



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

**BOARD OF ALDERMEN
AGENDA
APRIL 22, 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. 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

SWEARING IN OF ELECTED OFFICIALS

ELECTION - PRESIDENT OF THE BOARD OF ALDERMEN

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

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

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

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

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 EXECUTE A CITY ADMINISTRATOR EMPLOYMENT AGREEMENT BETWEEN THE CITY AND KYLE J. MICHEL

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

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 Bill No. 26-12 (Requesting postpone indefinitely – applicant has withdrawn)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

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

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

OFFICER & STAFF COMMUNICATIONS

1. City Attorney



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

**BOARD OF ALDERMEN
AGENDA
APRIL 22, 2026**

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

ADJOURNMENT

Election Summary Report
GENERAL MUNICIPAL ELECTION
ST. CHARLES COUNTY, MISSOURI
TUESDAY, APRIL 7, 2026
April 7, 2026 General Municipal Election
OFFICIAL

Date: 4/14/2026
Time: 11:31:58 AM
Page 1/1

Registered Voters 297,648 - Total Ballots 62,853 : 21.12%

118 of 118 Precincts Reporting 100.00%

DARDENNE PRAIRIE ALDERMAN WARD 1

Number of Precincts	4	
Precincts Reporting	4	100.00%
Vote For 1		
Total Votes	447	

RYAN WILSON	447	100.00%
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DARDENNE PRAIRIE ALDERMAN WARD 2

Number of Precincts	6	
Precincts Reporting	6	100.00%
Vote For 1		
Total Votes	545	

CARLA DETWEILER	545	100.00%
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DARDENNE PRAIRIE ALDERMAN WARD 3

Number of Precincts	5	
Precincts Reporting	5	100.00%
Vote For 1		
Total Votes	540	

MARK JOHNSON	540	100.00%
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DARDENNE PRAIRIE PROPOSITION 1

Number of Precincts	9	
Precincts Reporting	9	100.00%
Total Votes	2,109	

YES	764	36.23%
NO	1,345	63.77%



IN WITNESS WHEREOF: I, Kurt Bahr, Director of Elections in and for the County of Saint Charles, State of Missouri,
do hereby certify the figures set out herein are Official Results of the April 07, 2026 Municipal General Election.

Given under my hand and official seal this 14th day of April 2026.

Kurt M. Bahr, Director of Elections, Saint Charles County Missouri



CALL MEETING TO ORDER

Mayor Widaman called April 1, 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 is unable to attend tonight's meeting and will attend a future meeting to give an update.

2. RBA – Lateral Water Line Insurance for Dardenne Prairie Residents – Alderman Johnson and Waters

Discussion to research the possibility of the City providing an insurance program for lateral water line. This would be a cost to the residents annually but could assist in reducing the large emergency cost of replacement or fix to the residents. This type of program is regulated by State Statutes and would need to be put on the ballot at a future election.

Mayor directed staff to draft a program to provide lateral water line insurance for the Board to review and consider.

3. RBA – Amendment to Ordinance No. 2402 – THC restrictions – Mayor Widaman

Mayor Widaman is requesting an amendment to the recently approved THC Ordinance to allow businesses that already have a requirement set in place that prohibits anyone under the age of 21 from entering, not required to have their products under lock and key. City Attorney explained this is specifically alcohol infused products, this will not change any regulations regarding snacks or candies.

City Attorney will draft an amendment and bring back at the next meeting for consideration.



4. RBA – Acceptable Use Policy for Technology / Computer – Rose Maresca, IT Manager

IT Manager Maresca reviewed the updated policy for City owned technology / computer. This is listed as Item #1 under New Business on the regular agenda. It is eligible for first reading.

5. Travel Policy Update – Cathy Pratt, City Administrator

City Administrator Pratt stated after several discussions and reviews, this updated travel policy is listed as Item #2 under New Business on the regular agenda. It is eligible for first reading.

6. Regular Meeting Date Change for Second Board of Alderman Meeting in April to Swear in Newly Elected Officials

Discussion moving the second regularly scheduled Board meeting from Wednesday, April 15th to April 22nd to allow time to receive back the certified election results and to swear in newly elected officials. This would alleviate the need to hold a special session.

Motioned by Alderman Gittemeier, seconded by Alderman Detweiler to move the regularly scheduled Board of Alderman meeting from April 15, 2026, to April 22, 2026.

All ayes, motion carried.

7. Review of 04 01 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

City Engineer Davidson after discussion at the last meeting, the proposed cleaning contract for the janitorial and cleaning services for City Hall is Item #3, under New Business.

Discussion on the Board to consider hiring a full-time employee due to concerns of security and tabling this contract. Staff reviewed the cost and timeline of hiring a full-time employee and recommended moving forward with the contract and revisiting during budget.

City Engineer Davidson reviewed the cost of using the 10-acre parcel of land at the corner of Post Road and Town Square Ave. It will be a liability to the City if we do not make some portion of the property ADA compliant, per State and Federal regulations.

Consensus to allow the farmer to use the property for 2026 and review at budget what the visions are for the 10 acres.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
WORK SESSION MINUTES
APRIL 1, 2026

3. City Administrator

No report.

4. Aldermen

No report.

5. Mayor

No report.

CLOSED SESSION

ADJOURNMENT

Motion by Alderman Gettemeier, seconded by Alderman Wilson to adjourn the work session at 7:04 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 04 22 26

Respectfully submitted:

Deborah Ryan, City Clerk

CALL TO ORDER

Mayor Widaman called the April 1, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:11 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. Board of Aldermen Work Session Minutes – 03 04 26
2. Board of Aldermen Regular Session Minutes – 03 04 26
3. Board of Aldermen Work Session Minutes – 03 18 26
4. Board of Aldermen Regular Session Minutes – 03 18 26
5. Joint Board Meeting Minutes of Planning and Zoning Commission and the Board of Aldermen – 03 26 26
6. Expenditures Report dated - 04 01 26

Moved 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 public comment:

- Brian Routt
- Charlie Wardle

PUBLIC HEARING

No Public Hearings

NEW BUSINESS

1. Bill No. 26-13

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

Moved by Alderman Gittemeier, seconded by Alderman Detweiler for the first reading of Bill No. 26-13, by title only. All ayes, motion carried.

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

2. Bill No. 26-14

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

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

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

3. Bill No. 26-15

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JANITORIAL AND CLEANING SERVICES CONTRACT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI AND SRB CLEANING SOLUTIONS, LLC FOR CLEANING SERVICES AT CITY HALL

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-15, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-15 for the first time, by title only.

Moved by Alderman Wilson, seconded by Alderman Water for the second reading of Bill No. 26-15, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-15 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-15.

Roll call vote:

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

The vote on the motion, 5 ayes and 1 nay, motion carried. Bill No. 26-15 becomes Ordinance No. 2405.

OLD BUSINESS

1. **Bill No. 26-02** (First reading on 01 21 26, request to postpone indefinitely)
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

City Attorney explained the timeline of this Bill and the request to postpone indefinitely.

Moved by Alderman Johnson, seconded by Alderman Water to postpone Bill No. 26-15, indefinitely. All ayes, motion carried.

2. **Bill No. 26-10** (First reading on 03 18 26)
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

Motion by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-10, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-10 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-10.

Roll call vote:

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

The vote on the motion, 4 ayes and 2 nays, motion carried. Bill No. 26-10 becomes Ordinance No. 2406.

3. **Bill No. 26-03** (First reading on 01 21 26)
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

Motion by Alderman Gittemeier, seconded by Alderman Johnson for the second reading of Bill No. 26-03, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-03 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-03.

Roll call vote:

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

The vote on the motion, 4 ayes and 2 nays, motion carried. Bill No. 26-03 becomes Ordinance No. 2407.

4. Bill No. 26-11 (First reading on 03 18 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 Nay, seconded by Alderman Gittemeier to send Bill No. 26-11, back to Planning and Zoning Commission for review after changes from original presentation. All ayes, motion carried.

OFFICER & STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

No report.

3. City Administrator

No report.

4. Aldermen

Alderman Detweiler stated she was very disappointed with the mailer that went out to the residents regarding the use tax and it was not informative and it was very confusing.

Alderman Gittemeier asked for clarification on the SRO Officer for ICD. City Administrator Pratt explained what was budgeted, what was requested and how other private schools and municipalities handle funding SRO Officers.

Alderman Nay gave an update on the DRIVE Committee and new information that came available at the last meeting.

Alderman Wilson encouraged all residents to get out and vote on Tuesday, April 7, 2026.

5. Mayor

Mayor Widaman stated the Annual Easter Egg Hunt and Inclusive Hunt are scheduled for this Saturday, April 4, 2026, and this event will be rain or shine.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
AMENDED AGENDA
APRIL 1, 2026

Mayor Widaman encouraged everyone to get out and vote on Tuesday, April 7, 2026 and explained the City's proposition on the ballot.

ADJOURNMENT

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

All ayes, motion carried.

Meeting adjourned at 7:52 pm.

Approved by the Board of Alderman on 04 22 26

Respectfully submitted:

Deborah Ryan, City Clerk

EXPENDITURES FOR APPROVAL

4/22/2026

1	AFLAC	April, 2026	411.98
2	Ameren	City Hall	1,493.65
3	Ameren	Traffic Light 2	56.35
4	Ameren	Traffic Light	13.72
5	Ameren	Street Lights	31.98
6	Ameren	Street Lights	210.90
7	Ameren	Street Lights	325.43
8	Ameren	Concession Stand	414.61
9	Ameren	City Park	172.34
10	Ameren	Athletic Complex	539.99
11	Americom Imaging Systems, Inc.	Server: 2nd Quarter 2026	832.05
12	Americom Technology Solutions	IT - April	2,341.52
13	Asphalt Services, LLC	Trail Maintenance	37,935.00
14	CDS Office Technologies	Copies to 3-24-26	329.01
15	CDS Office Technologies	Copies to 2-24-26	317.37
16	Charter Communications	Service to 5-7-26	239.39
17	CI Select	Office furniture deposit	2,950.49
18	Deborah Ryan	Reimbursement - Mileage	24.65
19	Extreme Electrical	Repairs - Georgetown Park light capping	560.00
20	First Bank	Credit Card Charges	11,294.42
21	Hansen's Tree Service	Brush chipping at Barathaven Park	2,750.00
22	Kim Clark	Reimbursement - Mileage	21.03
23	LAGERS	March, 2026	13,134.71
24	MACA	Annual Dues: Trujillo	75.00
25	Mayor Keith Widaman	Reimbursement - Conferences/Meetings	147.58
26	NCSI	Youth Ball - background screenings	573.50
27	Payroll	04-10-26 Payroll	45,663.57
28	PEAC Solutions	Copiers: 2nd Quarter 2026	1,040.00
29	Proactive Print Services	Prairie Day	1,965.23
30	Proactive Print Services	Sponsorship signs	135.00
31	Proactive Print Services	Use Tax	2,274.82
32	PWSD #2	Athletic Complex water to 3/17/26	34.96
33	PWSD #2	Fountain water to 3/17/26	55.38
34	Rafael Saloma-Gonzalez	Court Intrepreter	142.00
35	Safebuilt	Plan Review Fee: Stillwater Grove	2,058.75
36	Scharf Construction Co. LLC	Snow plowing	98,662.84
37	Spire	Maintenance facility 2nd Quarter 2026	250.00
38	The Business Record	Public Hearing Notice - Stillwater Grove	77.85
39	UMB Bank, NA	April, 2026 TDD Sales Tax Payment	46,980.79
40	United Printing Consultants	Business cards: Trujillo, Hamilton & Kidd	395.00
41	US Bank	COP Series 2022 Annual Admin Fee	600.00
42	Vogel Heating & Cooling	Rooftop unit diagnostic fee and labor	543.00

278,075.86

Approved by Board of Aldermen 04-22-26 Mayor Keith Widaman

TREASURER'S REPORT

As of March 31, 2026

General Fund	3,291,792.67
General Fund (Invested)	1,374,003.37
Special Revenue Fund	1,412,272.32
Special Revenue Fund (Invested)	331,587.52
Parks & Storm Water Fund	533,277.18
Parks & Storm Water Fund (Invested)	1,161,549.09
Parks & Storm Water Umpire Fund	2,855.42
Capital Improvement Sales Tax Fund	1,908,505.25
Capital Improvement Sales Tax Fund (Invested)	499,366.83
Transportation Fund	917,935.41
Transportation Fund (Invested)	0.00
Escrow/Bond Account	107,936.70
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	11,541,381.76

Respectfully submitted,



Kim Clark
Finance Manager

**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. _____

Attest:

Mayor

City Clerk

Approved this _____ day of _____, 2026.

Attest:

Mayor

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.





Providing comprehensive ecological restoration and management of native plant communities.

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.

Date

4/3/2026





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

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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

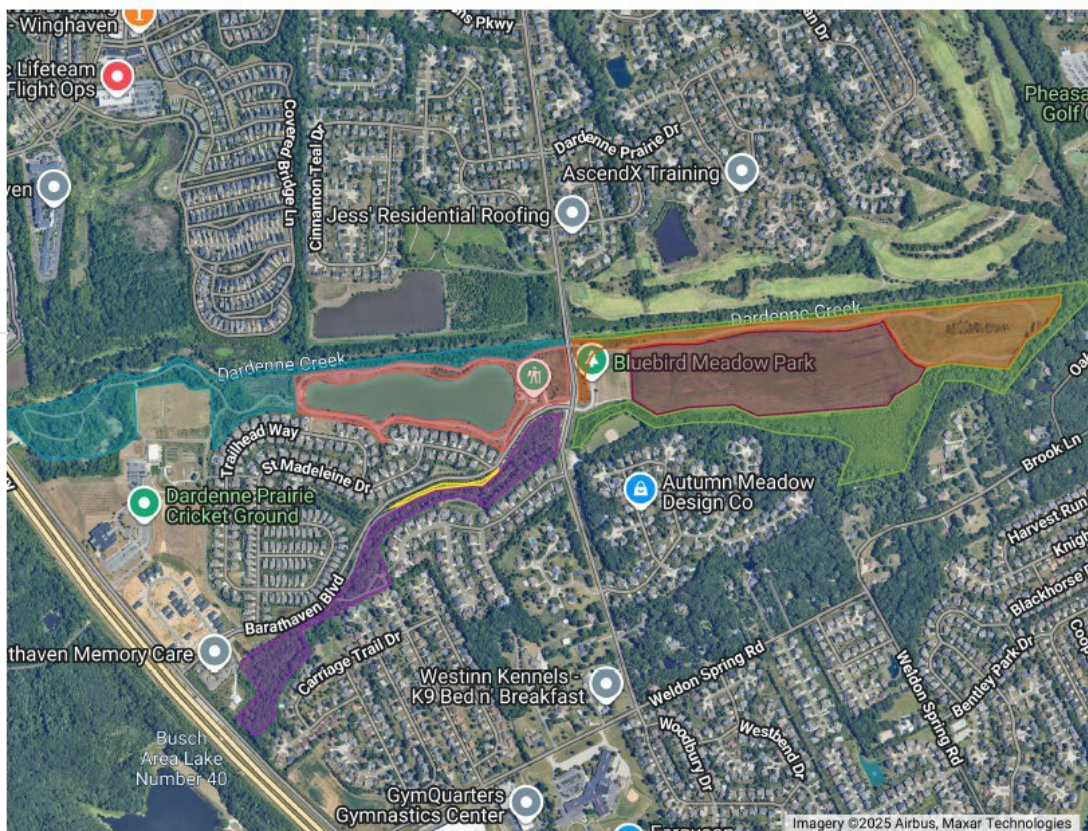
8539 Troost Ave.
Kansas City, MO 64131

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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





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St. Louis, MO 63115

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Wentzville, MO 63385

8539 Troost Ave.
Kansas City, MO 64131

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.

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



- 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/I100 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)

- MO Prairie Foundation
- Conservation Federation of MO
- GROW Native!

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

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

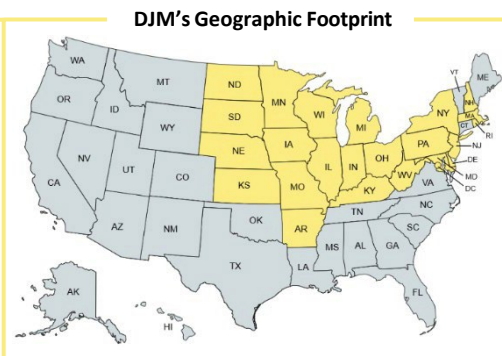
DUNS Number: 071905389

Unique Identifier: RE9HHSO5FB71

CAGE Code: 7J2E0

Govt Pre-Qualifications:

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



Created with MapChart

- SLC3
- Society of Wetland Scientists
- American Subcontractors Assoc.
- MO Dump Truckers
- AGC of Missouri
- Operation Clean Stream





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.



**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**

WHEREAS, pursuant to Section 115.230 of the Municipal Code of the City of Dardenne Prairie, Missouri (the “Code”), the City of Dardenne Prairie, Missouri (the “City”), has heretofore provided for the position of City Code Enforcement Officer to be filled by appointment; and

WHEREAS, the Board of Aldermen of the City (the “Board of Aldermen”) finds and determines that the City’s administrative practices favor the employment of staff subject to established personnel policies and procedures; and

WHEREAS, the Board of Aldermen further finds that converting the position of City Code Enforcement Officer from an appointed position to an employed position will promote continuity, accountability, and administrative efficiency in the enforcement of the City’s building and safety codes; and

WHEREAS, the Board of Aldermen desires to align the position of City Code Enforcement Officer with other similarly situated administrative positions within the City’s organizational structure; and

WHEREAS, the Board of Aldermen finds and determines that it is in the best interests of the City to amend various provisions of the Code to reflect this change in status and to ensure consistency throughout the Code.

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

SECTION 1. That subsection (A) of Section 100.080 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by adding to it a definition for the term “Code Enforcement Officer”, to read, as follows:

CODE ENFORCEMENT OFFICER

Such person or persons as may be designated by the City Administrator
from time to time.

SECTION 2. That Article VIII of Chapter 115 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting it in its entirety and replacing it with the following:

Article VIII Reserved

SECTION 3. That Section 210.530 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting the definition of the definition of the term “Code Enforcement Officer” and replacing it with a new definition of the term “Code Enforcement Officer”, to read, as follows:

CODE ENFORCEMENT OFFICER

Such person or persons as may be designated by the City Administrator from time to time.

SECTION 4. That Subsection (A) of Section 215.010 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting the definition of the definition of the term “Code Enforcement Officer” and replacing it with a new definition of the term “Code Enforcement Officer”, to read, as follows:

Section 215.010. Nuisances Affecting Health.

A. For the purposes of this Article, the terms set out in this Subsection **A** shall have the following meanings:

CODE ENFORCEMENT OFFICER

Such person or persons as may be designated by the City Administrator from time to time.

SECTION 5. That Section 505.050 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting Section 505.050 in its entirety and enacting, in lieu thereof, a new Section 505.050 to read, as follows:

Section 505.050. Building Inspector.

For purposes of this Chapter, the Building Inspector shall have the same meaning as the Building Official as set forth in Section 500.020 of the City Code, or such other person or persons as may be designated by the City Administrator from time to time.

SECTION 6. That Section 505.070 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting Section 505.070 in its entirety and enacting, in lieu thereof, a new Section 505.070 to read, as follows:

Section 505.070. Building Commissioner.

For purposes of this Chapter, the Building Commissioner shall be such person as may be designated by the City Administrator from time to time.

SECTION 7. Savings Clause. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other

BILL NO. 26-18

ORDINANCE NO. _____

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

SECTION 8. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 9. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two 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,
EMPLOYING KYLE J. MICHEL AS CITY ADMINISTRATOR, AND
AUTHORIZING THE MAYOR TO EXECUTE A CITY ADMINISTRATOR
EMPLOYMENT AGREEMENT BETWEEN THE CITY AND KYLE J.
MICHEL**

WHEREAS, the City of Dardenne Prairie, Missouri, is a city of the fourth class; and

WHEREAS, Section 77.042 RSMo, provides that “any fourth class city may by ordinance provide for the employment by the governing body with the approval of the mayor of a city administrator who shall be the chief administrative assistant to the mayor and who shall have general superintending control of the administration and management of the government business, officers and employees of the city, subject to the direction and supervision of the mayor”; and

WHEREAS, the City of Dardenne Prairie, pursuant to Sections 77.042 to 77.048 RSMo, enacted Sections 115.150 to 115.180 of the Municipal Code of the City of Dardenne Prairie, Missouri, providing for the creation of the office of City Administrator, establishing the qualifications for such office, and describing the powers and duties of the City Administrator; and

WHEREAS, Cathy Pratt currently serves as City Administrator for the City of Dardenne Prairie, Missouri, and will be retiring from the City effective 11:59 p.m. on May 22, 2026; and

WHEREAS, the Board of Aldermen finds and determines that Kyle J. Michel possesses the necessary qualifications and experience to serve as the City Administrator for the City of Dardenne Prairie; and

WHEREAS, the Board of Aldermen desires to Employ Kyle J. Michel as the City Administrator; and

WHEREAS, it is the desire of the City and Kyle J. Michel to define certain benefits, establish certain conditions of employment, and to set certain working conditions for the City Administrator.

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

SECTION 1. Appointment of City Administrator. The Board of Aldermen, subject to the approval of the Mayor, does hereby employ as and appoint Kyle J. Michel to the office of City Administrator for the City of Dardenne Prairie, Missouri, effective at 12:01 a.m. on May 23, 2026.

SECTION 2. Approval by the Mayor. The signing of this Ordinance by the Mayor, shall constitute the Mayor’s approval of the appointment made in Section 1 of this Ordinance, as required by Section 77.042, RSMo.

SECTION 3. City Administrator Employment Agreement. The form, terms, and provisions of the City Administrator Employment Agreement, attached hereto, marked as **Exhibit A**, and incorporated by reference herein, be and they hereby are in all respects approved, and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer for and on behalf of the City said City Administrator Employment Agreement in substantially the form attached hereto. The City Clerk is hereby authorized to attest the City Administrator Employment Agreement, and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the City Administrator Employment Agreement and this Ordinance.

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

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. Effective Date. This Ordinance shall be in full force and take effect from and after 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

BILL NO. 26-19

ORDINANCE NO. _____

[EXHIBIT A]
[ATTACH AGREEMENT]

CITY ADMINISTRATOR EMPLOYMENT AGREEMENT

This City Administrator Employment Agreement (the "Agreement"), is made and entered into as of 12:01 a.m on May 27, 2026 (the "Effective Date"), by and between the CITY OF DARDENNE PRAIRIE, MISSOURI, a municipal corporation (hereinafter the "City"), and KYLE J. MICHEL (hereinafter the "Employee").

WITNESSETH:

WHEREAS, the City employed the services of Employee as its City Administrator pursuant to Ordinance Number _____ of the City; and

WHEREAS, it is the desire of the City to define certain benefits, establish certain conditions of employment, and to set certain working conditions of Employee; and

WHEREAS, it is the desire of the City to secure and retain the future services of Employee, to provide compensation for services performed, and to provide a just means for terminating Employee's services; and

WHEREAS, Employee desires to define the terms of his employment as City Administrator of the City.

NOW THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

SECTION 1. Duties.

City hereby employs Employee as its City Administrator to perform the functions and duties specified in Sections 115.150 to 115.180 of the Municipal Code of the City of Dardenne Prairie, Missouri, and to perform such other legally permissible and proper duties and functions as the Mayor and Board of Aldermen shall assign to him from time to time.

SECTION 2. Term.

A. Employee agrees to remain in the employ of the City until May 27, 2031 ("Termination Date"), and to devote his full time to the performance of the duties of the office of City Administrator for the City until such employment is terminated by Employee or City.

B. Prior to the Termination Date, or any extension thereof, City and Employee may enter into good faith negotiations to extend this Agreement. In the event that no such action is taken by the Termination Date, then this Agreement shall be extended automatically on the same terms and conditions as set forth herein for an additional one (1) year period unless either party gives sixty (60) days written notice prior to the Termination Date or any extension thereof of their intention to terminate this Agreement.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Mayor and Board of Aldermen to terminate the services of Employee at any time, subject only to the provisions set forth herein and those of the Municipal Code of the City of Dardenne Prairie, Missouri.

D. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from his position with the City, subject only to the provisions set forth herein.

SECTION 3. Compensation.

City agrees to pay Employee for his services rendered pursuant hereto an annual base salary of One Hundred Sixty Thousand Dollars (\$160,000), or such greater amount as may be approved by ordinance from time to time ("Salary"), to be paid at such intervals or dates as all other City employees may be paid. Employee shall be entitled all across the board or cost of living adjustments given to all other full-time employees of the City. Further, Employee shall be the highest paid full-time employee of the City.

SECTION 4. Automobile.

The City acknowledges that Employee is required to have and maintain in good repair an automobile for transportation uses essential to carrying out his assigned responsibilities as City Administrator. In recognition of this requirement, City agrees to pay an automobile allowance to Employee in the amount of Four Hundred Dollars (\$400.00) per month to assist Employee in meeting expenses associated with the cost of providing such an automobile.

SECTION 5. Communications Equipment.

To facilitate Employee working remotely, City shall purchase and provide Employee, at the City's expense, with a cell phone, computer, and necessary data processing hardware and software to provide capability for communications with City. Equipment shall be returned to the possession of the City upon termination of Employee's employment.

SECTION 6. Professional Development and Memberships.

A. City hereby agrees to budget and to pay the travel, lodging and subsistence expenses of Employee to attend meetings and occasions necessary to the pursuit of official and other functions of the City as deemed necessary by the Mayor.

B. City hereby agrees to budget and to pay the travel, lodging and subsistence expenses of Employee to attend short courses, institutes and seminars necessary for professional development and for the good of the City as deemed necessary by the Mayor.

C. City hereby agrees to budget and pay for professional dues and subscriptions of the Employee necessary for his continuation and full participation in national, state, regional and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the City and as approved by the City.

D. City recognizes the desirability of representation in and before local civic and other organizations and the Employee is authorized to become a member of one (1) such civic club or organization of his choice as a representative of the City, for which the City shall pay for all normal membership expenses, including meals.

SECTION 7. Benefits.

A. Employee shall be covered under the same vacation, long-term disability, and other employee benefit plans provided all other City employees. Notwithstanding the foregoing, any employee policies and procedures applicable to all other City employees requiring approval or authorization by Employee shall, in lieu thereof, require approval or authorization of the Mayor.

B. Notwithstanding any other provision of City policies and procedures to the contrary, Employee shall be credited with fifteen (15) days of vacation leave immediately upon the Effective Date.

C. The City shall bear the full cost of any fidelity or other bonds required of the City Administrator by law or ordinance.

SECTION 8. General Expenses.

The City recognizes that certain expenses of a non-personal and generally job-affiliated nature will be incurred by the Employee, and hereby agrees to reimburse or to pay said expenses. These expenses are to be reviewed and approved by the Mayor prior to payment or reimbursement in accordance with established policies.

SECTION 9. Working Hours.

It is the understanding of the parties that Employee will attend all regular and special meetings of the Board of Aldermen and such other meetings as may be directed by the Mayor. Employee is expected to be generally available at City Hall during regular business hours. Employee further agrees to maintain office at home capable of handling remote and reasonable off-hour business matters from the Mayor, Board of Aldermen, and the public, relevant and reasonable to the management of the affairs of the City.

SECTION 10. Termination and Severance Pay.

A. In the event Employee is terminated by the City during such time that Employee is willing and able to perform his duties as City Administrator, then and in that event, the City agrees to pay Employee, in addition to all other benefits payable to all other employees of the City upon termination of their employment, a lump sum cash payment equal to six (6) month's Salary, subject to appropriate tax withholdings (the "Severance Pay"). In addition, for a period of one hundred eighty (180) days after the date of termination, the City will pay all health, dental and vision insurance premiums for coverage then in force for Employee and Employee's dependents and qualifying reimbursable expenses consistent with and in the manner provided for in existing City policies applicable to other employees of the City as of the date of termination, or until Employee becomes eligible for coverage under another group plan, whichever occurs first. It is Employee's responsibility to advise the City if Employee becomes so eligible.

B. Notwithstanding the foregoing, in the event Employee is terminated because of: (1) a crime involving moral turpitude or other felonious criminal action; (2) a violation of the City Code, (3) willful neglect of the duties, responsibilities, and obligations of the office of City Administrator; (4) a breach of the most recent amendment to the Code of Ethics of the International City/County Managers Association (the "ICMA") ; (5) or a breach of the ICMA Declaration of Ideals, such Code of Ethics and Declaration of Ideals being incorporated by reference herein, as may be determined by the City pursuant to procedures set forth in Section 11 of this Agreement, then in that event the City shall have no obligation to pay the termination benefits and Severance Pay provided for in this Section.

C. In the event Employee voluntarily resigns his position with the City, Employee shall give the City one hundred ninety (90) days advance written notice by delivering same to the Mayor or Acting President of the Board of Aldermen, unless a shorter period is mutually agreed to.

D. No severance payments shall be paid if Employee resigns his employment as set forth or if Employee abandons his position by giving no notice or less than the notice required above when terminating this Agreement.

E. Employee further agrees to execute a separation Agreement and release of liability prior to receiving the Severance Pay. Employee further agrees that by making any claim against the City related to his employment by the City, except for a claim for Workers' Compensation, he waives any claim to the above severance pay and if payment of the above severance is made by the City prior to the claim being made, Employee agrees to repay the Severance Pay, including interest, to the City as a condition precedent to the filing of any litigation or arbitration against the City or any elected or appointed official, employee or agent of the City.

SECTION 11. Procedures for Ethics Violations.

The Mayor, with the approval of a majority of the members of the Board of Aldermen, may institute proceedings for alleged violations of the ICMA Code of Ethics or Declaration of Ideals against the Employee under the following terms and conditions:

A. All charges against Employee shall be made in Closed Meeting, as that term is

defined in Section 610.010(1), RSMo., of the Board of Aldermen ("Closed Meeting"). Employee shall have the right to attend and speak at such Closed Meeting.

B. The charges against Employee shall be in writing and be specific as to the particular act(s) of misconduct charged, with specific facts in support of such alleged misconduct.

C. All proceedings against Employee shall be, to the extent permitted by law, held in a Closed Meeting of the Board of Aldermen, unless Employee waived this requirement in writing, in which event the proceedings shall be at a Public Meeting, as that term is defined in Section 610.010(5), RSMo., of the Board of Aldermen ("Public Meeting").

D. Employee may accept charges of violations of the ICMA Code of Ethics or Declaration of Ideals without necessity of a formal hearing if employee agrees to the penalty assessed against Employee in writing or by failing to request a hearing pursuant to Subsection E of this Section.

E. Employee may, within thirty (30) days from Employee's receipt of the written charges provided for in Subsection B, demand a hearing on the charges filed before the Board of Aldermen in a Closed Meeting or a Public Meeting. Employee, the Mayor, and the Board of Aldermen may compel the attendance of witnesses to appear and testify before the Board of Aldermen. The record of any hearing, whether in a Closed Meeting or Public Meeting, shall include written charges and full and complete transcript of all testimony and comments of witnesses. The Mayor shall preside at such hearing.

F. The Board of Aldermen, by roll call vote, shall determine if Employee is guilty or not guilty as charged based on the preponderance of the credible evidence.

G. If Employee is found guilty of the charges as filed, a majority of the members of the Board of Aldermen, by roll call vote, may assess the following penalties:

- (1) A written oral reprimand;
- (2) Suspension; or
- (3) Termination.

H. Employee shall have the right to appeal the finding of such guilt, other than a reprimand, to the circuit Court of St. Charles County, Missouri, within thirty (30) days of final determination of guilt by the Board of Aldermen.

I. Nothing contained in this Section 11 shall pertain to or alter the provisions of the discharge of Employee for any reason set out in Section 2 of this Agreement.

SECTION 12. General.

A. This Agreement supersedes all other agreements of the parties with respect to the subject matter hereof, and this Agreement may not be further amended except by the mutual, written agreement of the City and Employee.

B. If any provisions of this Agreement are held to be invalid or unenforceable, the remainder thereof shall be deemed severable and shall not be affected and shall remain in full force and effect.

C. Captions and headings of the sections and paragraphs of this Agreement are intended solely for convenience and no provision of this Agreement is to be construed by reference to the caption or heading of any section or paragraph.

D. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

E. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri excluding principles of conflicts of laws, and the parties hereto irrevocably commit to the jurisdiction and venue of the courts of St. Charles County, Missouri, to resolve and disputes arising hereunder or related thereto.

F. In the event that either party hereto brings an action or proceeding for a declaration of the rights of the parties under this Agreement or for any alleged breach or default thereof, or for any other acts arising out of this Agreement, the prevailing party to such action shall be entitled to an award of all its costs including reasonable attorney's fees, and any court costs incurred in said action or proceeding in addition to other damages or relief awarded, regardless of whether final judgment is entered in such action or proceeding.

G. EMPLOYEE ACKNOWLEDGES AND AGREES THAT HE HAS FULLY READ, UNDERSTANDS AND VOLUNTARILY ENTERS INTO THIS AGREEMENT. EMPLOYEE ACKNOWLEDGES AND AGREES THAT HE HAS HAD AN OPPORTUNITY TO ASK QUESTIONS AND CONSULT WITH AN ATTORNEY OF HIS CHOICE BEFORE SIGNING THIS AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, in duplicate, as of the date first above written.

CITY OF DARDENNE PRAIRIE,
MISSOURI

By: _____
Keith Widaman, Mayor

ATTEST:

City Clerk


4-7-26

Kyle J. Michel, Employee

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

WHEREAS, on January 6, 2026, the City of Dardenne Prairie, Missouri (the “City”) received an application from Dardenne Prairie Realty LLC, a Missouri limited liability company (the “Applicant”), for the rezoning of approximately three (3) acres of real property more particularly described in Exhibit A, attached hereto and incorporated by reference herein, more commonly known as “Prairie Point” (the “Property”), currently zoned “ND,” New Development District, pursuant to the Municipal Code of the City (the “Municipal Code”), and owned by Applicant (the “Owner”); 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, due to a tie vote, ultimately failed to recommend approval 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; and

WHEREAS, the Board of Aldermen finds it to be in the best interest of the City to grant the proposed rezoning application request and P.U.D. Area Plan, subject to the conditions enumerated herein.

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 three (3) 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 three (3) acres of real property from “ND,” New Development 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 Owner’s (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, dated **January 5, 2026**, and referencing Project Number **#23-19113**, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), subject to the Applicant’s and the Owner’s (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

SECTION 3. Area Plan Conditions of 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 Owner, 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 Owner (and their respective successors in interest) agree to provide a revised and complete set of landscape plans demonstrating compliance with the Section 515.100 of the Municipal Code for review and approval by the City Administrator prior to recording the Final Plat; and
3. The Applicant and the Owner (and their respective successors in interest) agree to provide a lighting plan for review by the Planning Department, and agree that all exterior lighting shall follow the requirements named in Section 405.450 of the Municipal Code prior to the installation of any site lighting, not including any lighting proposed on a dwelling; and
4. The Applicant and the Owner (and their respective successors in interest) agree that permanent monuments shall be installed throughout the community following the requirements named in Section 410.280 of the Municipal Code subject to review by the City Engineer; and

5. The Applicant and the Owner (and their respective successors in interest) agree that all open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained at all times; and
6. The Applicant and the Owner (and their respective successors in interest) agree that all landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit; provided however, a temporary certificate may be issued without the installation so long as written assurances are given that the planting will take place when the proper season arrives. The Applicant and the Owner shall cause to be posted a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan, and said lender's or escrow agreement shall be the same as set out in Section 410.130 of the Municipal Code; and
7. The Applicant and the Owner (and their respective successors in interest) agree that any and all trees, shrubs, fences, walls, and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials, and other details are elements of the Area Plan, more particularly described hereunder:
 - a. The developer, its successors in interest or agents, shall be responsible for the continued maintenance of all depicted landscaping materials;
 - b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season; and
 - c. Should landscaping not be installed, maintained, and/or replaced as needed to comply with the approved plan, the then-current owner of record shall be considered in violation of terms of the building or occupancy permit, with enforcement of Section 405.560 of the Municipal Code vested in the Zoning Administrator or his/her designee.
8. The Applicant and the Owner (and their respective successors in interest) agree that all proposed residences shall have basements and patios; and
9. The Applicant and the Owner (and their respective successors in interest) agree to construct a sidewalk along Town Square Avenue in the City; and
10. The Applicant and the Owner (and their respective successors in interest) agree to install a fence along the depicted Detention Basin.

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. 26-11

ORDINANCE NO. _____

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

As Presiding Officer and as 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

A tract of land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of Common Ground Drainage and Utility Easement Area A of

"Dardenne Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 35, Pages 287-289 of the St. Charles County Records; thence along the West line of said Common Ground Drainage and Utility Easement Area A, South 00 degrees 36 minutes 28 seconds West 485.56 feet to a point on the North right-of-way line of Missouri State Highway N, variable width,; thence along the said North right-of-way line of Missouri State Highway N, North 89 degrees 04 minutes 07 seconds West 271.72 feet to a point on the East line of property conveyed to Maureen and Wayne Prewitt by deed recorded in Book 675 Page 208 of said Records; thence along the said East line of the Prewitt property, North 00 degrees 36 minutes 28 seconds East 483.83 feet to a point on the South line of Lot 63 of said "Dardenne Estates Plat One"; thence along the said South line of Lot 63 of "Dardenne Estates Plat One" and continuing along the South line of Lots 64, 65 and 66 of said "Dardenne Estates Plat One", South 89 degrees 26 minutes 01 seconds East 271.72 feet to the Point of Beginning, containing 3.023 acres.



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

REZONING REQUEST

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.

Company Name
Emesh Gutta, Manager

Printed Name, Title
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone emeshgutta@gmail.com Facsimile

Email Address

STREET ADDRESS OF REZONING: Highway N

OWNER (attach additional): <u>Dardenne Prairie Realty L.L.C.</u>	Contract Purchaser/Developer: <u>Dardenne Prairie Realty L.L.C.</u>
<u>Printed Name</u> <u>Emesh Gutta, Manager</u>	<u>Company Name</u> <u>Emesh Gutta, Manager</u>
<u>Printed Name</u> <u>1266 Spring Lilly Drive</u>	<u>Printed Name, Title</u> <u>1266 Spring Lilly Drive</u>
<u>Street Address</u> <u>High Ridge, MO 63049</u>	<u>Street Address</u> <u>High Ridge, MO 63049</u>
<u>City/State/Zip Code</u> <u>314-803-0898</u>	<u>City/State/Zip Code</u> <u>314-803-0898</u>
<u>Telephone</u> <u>Facsimile</u> <u>emeshgutta@gmail.com</u>	<u>Telephone</u> <u>Facsimile</u> <u>emeshgutta@gmail.com</u>
<u>Email Address</u>	<u>Email Address</u>

LEGAL DESCRIPTION OF PROPERTY (other than address) A Tract of Land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the Fifth Principal Meridian, St. Charles County, Missouri

EXISTING ZONING: ND PROPOSED ZONING: R-1D, PUD

PROPOSED USE: Single Family Residential Units

NO. UNITS: 11 Residential Units

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920.00

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

- [X] 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..
- [X] 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).
- [X] 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).
- [X] 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: 02/11/2026 Postmark Deadline: 01/27/2026

- [X] 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

	01/06/2026
Applicant's Signature	Date
	01/06/2026
Owner's Signature	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: 01/27/2026

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) Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, February 11, 2026 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, February 18, 2026 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>Dardenne Prairie Realty, LLC</u>
Name of Property Owner:	<u>Dardenne Prairie Realty, LLC</u>
Present Zoning Classification:	<u>ND New Development District</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>11 Single Family Residential</u>
Property Location:	<u>Highway N (approx. 875' West of the</u> <u>Highway N and Ardmore Dr</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,

Emesh Gutta, Manager

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

INVOICE

Invoice ID 26-000024



INVOICE FOR

Dardenne Prairie Realty LLC
Dardenne Prairie Realty LLC
1266 Spring Lilly Drive
High Ridge, MO 63049

INVOICE FROM

Dardenne Prairie
Amy Schnell

Dardenne Prairie, MO

FEE NAME	ACCOUNT NO.	AMOUNT
Misc. Development/Engineer	347	\$ 920.00
Misc. Development/Engineer (3)	347	\$ 713.25
AMOUNT DUE		\$1,633.25

Issue Date

January 07, 2026

Due Date

January 07, 2026

Description

Rezoning Request & PUD
Request for Single Family
Residential Highway N
rezoning fee and area fee
submitted via two seperate
checks. # 0601 & 0602



ENGINEERING
PLANNING
SURVEYING

LAND DESCRIPTION

3.023 ACRES

MARCH 3, 2025

BAX PROJECT No. 23-19113

JLH

A tract of land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of Common Ground Drainage and Utility Easement Area A of "Dardenne Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 35, Pages 287-289 of the St. Charles County Records; thence along the West line of said Common Ground Drainage and Utility Easement Area A, South 00 degrees 36 minutes 28 seconds West 485.56 feet to a point on the North right-of-way line of Missouri State Highway N, variable width;; thence along the said North right-of-way line of Missouri State Highway N, North 89 degrees 04 minutes 07 seconds West 271.72 feet to a point on the East line of property conveyed to Maureen and Wayne Prewitt by deed recorded in Book 675 Page 208 of said Records; thence along the said East line of the Prewitt property, North 00 degrees 36 minutes 28 seconds East 483.83 feet to a point on the South line of Lot 63 of said "Dardenne Estates Plat One"; thence along the said South line of Lot 63 of "Dardenne Estates Plat One" and continuing along the South line of Lots 64, 65 and 66 of said "Dardenne Estates Plat One", South 89 degrees 26 minutes 01 seconds East 271.72 feet to the Point of Beginning, containing 3.023 acres.

RECEIVED

JAN 07 2026

City of Dardenne Prairie

BAX ENGINEERING CO.
221 Point West Blvd.
St. Charles, MO 63301
(636) 928-5552 Fax: (636) 928-1718
www.baxengineering.com

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 4133246, PUD – Area Plan Rezoning and CUP
Request

State of MO }

County of St. Charles County }

Before the undersigned Notary Public personally appeared Rose Bryant 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 02/06/2026 edition and ending with the 02/06/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/06/2026.

Publishers fee: \$69.20

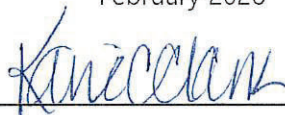
By:



Rose Bryant

Sworn to me on this 9th day of
February 2026

By:



Karie C Clark

Notary Public, State of MO

No. 20404921

Qualified in Lincoln County

My commission expires on

October 19, 2028

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request - Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, 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, **MARCH 18, 2026, 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: Dardenne Prairie Realty, LLC

Name of Owners: Dardenne Prairie Realty, LLC

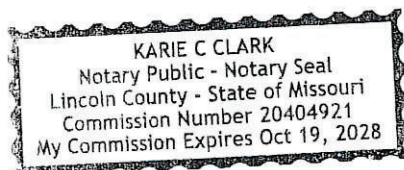
Present Zoning Classification: ND - New Development District

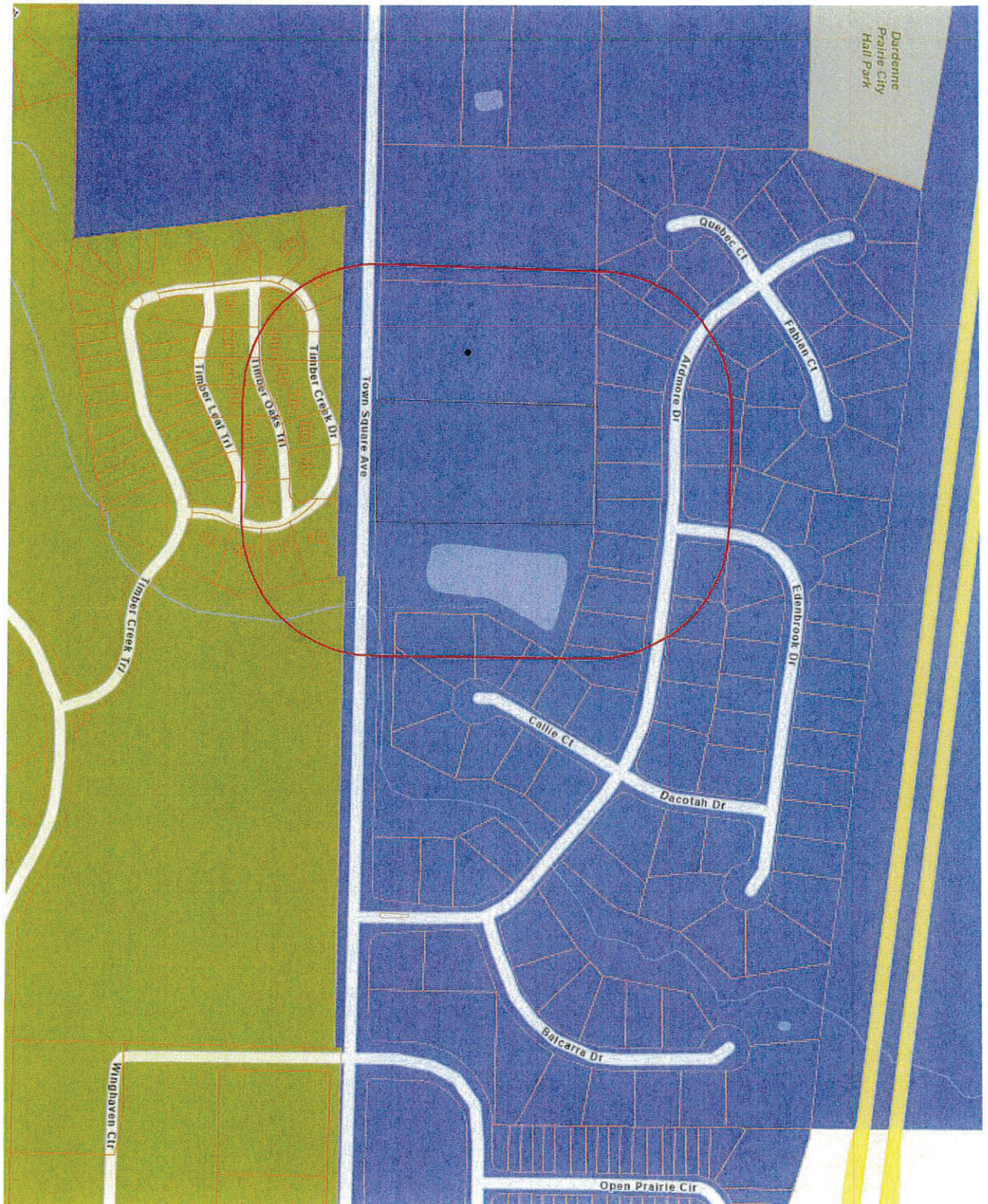
Proposed Zoning Classification: R-1D, PUD

Proposed Use: 11 Single Family Residential Units

Address of Property: Highway N (approx. 875' West of Hwy N & Ardmore Dr)

Property Legal Description: Pt SW ¼ of Section 1, Township 46 N, Range 2 East 4133246 County Feb. 6, 2026





RECEIVED

JAN 07 2026

City of Dardenne Prairie

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: March 11, 2026

SUBJECT: Prairie Point PUD Area Plan, Rezoning, and Preliminary Plat

Project Summary

The three-acre site is located west of the entrance into the Wyndham Meadows (Dardenne Estates) subdivision and north of Town Square Avenue. The site is surrounded by residential uses (see Figure 1 below). The applicant proposes a PUD Area Plan to allow deviations from the Single-Family Residential District R-1D development standards, Rezoning of the parcel from New Development District ND to Single-Family Residential District Planned Unit Development R-1DPUD, and a Preliminary Plat for the subdivision of the parcel into several lots. The plan includes 12 new lots and 11 single-family homes. The homes are single and two-story homes ranging from 1,600 to 2,200 square-feet. Site access is provided via a 26' wide street from Town Square Avenue.

Figure 1: Project Location



Background

The project site has historically been used for agricultural purposes.

Comprehensive Plan & Vision Study Recommendations

The 2020 Comprehensive Plan Vision designates the site as “Single-Family Residential” on the Future Land Use Map.

On page 50 before the “*Industrial Development*” heading, the Plan notes:

“Where the Future Land Use Plan proposes residential development for properties that are currently vacant, there is no attempt to make a distinction between the types of development. Rather this Plan recommends that consideration for the type and density of residential development be indicated by the adjacent land uses, roadway access and other development considerations unique to the site.”

As proposed, the detached single-family units would comply with the 2020 Comprehensive Plan Vision which envisioned single-family residential use based on adjacent uses. The proposed development would be complementary to the single-family homes to the north and east of the project site, within the Wyndham Meadows (Dardenne Estates) subdivision.

Zoning Compliance Summary

The site was rezoned by the City in 2021 after establishing the “ND” New Development Zoning District via Ordinance #2136 which replaced the City’s “Uptown District” with the “ND” District. Since that time, no new development has followed the “ND” Zoning District regulations; all new development had to rezone out of the ND District, including the subject development.

This project proposes to change the zone from ND to R-1DPUD to be in conformance with the 2020 Comprehensive Plan Vision and meet the current housing market demands. The R-1D district is composed of those areas of the City where the principal use is to be single-family dwellings of moderate to small size lots. The regulations of this district are designed to create and to preserve a predominately suburban character as evidenced by the lot sizes. In addition to the dwellings permitted in this district, certain common compatible recreation and public uses are conditionally allowed and strictly regulated to ensure harmony with the principal land use of the district. Single-family dwellings are a permitted use under this zone.

The applicant is requesting a PUD to allow deviations from the standard requirements found under the provisions of the R-1D Zoning District in Section 405.170D. The project’s compliance with the underlying regulatory framework is outlined in Table 1 below and lists the “R-1D” District deviations/waivers required in the proposed PUD Area Plan.

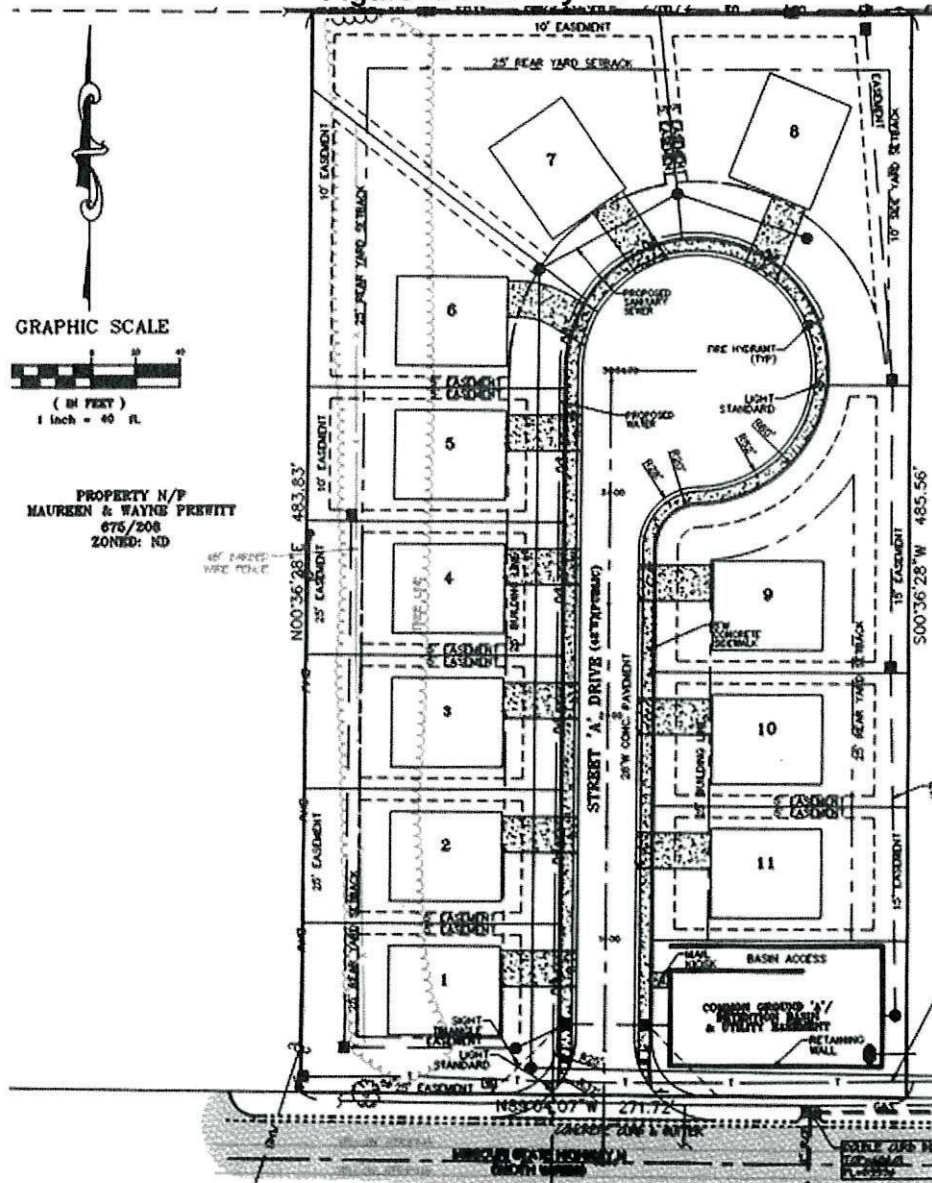
Table 1: R-1D Zoning Standards and Compliance

R-1 Standards	Required	Proposed	Complies
Min. Dwelling Size	One-Story: 1,600 SF living area Two-Story: 1,250 SF for the 1st floor and 2,200 SF total of living area.	One-Story: 1,672 SF living area Two-Story: 1,088 SF for the 1st floor and 2,528 SF total of living area.	No; For the two-story home, min. SF on 1 st floor is not met but it does meet the min. SF total
Min. Lot Area Dwellings	12,000 SF	6,876 SF	No; deviation requested
Min. Lot Width	80' at building line	60' at building line	No; deviation requested
Min. Lot Depth	100'	115'	Yes
Max. Lot Coverage	Not to exceed 30%	24%	Yes
Max. Height	Not to exceed 2.5 stories or 35', whichever is less	One-Story: 21'7.5" Two-Story: 28'3"	Yes
Min. Yard Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'	Yes
Covered Parking	2 spaces per dwelling	2 spaces	Yes
Sidewalks	Both sides & min. 5' wide	Both sides & min. 5' wide	Yes
Landscaping*		Unknown ground cover; 1 tree proposed for each 79' wide lot and 2 trees for each 80' wide lot for a total of 34 trees	No. Only sod is proposed for ground cover; additional ground cover variety required.
Lots With <40% Open Space	Min. 20% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Lots With >40% Open Space	Min. 10% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Trees Lot <79 ft. wide	1 street tree in front of each lot		
Lot 80ft.+	2 street trees every 40 ft. of lot frontage		
* Must conform to the specifications detailed in the "Arboricultural Specifications Manual"			

Site Layout

There is only one (1) entrance, from Town Square Avenue, into the development. The cul-de-sac will be a public street and meets the street design standards. The applicant originally proposed sidewalks from Lot 9 to the detention basin. Staff requested sidewalks be provided for the entire length of the street and on both sides of the street; the applicant has incorporated this into the current plan set. A common ground detention basin is located at the front of the development, however, there are no proposed amenities.

Figure 2: Site Layout



Landscaping

The entirety of the project site is undeveloped but has been disturbed. Each new residential lot 79 feet wide will have one red maple tree and each 80-foot-wide lot will have two red

maple trees. Four oak trees will be provided along the eastern boundary of the detention basin lot giving the overall total of 38 new trees on the development. The landscape plans include a note that sod will be supplied within the front and side yard areas, up to a total of 8,000 square feet. The use of sod does not meet the landscaping requirements for ground cover; a condition has been added for the applicant to offer additional living ground cover or plant material other than grass or turf. A condition of approval was added for the applicant to provide updated landscape plans to meet this requirement.

Lighting

There are two streetlights proposed; one at the western side of the street entrance and one located at the cul-de-sac bulb. No details of the street lighting design were provided; a condition of approval was added for the proposed lighting to comply with the City's lighting standards under DPMC Section 405.450 Exterior Lighting Standards. The proposed Area Plan includes a note that street lighting will be private and maintained by the Homeowners Association.

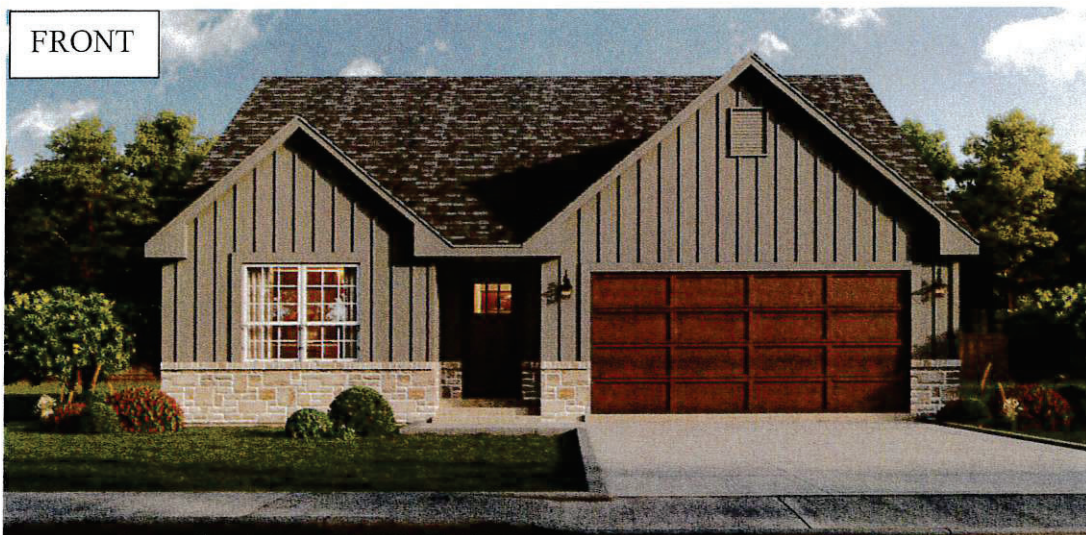
Utilities and Drainage

The entire site will be accessible to public utilities and they will be located underground. The sanitary sewers for all proposed homes will drain by gravity and routed to the detention basin. The property is within Flood Zone X and determined to be outside the 0.2% annual Chance Flood Plain.

Design

The development will have two home types – a single-story and two-story. Elevations are provided below. Both home products will have a single elevation design, although, the single-story product will two exterior materials to choose from – board and batten with stone veneer or brick.

Figures 3-7: Single-Story Elevations



REAR



The architectural style is traditional with gable roofs, board and batten siding, stone siding, brick, a covered porch, addition of shutters, and asphalt singles.

Each home will have an unfinished basement. For the two-story home, the minimum square-footage on first floor is not met, however, it does meet the required minimum square-footage total.

Although the project is a small residential development, staff suggests an additional material option for the two-story product to reduce the monotony of the community and to encourage quality and variety in building design. Side elevations of Dwelling #1 and #11 will be visible from Town Square Avenue. The applicant has provided enhance elevations for these homes at the request of staff. Also, the plans did not indicate the number of each house type that would be provided.

Conditions of Approval

Staff recommends that the PZC consider the conditions listed below. The condition is italicized and an explanation for the condition request is included in regular font.

1. *Prior to recordation of the Final Plat, the applicant shall provide a revised and complete set of landscape plans demonstrating compliance with Dardenne Prairie Municipal Code Section 515.100 for review and approval by the City Administrator.*

Although the landscape plans meet the minimum requirements for tree planting, it does not meet the applicable requirements for ground cover. The plant species and planting methods must conform with the Arboricultural Specifications Manual.

2. *Prior to the installation of any site lighting, not including any lighting proposed on a dwelling, the applicant shall provide a lighting plan for review by the Planning Department. All exterior lighting shall follow the requirements listed under Dardenne Prairie Municipal Code Section 405.450.*

The area plan shows two light poles does not provide any specifics on the lighting detail. Submittal of a lighting plan is needed to ensure that there is no spillover of light and glare on operators of motor vehicles, pedestrians and land use in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.

3. *Permanent monuments shall be installed throughout the community following the requirements listed under Dardenne Prairie Municipal Code Section 410.280 for review by the City Engineer.*

These monuments will help to accurately trace street alignment.

4. *All open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained.*
5. *All landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives. The developer shall post a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The lender's or escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.*
6. *The trees, shrubs, fences, walls and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan.*
 - a. *The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance.*
 - b. *Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season.*
 - c. *Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent or agents shall be considered in violation of terms of the building or occupancy permit. The Zoning Administrator or his/her designee is empowered to enforce the terms of Dardenne Prairie Municipal Code Section 405.560.*

Recommended Action

Any residential development at this location should follow the City's PUD procedures and include considerations that make the development compatible with the adjacent existing uses. In accordance with the Comprehensive Plan, the petitioner is requesting the site is rezoned from "ND" to "R-1DPUD" and requesting approval of the PUD Area Plan.

Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and found the proposed Area Plan requires the deviations noted in Table 1 included in this report, all of which can be modified pursuant to the PUD procedures Section 405.220 A.

The proposed development is complementary to the existing surrounding residential uses. After consideration of the analysis provided herein and the information provided at the Public Hearing, Staff recommends the Planning and Zoning Commission review and approve the project subject to the Conditions of Approval.

Next Steps: 1. Consideration of the rezoning, PUD Area Plan, and Preliminary Plat by the Board. 2. If approved, P&Z will review and recommend the Final Plan to the Board for final consideration. 3. Improvement Plans. 4. Record Plat.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen
Matt Davidson, City Engineer
Debbie Ryan, City Clerk
John Young, City Attorney

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request – Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, 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, **MARCH 18, 2026, 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:	Dardenne Prairie Realty, LLC
Name of Owners:	Dardenne Prairie Realty, LLC
Present Zoning Classification:	ND – New Development District
Proposed Zoning Classification:	R-1D, PUD
Proposed Use:	11 Single Family Residential Units
Address of Property:	Highway N (approx. 875' West of Hwy N & Ardmore Dr)
Property Legal Description:	Pt SW ¼ of Section 1, Twnshp 46 N, Range 2 East



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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.
Company Name
Emesh Gutta, Manager
Printed Name, Title
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone Facsimile
emeshgutta@gmail.com
Email Address

STREET ADDRESS OF P.U.D.: _____

OWNER (attach additional):
Dardenne Prairie Realty L.L.C.
Printed Name
Emesh Gutta, Manager
Printed Name
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone Facsimile
emeshgutta@gmail.com
Email Address

Contract Purchaser/Developer:
Dardenne Prairie Realty L.L.C.
Company Name
Emesh Gutta, Manager
Printed Name, Title
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone Facsimile
emeshgutta@gmail.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) _____
A Tract of Land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the
Fifth Principal Meridian, St. Charles County, Missouri

EXISTING ZONING: ND PROPOSED ZONING: R-1D, PUD

PROPOSED USE: Single Family Residential NO. UNITS: 11 Residential Units

PROJECT AREA: 3.02 ACRES PROPERTY AREA: 3.02 ACRES

REZONING REQUEST FEE SUBMITTED: \$920.00

AREA PLAN REVIEW FEE SUBMITTED: \$713.25

P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.
3. The submitted area plan shall show the proposed design and layout of streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and the identification of service lands, service parking and loading zones in conformance with the requirements set forth in Article XI "Off-Street Parking and Loading Regulations."

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.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

[√] CHECKLIST TO COMPLETE THIS APPLICATION

- [X] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.
- [X] 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).
- [X] 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).
- [X] 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: 02/11/2026 Postmark Deadline: 01/27/26

- [X] 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

	01/06/2026
Applicant's Signature	Date
	01/06/2026
Owner's Signature (additional below)	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: 01/27/2026

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) Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, February 11, 2026 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, February 18, 2026 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>Dardenne Prairie Realty, LLC</u>
Name of Property Owner:	<u>Dardenne Prairie Realty, LLC</u>
Present Zoning Classification:	<u>ND New Development District</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>11 Single Family Residential</u>
Property Location:	<u>Highway N (approx. 875' West of the</u> <u>Highway N and Ardmore Dr</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,

Emesh Gutta, Manager

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



Withdrawal of
Bill NO. 26-12
1306 Ferse Road
by Applicant

FW: Follow-up questions and additional plans needed

From Cathy Pratt <cityadministrator@dardenneprairie.org>

Date Wed 4/8/2026 5:08 PM

To



Internal (cityadministrator@dardenneprairie.org)



[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by Americom](#)

FYI.

~Cathy

From: Cathy Pratt

Sent: Wednesday, April 8, 2026 4:03 PM

To:

Carla Detweiler

<aldermandetweiler@dardenneprairie.org>

Cc: Debbie Ryan <debbie.ryan@dardenneprairie.org>,

<MayorWidaman@dardenneprairie.org>

Subject: FW: Follow-up questions and additional plans needed

Importance: High

Formal withdrawal from applicant.

~Cathy

From: justin justintimelawns.com <justin@justintimelawns.com>

Sent: Wednesday, April 8, 2026 3:58 PM

To: Cathy Pratt <cityadministrator@dardenneprairie.org>

Subject: Re: Follow-up questions and additional plans needed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cathy,

I just wanted to reach out personally and say how much I appreciate everything you did to assist us through this process. You really went above and beyond in guiding us through the process as we tried to make this nursery garden idea a reality.

As you know, the proposal didn't land the way we had hoped. The pushback from residents was pretty overwhelming, and even pulling retail sales off the table didn't seem to ease many of their concerns. We do know the conditional use option is still out there for a nursery garden without retail or wholesale, and honestly that might be something we revisit down the road when we

have more time. For now though, we've decided to pull our rezoning request and shift our focus back to what we do best, especially with our busy season upon us.

We're still planning to keep working on the outside of the property and cleaning things up as we go. We'll make sure to get the proper permits for anything significant, but a lot of it will just be a good project to keep the guys busy when things slow down. Just wanted to close the loop with you and let you know where we landed. We really do look forward to staying in touch and working together again someday, and if the DP ever needs anything from us, don't hesitate to reach out.

Thanks again for everything, Cathy, truly appreciated.

All the Best,

Justin Augenstein

Office: 636-328-5886 Ext:102

Cell: 636-200-5013

506 S Cool Springs Rd. Ste 101 O'Fallon, MO. 63366



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

WHEREAS, on February 2, 2022, pursuant to Ordinance No. 2162, the Board of Aldermen adopted a Personnel Policies and Procedures Manual (the "Manual"); and

WHEREAS, the Board of Aldermen desire to amend the Manual to change provisions related to Computers:

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri desires to repeal and replace said policy;

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

SECTION 1. That Section 117.310 of the Personnel Policies and Procedures Manual adopted pursuant to Ordinance No. 2162 be and is hereby deleted in its entirety, and replaced, in lieu thereof, with the following:

A. DEFINITIONS

IT Resources: Includes, but is not limited to, City-owned computers, iPads, servers, networks, Wi-Fi, software, cloud services, email systems, printers, mobile devices, and related equipment.

Official Business: Activities and duties directly connected with the functioning, working, or operating of the City and the performance of official responsibilities.

Personal Use: Any use other than for Official Business.

Malicious Software: Viruses, worms, ransomware, spyware, or any program intended to disrupt, damage, or gain unauthorized access to IT systems.

Unauthorized Access: Access to systems, applications, or data without prior approval from the City's IT Manager.

B. PURPOSE.

The City's information technology resources, including computers, iPads, networks, internet, software, mobile devices, and related equipment, are provided to City Officials and staff to assist in conducting Official Business. These resources are funded by public money and must be used responsibly, securely, and in compliance with applicable law. The purpose of this policy is to define the acceptable use of IT

resources to safeguard the integrity, availability, and confidentiality of City systems and data.

C. APPLICABILITY.

This policy applies to all individuals granted access to City IT resources, including Staff, Elected Officials, temporary workers, consultants, and third-party vendors.

D. PROHIBITED USES

1. Political, Commercial, and Promotional Activity: IT resources must not be used for Campaign Purposes, Commercial Purposes, or Promotional Purposes.
2. Unauthorized Software or Devices: Installing unapproved software, connecting personal storage devices, or bypassing City security controls is prohibited.
3. Malicious Activity: Introducing or attempting to introduce malicious software; probing, scanning, or exploiting system vulnerabilities; or attempting unauthorized access to systems is prohibited.
4. Personal Gain: IT resources must not be used for private business ventures, outside employment, or financial profit.
5. Inappropriate Content: Accessing, transmitting, or storing obscene, harassing, discriminatory, or otherwise inappropriate material is prohibited.
6. Social Media Misuse: Using City accounts or resources to post personal opinions or engage in political or controversial discussions is prohibited unless authorized.
7. Unauthorized Cloud Services: Storing City data on personal or unapproved cloud storage (e.g., Google Drive, Dropbox, iCloud) is prohibited.
8. Data Exfiltration: Copying, downloading, or transmitting confidential data to personal devices or accounts without authorization is prohibited.
9. Security Circumvention: Users must not disable, tamper with, or bypass security measures such as firewalls, antivirus software, or monitoring tools.

E. CYBER SECURITY RESPONSIBILITIES

All users of City IT resources share responsibility for protecting City systems and data from cyber threats. The following cybersecurity practices are mandatory

and apply to all City Officials, employees, contractors, volunteers, and any individual granted access to City systems or data.

Account and Password Security: Users must protect their account credentials and never share passwords with others. Passwords shall meet the City's password complexity requirements and must not be reused across personal accounts. Multi-Factor Authentication (MFA) must be enabled wherever supported. Users shall immediately report any suspected compromise of their account credentials to the IT Manager.

Device Security: Users must ensure that all devices (including laptops, mobile phones, and tablets) accessing City systems are secured with a password. Devices must automatically lock after a period of inactivity. Only City-approved and managed devices may connect to internal networks unless specifically authorized by the IT Manager. Unauthorized software or applications may not be installed on City-owned devices.

Data Protection: Sensitive and confidential information must only be stored or transmitted through City-approved systems and cloud services. Users must not email or transfer City data to personal accounts, removable drives, or unapproved storage. All City data must be handled in accordance with applicable laws and City records retention policies.

Phishing and Email Awareness: Users must exercise caution when opening email attachments or clicking on links from unknown or suspicious sources. Any suspected phishing attempt, spam, or suspicious communication shall be promptly reported to the IT Manager. Users must not reply to, forward, or engage with suspected malicious messages.

Incident Reporting: All cybersecurity incidents, including suspected data breaches, unauthorized access, malware infections, or lost/stolen devices, must be reported immediately to the IT Manager. Prompt reporting ensures that the City can take timely action to mitigate risk and prevent further harm.

Remote Access and Mobile Use: Remote access to City systems shall only occur through approved secure channels, such as Virtual Private Networks (VPNs) or accounts protected by MFA.

F. PUBLIC RECORDS AND RECORDS RETENTION

Public Records. All electronic communications, including emails and text messages related to City business, may be subject to public disclosure under

the Missouri Sunshine Law and must be retained per the City's records retention schedule.

G. ENFORCEMENT AND PENALTY

The City reserves the right to monitor, access, and audit all activity on its IT systems without prior notice to ensure compliance and security. Violations of this policy may result in disciplinary action, loss of access to IT resources, or other penalties as deemed appropriate by the City Administrator. Serious violations, including unlawful activities, may be referred to law enforcement.

H. ACKNOWLEDGEMENT

All users of City IT resources must acknowledge in writing that they have read, understood, and agree to comply with this policy.

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.

Attest:

City Clerk

Mayor

Approved this ____ day of ____ 2026.

Mayor

BILL NO. 26- 13

ORDINANCE NO.

Attest:

City Clerk

**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**

WHEREAS, on February 2, 2022, pursuant to Ordinance No. 2162, the Board of Aldermen adopted a Personnel Policies and Procedures Manual (the "Manual"); and

WHEREAS, the Board of Aldermen desire to amend the Manual to change provisions related to Travel:

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri desires to repeal and replace said policy.

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

SECTION 1. That Section 117.290 of the Personnel Policies and Procedures Manual adopted pursuant to Ordinance No. 2162 be and is hereby deleted in its entirety, and replaced, in lieu thereof, with the following:

Section 117.290: Travel Policy

1. Purpose

This policy establishes guidelines for reimbursement of travel and related expenses incurred while conducting official City business. The intent is to ensure responsible stewardship of public funds, consistency in reimbursements, and clear accountability.

2. General Eligibility

Reimbursable travel expenses are limited to those:

- Pre-authorized by the City Administrator for City staff, and
- Pre-authorized by the Mayor for elected official travel, and
- Necessary and reasonable for conducting official City business.

Expenses incurred for personal benefit or convenience are not reimbursable. The City reserves the right to deny reimbursement for any expense that does not comply with this policy.

3. Non-Reimbursable Expenses

The following expenses are strictly prohibited from reimbursement, including but not limited to:

- Alcoholic beverages, mini bar charges and bar charges

BILL NO. 26-14**ORDINANCE NO.**

- Personal meals beyond approved per diem based on U.S. GSA per diem rates for location of travel
- Credit card annual fees, interest, or late payment fees
- Airline seat upgrades (unless pre-approved for documented medical need)
- Personal entertainment (movies, streaming, events, etc.)
- Magazines, books, periodicals, newspapers or personal subscriptions
- Personal care items (toiletries, grooming products, etc.)
- Laundry service for travel less than five (5) consecutive days
- Traffic fines or parking violations
- Travel expenses for family members or guests
- Any expenses incurred for personal travel days

If a trip includes both business and personal time, only the portion directly related to approved and official City business will be reimbursed.

4. Transportation**A. City Vehicle**

- City Vehicle should be taken for travel and fuel shall be purchased:
 - o Utilizing a City issued Credit card, or if
 - o Utilizing a personal credit/debit card, the individual is required to submit fuel receipts to receive reimbursement.

B. Privately Owned Vehicles (POV)

- If the City vehicle is not available and a privately owned vehicle is authorized, reimbursement shall be paid at the current IRS standard mileage rate for business.
- If the individual opts to take their personal vehicle when the City vehicle is available, reimbursement shall be paid at the GSA privately owned vehicle (POV) mileage reimbursement rate - if government-furnished automobile is authorized and available.

The following must be included in the travel expense report for Mileage reimbursement requests:

- Date of travel
- Description(s)
- Purpose of trip
- Total trip miles (if applicable)

C. Airfare, Rail, and Other Commercial Transportation

- Must be coach/economy class unless otherwise pre-approved.
- Reservations should be made at the lowest logical fare.
- Applicable baggage fees are reimbursable. Fees for excess and/or overweight baggage are not reimbursable.
- Ridesharing (i.e. Uber, Lyft or taxi service) is reimbursable in lieu of Airport parking if demonstrated less expensive.
- Optional travel insurance and early boarding upgrades are not reimbursable.

D. Rental Vehicles

- Must be pre-approved.
- It is the discretion and authority of the City Clerk to reserve a rental vehicle in the interest of the City.
- Standard or mid-size vehicles are permitted unless additional capacity is justified.

E. Tolls and Parking

- Reasonable toll road fees and parking charges are reimbursable.
- Receipts are required when available.

5. Lodging

- It is the discretion and authority of the City Clerk to reserve lodging in the interest of the City.
- Lodging must be reasonably priced, utilize tax exemption letter and appropriate for the location.
- Government or conference rates should be used when available.
- Charges for in-room movies, minibar purchases, and personal services are not reimbursable.
- Itemized hotel receipts are required.

6. Meals

- Meals are reimbursable only when associated with approved overnight travel or extended travel status.
- Reimbursement shall be paid at the current U.S. GSA per diem rates for the location of travel.
- Meals for one-day local travel are not reimbursable unless specifically approved.

7. Expense Reporting and Documentation

All reimbursable expenses must be:

- Submitted on a City-approved written expense report form.
- Accompanied by itemized receipts for each expense (excluding mileage).
- Submitted within 45 days of completion of travel.

Expense reports must clearly document:

- Dates of travel
- Business purpose
- Conference/event name (if applicable)
- Locations visited
- Description of official business conducted

Incomplete or inaccurate reports may delay or result in denial of reimbursement.

8. Approval Authority

- All travel expenses require approval from the City Administrator.

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- Expenses exceeding budgeted or pre-approved amounts may require additional justification.
- The City Administrator may request supplemental documentation at any time.

9. Compliance

Elected officials and City staff are expected to exercise prudent judgment and fiscal responsibility when incurring travel expenses. Misrepresentation, falsification, or misuse of City funds may result in:

- Denial of reimbursement
- Repayment of improperly reimbursed amounts
- Disciplinary action, up to and including termination

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.

Attest:

City Clerk

Mayor

Approved this ____ day of ____ 2026.

Mayor

Attest:

City Clerk