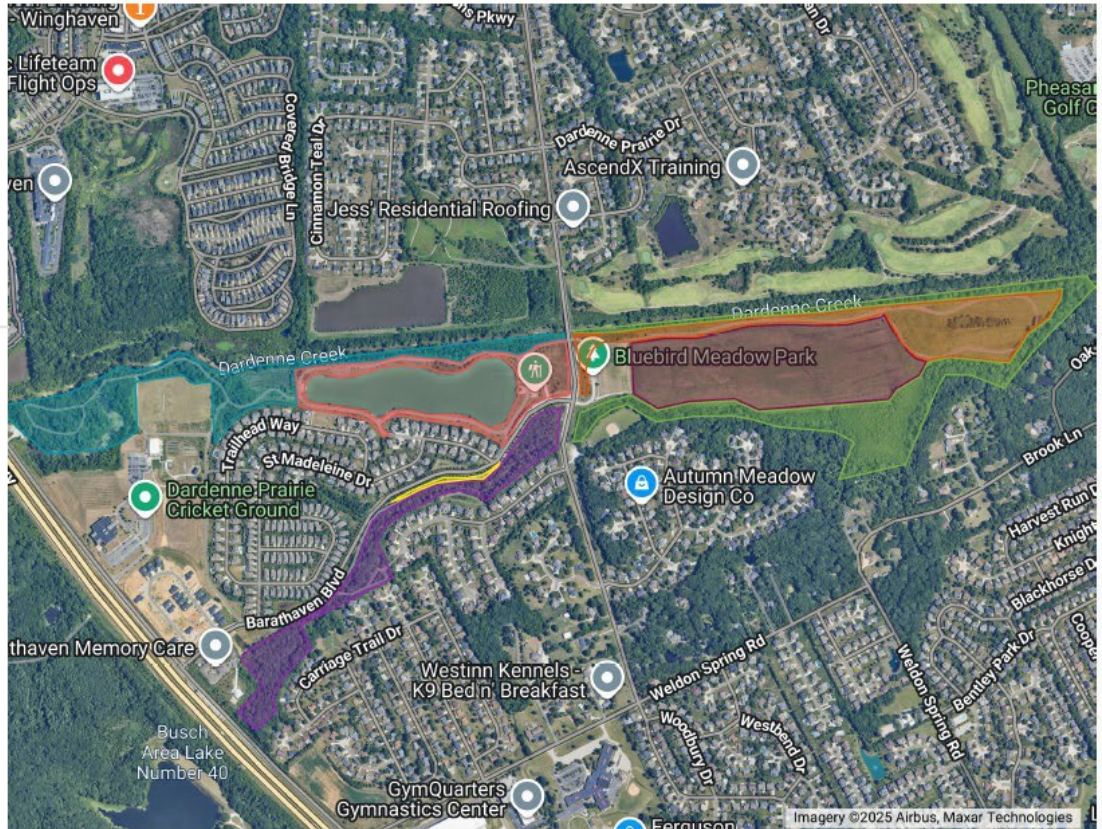
Kansas City, MO
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Dardenne Prairie Conservation Scope

Management Areas

-  BB Prairie (GRG) - 35 acres
-  BB Prairie - 21 acres
-  BB Woodland ~31 acres
-  BH Woodland 1 - 26.7 acres
-  BH Woodland 2 - 17.4 acres
-  BH Prairie 2 - 0.8 acres
-  BH Prairie 1 - 13.2 acres





**ecological
services, inc.**

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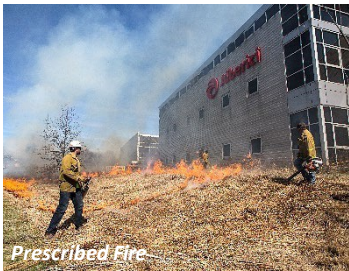
Kansas City, MO
8539 Troost Ave.
Kansas City, MO 64131

Providing comprehensive ecological restoration and management of native plant communities.

Founded in 1987, DJM Ecological Services, Inc. has been an expert in native plant communities for over 30 years. We have expanded our reach throughout the years to provide a suite of services within the green infrastructure and construction industries. We offer boots-on-the-ground labor and consulting services across diverse business sectors, with clients in Government (Federal, State, and Local), Private Lands/HOAs, Corporations, Industry, Education, and Utilities/Infrastructure. We are a collection of scientists, certified arborists, operators and restoration technicians who are passionate about our work. Our employees carry degrees in Natural Resources & Environmental Science, Conservation Biology, Biology, Forestry, Fisheries, Wildlife Management, Finance, and Chemical Engineering, to name a few. DJM's diverse team brings a collaborative approach and pragmatic creativity to every project we undertake.

Our areas of expertise include:

- Bioretention Basins
- Stormwater BMPs
- Green Roofing
- Native Landscapes
- Earthwork & Grading
- Streambank Stabilization
- Erosion Control & SWPPP
- Forestry
- Stewardship
- Arborist Services
- Consultation & Master Planning



Prescribed Fire



Bioretention Basin



Ledge Rock Install



Streambank Stabilization



Green Rooftop

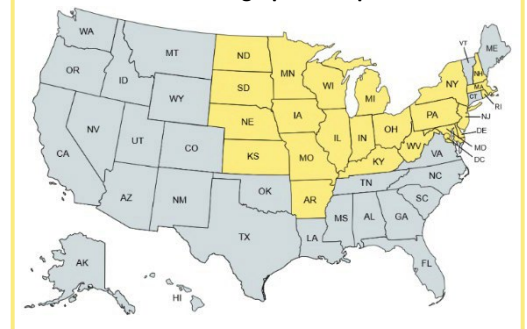
Credentials, Specialized Training, & Recent Awards

- Licensed Herbicide Applicators in MO, IL, IA, KS, and IN
- Licensed Master Drainlayer
- Eight ISA TRAQ-Certified Arborists on staff (International Society of Arboriculture)
- Prescribed Fire Qualifications: Certified IL Burn Manager #10-016, Natl. Wildland Coordinating Group S-130/190/1100 Firefighter Training, S-131 Fire Line Leadership, S-211 Pumps, S-212 Powersaws, & NIPFTC-Tallahassee: Urban Interface Prescribed Fire Operations
- Utilization of PlanSwift Software for Estimating and Jobber for Schedule Deployment
- Heartlands Conservancy Award for Outstanding Business Partner (2023)

Professional Associations/Involvement

- MO Prairie Foundation
- Conservation Federation of MO
- GROW Native!
- MOBOT/Shaw Professional Series
- SITE Improvement Assoc.
- SITE/OSHA Partnership
- SLC3
- Society of Wetland Scientists
- American Subcontractors Assoc.
- MO Dump Truckers
- AGC of Missouri
- Operation Clean Stream

DJM's Geographic Footprint



Created with MapChart

Safety is at the core of our business.

Safety Training for Employees includes:

- CPR/First Aid
- OSHA 10 Hour
- OSHA 30 Hour
- HAZWOPER 40
- Rigging and Signaling

Current EMR = 0.71

EMR below "1.0" from 2012-2025

AVETTA Pre-Qualified

Federal NAICS Codes and Key Words:

- 111421—Nursery & Tree Production
- 111422—Floriculture Production
- 113210—Forest Nurseries & Gathering of Forest Products
- 541320—Landscape Architectural Services
- 541690—Other Scientific & Technical Consulting Services
- 237110—Water & Sewer Line & Related Structures Construction
- 237120—Oil & Gas Pipeline & Related Structures Construction
- 237130—Power/Communication Line & Related Structures Construction
- 237990—Other Heavy and Civil Engineering Construction
- 114210—Hunting & Trapping
- 115112—Soil Prep, Plant & Cultivation
- 115310—Support Activities for Forestry
- 541620—Environmental Consulting Services
- 561730—Landscaping Services
- 238910—Site Prep Contractors
- 238990—All Other Specialty Trades Contractor

DUNS Number: 071905389

Unique Identifier: RE9HHSQ5FB71

CAGE Code: 7J2E0

Govt Pre-Qualifications:

E-Verify MOU Compliant, Registered & Compliant on SAM.gov, MODOT #0013046, STL Metropolitan Sewer District 2026-2027





Providing comprehensive ecological restoration and management of native plant communities.

TERMS AND CONDITIONS OF SERVICES

Last Updated March 2024

DJM Ecological Services, Inc. (DJM) aims to deliver every project to our standard of the highest quality possible. To ensure this standard, we present our baseline terms and conditions. **We appreciate your business and look forward to working with you!**

SITE CONDITIONS

- The client shall provide access and permission to enter the work site during normal working hours (7 a.m. to 5 p.m.).
- A plat of survey, or other measurable survey will be provided to DJM upon request.
- DJM will obtain utility locates before performing any digging on a project site. DJM is not responsible for any damage to, or cost involved with, any underground hazards, obstructions or services that are not covered by the dig-rite ticket, made known to us in writing, or apparent on visual inspection.

PROJECT TIMING

- Ecological landscape installation, restoration, and stewardship require careful timing of operations to match the dynamic nature of the ecosystem. DJM will make all attempts to complete project tasks with respect to/in accordance with the variables presented by nature. This includes installation of seed, live plants, erosion control, prescribed fire, herbicide, and other tasks. Severe weather conditions, including drought, may cause the delay of the start date of the contract.
- Delays caused by other companies on site may cause work to be rescheduled and/or re-bid.
- Any addition and/or alterations to the scope of work may require written approval and/or contract revisions, and may impact the project schedule.
- Adverse weather delays do occur and can delay projects. The following table is based on National Oceanic and Atmospheric Administration (NOAA) data and constitutes anticipated minimum number of adverse weather days per month over the course of a year.

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
9	6	6	6	5	5	4	4	5	5	5	6

PLANT MATERIAL

- Plant material, both live and seed, will be planted true to species and of the highest quality available.
- Species and/or size substitutions may be necessary due to market availability at the time of installation.
- As native plugs are a perishable project, plugs included in the proposal/contract will be grown out specific to each project. If the construction schedule is pushed beyond 8 weeks of the original planting timeline, a holding fee equal to 5% of the order's total cost will be charged on a weekly basis to cover the costs associated with storage and ongoing care of live plant materials. If the construction schedule is pushed beyond one year from the original timeline stated on the contract, species substitutions may be necessary or the order may need to be re-grown, requiring a three-month lead time preceding the anticipated install date.
- DJM is not responsible for damage incurred to any installed materials (including plants) by the elements, including winds, rain, frost, animals, and/or drought (as defined by the national drought monitor, D1- moderate drought, <http://drought.unl.edu/>).
- DJM is not responsible for the post-installation success and/or maintenance of living plant material, including turf, unless a stewardship contract is in effect.

STEWARDSHIP

- Stewardship (post-planting maintenance) is essential for at least three growing seasons following installation of all seeded native grasses and wildflowers to ensure proper establishment. Stewardship can include any of the following: brush cutting, hand pulling, high mowing, broadcast or spot spray herbicide applications. DJM reserves the latitude to apply techniques as necessary.
- Stewardship services are not included in the contract unless specified.

WARRANTY

- If, and only if, a stewardship contract is in place for the project, DJM provides the following warranty:
 - For ball & burlap (B&B) or containerized plant materials: One-time replacement of trees, shrubs, and perennial materials that die within 6 months of the date of installation.
 - For native seeded areas: If a native seed mix's performance is below average during its first growing season, DJM will overseed the area in the winter following its first growing season at no additional cost to the client. "Below average" performance is defined as less than 5 desirable plants per square yard, as determined by random meander survey at a rate of 3 plots (1 square yard in size) per acre.
- Timing of warranty replacements is to occur in the appropriate season for best chance of plant survival, which is at DJM's discretion.

BIORETENTION PROJECTS

- Accepted as-built drawings for all piping and storm water infrastructure showing grade and elevation and of a similar scope and scale to the engineer's drawings must be provided to DJM prior to mobilization. Our proposal does not include the costs of as-built drawings unless specified. If inclusion of the cost of as-built drawings for the BMP is desired, notify DJM prior to signature.
- Bioretention projects/BMPs in St. Louis City/County are regulated by the Metropolitan St. Louis Sewer District (MSD). MSD requires BMP inspection and reporting throughout the year, as well as an annual BMP Maintenance report. The annual report provides documentation that maintenance was performed in accordance with the Stormwater Management Facilities Report, and must be submitted to MSD by March 31st of each year for the preceding calendar year's maintenance.
- BMP inspection, maintenance, and/or reporting is not included in the contract unless specified.

PROPOSAL & PAYMENT TERMS

- Proposals are valid for 30 days from the date of issue.
- Payment is to be made within 30 days of completion of work, unless otherwise specified on contract and agreed to in writing.
- DJM reserves the right to add a 4% service charge for all unpaid balances over NET 60 terms. Client agrees to reimburse DJM for all expenses associated with the collection of unpaid balances. All materials on the project site remain the property of DJM Ecological Services, Inc. until payment is received in full.

