

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

BOARD OF ALDERMEN
MEETING AGENDA
MARCH 15, 2017
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

Mayor Zucker
Alderman Klingerman
Alderman Nay
Alderman Gotway
Alderman Koch
Alderman Wandling
Alderman Santos

OPEN FORUM

CONSENT AGENDA

1. Board of Aldermen Minutes 3-1-17
2. Workshop Summary 3-1-17
3. Expenditures for Approval 3-15-17
4. Byrne & Jones – Trail & Drainage Improvements – Payment #2 - \$27,884.88
5. Treasurer's Report – As of January 31, 2017
6. Treasurer's Report – As of February 28, 2017

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC HEARING

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

NEW BUSINESS

1. **Bill # 17-17**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED C-2, P.U.D., GENERAL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT, AND GENERALLY LOCATED AT THE NORTHWEST OF THE INTERSECTION OF BRYAN ROAD AND FEISE ROAD

2. **Bill # 17-18**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE FINAL PLAN FOR APPROXIMATELY 10.25 ACRES OF THE CORA MARIE'S MARKETPLACE P.U.D. IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

OLD BUSINESS

1. **Bill # 17-12A**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 600 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE BY DELETING IT IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF, A NEW CHAPTER 600; AND PROVIDING FOR THE REGULATION AND LICENSING OF INTOXICATING LIQUOR

STAFF COMMUNICATIONS

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

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____

- Litigation and Privileged Communications (1)
- Real Estate (2)
- Personnel (3)
- Labor (9)
- Bid Specs (11)
- Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

Posted 3-10-17 @ 1:45 pm by Kim Clark

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:00 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance followed by the invocation by Alderman Nay.

Present at roll call were Mayor Zucker, Aldermen Santos, Wandling, Klingerman, Koch, and Nay. Alderman Gotway was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff member Jeff Amelong was also in attendance.

OPEN FORUM – The following individual was in attendance to speak:
Doug Beaver – 6 Alsace Court

CONSENT AGENDA

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With no objections, the consent agenda was approved.

PUBLIC HEARING

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

Mark Harriman & Rick Rohlfing of BFA, Inc. were in attendance to present the proposal.

City Attorney John Young provided a detailed history of the City's annexation of the entire Bopp property, consisting of approximately 197 acres, beginning in 2002 with the inclusion of the property in the city's Comprehensive Plan. He touched briefly on the litigation between Dardenne Prairie and O'Fallon which ended in favor of Dardenne Prairie.

Mayor Zucker also provided a detailed timeline, starting in 2016, of the application, postings and public hearings of this development. He also mentioned the Walmart's initial presentation showed a building he described as an industrial box. The city did not approve of the design. There were extensive discussions, including public input, as to what the Neighborhood Market should look like. The final design, based on a Neighborhood Market in Bluffton, SC was approved by Planning and Zoning and the Board in 2016. The proposal before the board includes the previously approved exterior designs. The Mayor also mentioned the Market Assessment performed by PGAV, Inc., the City's planning and development consultant.

Alderman Wandling inquired if any TIF's or tax incentives were given to Walmart or the builder.

The following individuals were in attendance to speak:

- | | |
|--------------------|------------------|
| 1. Doug Beaver | 4. Ed Coil |
| 2. Jeff Schwentker | 5. Chris Winters |
| 3. Matt Ostrem | |

A motion was made by Alderman Wandling, Seconded by Alderman Klingerman to close the Public Hearing. Motion passed unanimously.

NEW BUSINESS

A motion was made by Alderman Santos, Seconded by Alderman Koch to read Bill #17-17 for the first time by short title only. Motion passed unanimously.

Bill # 17-17

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED C-2, P.U.D., GENERAL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT, AND GENERALLY LOCATED AT THE NORTHWEST OF THE INTERSECTION OF BRYAN ROAD AND FEISE ROAD

A motion was made by Alderman Wandling, Seconded by Alderman Klingerman to read Bill #17-17 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Wandling, Seconded by Alderman Nay to put Bill #17-17 to final vote. Roll call was as follows:

| | |
|-----------------------|--------------------------|
| Alderman Koch – Aye | Alderman Klingerman- Aye |
| Alderman Santos – Aye | Alderman Gotway - Absent |
| Alderman Nay – Aye | Alderman Wandling - Aye |

Mayor Zucker declared Bill #17-17 passed and designated it to be Ordinance #1849.

A motion was made by Alderman Santos, Seconded by Alderman Koch to read Bill #17-18 for the first time by short title only. Motion passed unanimously.

Bill # 17-18

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE FINAL PLAN FOR APPROXIMATELY 10.25 ACRES OF THE CORA MARIE'S MARKETPLACE P.U.D. IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

A motion was made by Alderman Klingerman, Seconded by Alderman Wandling to read Bill #17-18 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Wandling, Seconded by Alderman Santos to put Bill #17-18 to final vote. Roll call was as follows:

| | |
|-----------------------|--------------------------|
| Alderman Koch – Aye | Alderman Klingerman- Aye |
| Alderman Santos – Aye | Alderman Gotway - Absent |
| Alderman Nay – Aye | Alderman Wandling - Aye |

Mayor Zucker declared Bill #17-18 passed and designated it to be Ordinance #1850.

OLD BUSINESS

A motion was made by Alderman Nay, Seconded by Alderman Santos to read Bill #17-12A for the first time by short title only. Motion passed unanimously.

Bill # 17-12A

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 600 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE BY DELETING IT IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF, A NEW CHAPTER 600; AND PROVIDING FOR THE REGULATION AND LICENSING OF INTOXICATING LIQUOR

A motion was made by Alderman Koch, Seconded by Alderman Santos to read Bill #17-12A for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Klingerman, Seconded by Alderman Santos to put Bill #17-12A to final vote. Roll call was as follows:

| | |
|-----------------------|--------------------------|
| Alderman Koch – Aye | Alderman Klingerman- Aye |
| Alderman Santos – Aye | Alderman Gotway - Absent |
| Alderman Nay – Aye | Alderman Wandling - Aye |

Mayor Zucker declared Bill #17-12A passed and designated it to be Ordinance #1851.

ADJOURNMENT

A motion was made by Alderman Koch, Seconded by Alderman Nay to adjourn the meeting at 8:07 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark

Kim Clark
City Clerk