

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

**BOARD OF ALDERMEN  
WORKSHOP AGENDA  
SEPTEMBER 20, 2017  
6:00 p.m.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Discussion of Expansion of Parks & Recreation Programs by the City
2. Short Term Goals (0 – 3 year projects)
3. Long Term Goals (3 – 10 year projects)
4. Review of Board of Aldermen Meeting Agenda (09-20-17)

**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**

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

BOARD OF ALDERMEN  
MEETING AGENDA  
SEPTEMBER 20, 2017  
7:00 p.m.

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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 09-06-17
2. Workshop Summary 09-06-17
3. Expenditures for Approval 09-20-17
4. Escrow Release – Pinecrest Apartments - \$15,626.33

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC HEARING

1. 2017 Ad Valorem Tax Levy

NEW BUSINESS

1. **BILL #17-53**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, ESTABLISHING THE AD VALOREM TAXES FOR ALL REAL AND TANGIBLE PERSONAL PROPERTY WITHIN THE CITY OF DARDENNE PRAIRIE, FOR THE PERIOD OF JANUARY 1, 2017 TO DECEMBER 31, 2017

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

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:04 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 Gotway.

Present at roll call were Mayor Zucker, Aldermen Wandling, Klingerman, Santos, Gotway and Nay. Alderman Koch was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's David Hamilton and John Young.

OPEN FORUM – No one present to speak.

Mayor Zucker read a proclamation proclaiming the week of September 17<sup>th</sup> through 23<sup>rd</sup> as Constitution week.

**CONSENT AGENDA**

1. Board of Aldermen Minutes 08-16-17 & Special Meetings 08-22-17 and 08-24-17
2. Workshop Summary 08-16-17
3. Expenditures for Approval 09-06-17
4. Bryan Road CID 2018 Annual Budget
5. BaratHaven CID 2018 Annual Budget
6. ICD – Liquor License – Temporary – November 19, 2017
7. Amcon Municipal Concrete, LLC - Change Order #1 – Dardenne Acres - \$9,251.69

With no objections, the consent agenda was approved.

**NEW BUSINESS**

A motion was made by Alderman Santos, Seconded by Alderman Wandling to accept Resolution #293. Motion passed unanimously.

**RESOLUTION #293**

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF JUDITH HELMS TO THE PLANNING AND ZONING COMMISSION

**STAFF COMMUNICATIONS**

City Engineer Luke Kehoe informed the Board the cost to make roads perfect right now would be 7.1 million.

A motion was made by Alderman Klingerman, Seconded by Alderman Santos to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications, (2) Real Estate, (3) Personnel and (11) Bid Specs. Motion passed unanimously.

Roll call was as follows:

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

CLOSED SESSION

ADJOURNMENT

With no objections, the meeting was adjourned at approximately 8:10 p.m.

Respectfully submitted,

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Kim Clark  
City Clerk

## **WORKSHOP SUMMARY**

**SEPTEMBER 6, 2017**

The City of Dardenne Prairie workshop session was called to order at 6:01 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.

The following were in attendance: Mayor Zucker, Aldermen Nay, Gotway, Klingerman, Santos and Wandling. Alderman Koch was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's David Hamilton and John Young. Staff members Easley & Dewinters were also in attendance.

### **ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Discussion of Expansion of Parks & Recreation Programs by the City
2. Amcon Municipal Concrete, LLC - Change Order #1 – Dardenne Acres - \$9,251.69 (Kehoe)
3. Short Term Goals (0 – 3 year projects)
4. Long Term Goals (3 – 10 year projects)
5. Review of Board of Aldermen Meeting Agenda (09-06-17)

### **STAFF COMMUNICATIONS**

City Engineer Luke Kehoe provided an update on the condition of the city streets and maintenance/repair schedule with the county.

Alderman Gotway thanked City Engineer Luke Kehoe for his quick response to a residents concern on Tournament Tee.

Mayor Zucker mentioned the upcoming Proposition P open houses, Prairie Day and also the need for members on the Board of Adjustment.

### **ADJOURNMENT**

With no objections, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

**EXPENDITURES FOR APPROVAL**

**9/20/2017**

1 Ameren	Street Lights to 08-30-17	51.36
2 Ameren	Street Lights to 09-05-17	109.44
3 BNY Mellon	Annual Administrative Fee COP 2008	1,128.47
4 Bob Easley	Conference Mileage Reimbursement	630.77
5 Charter	Service to 10/07/17	572.10
6 County Land Maintenance	Late Summer Fertilizer	861.00
7 Da-Com	Coffee	164.36
8 Dade Irrigation	City Hall Park Irrigation Repair	130.00
9 First Bank	Credit Card Charges	5,753.39
10 GFI Digital	Copies & Computer Maintenance thru 10/12/17	964.08
11 Hamilton Weber LLC	August, 2017 Legal Fees	15,401.75
12 Insurance: FCL Dental	Dental: October, 2017	307.94
13 Kim Clark	Conference Mileage Reimbursement	210.26
14 Kone, Inc.	Elevator Maintenance to 11/30/17	390.63
15 Martin Trophy	Appreciation Plaques	70.00
16 MO Machinery & Engineering	Fountain Repair	935.98
17 Parks: Eileen Travis	Senior Event Cancellation Refund	85.00
18 Parks: Karl Schroeder	Senior Event Cancellation Refund	85.00
19 Parks: Various Individuals	Umpires to 09/12/17	1,012.50
20 Pass Security	System Monitoring to 12/31/17	81.00
21 Payroll	Payroll: 9-8-17	17,707.39
22 Pinecrest Rental Properties	Final Escrow Release - Pinecrest Apartments	15,626.33
23 Playgrounds Unlimited	Playground Repair	1,475.00
24 PWSD #2	City Hall Fountain to 8-17-17	550.35
25 PWSD #2	City Hall to 8-17-17	60.38
26 R & R Contracting	Porta Potties	276.00
27 Rottler Pest & Lawn Solutions	Quarterly Pest Control	99.00
28 Sprint	Cell phone to December, 2017	212.84
29 St. Charles County Health	Mosquito Control to 8/17/17	1,128.94
30 Thoele	Gasoline Charges to 8/31/2017	1,126.02
		<b>67,207.28</b>

Approved by Board of Aldermen 9/20/17

\_\_\_\_\_  
Mayor David C. Zucker



City Engineer  
Phone 636.978.6008  
Fax 636.898.0923  
Engineer @DardennePrairie.org

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

September 14, 2017

Mayor David Zucker  
City of Dardenne Prairie  
2032 Hanley Road  
Dardenne Prairie, MO 63368

Subject: Escrow Release No. 2 - Final  
Pinecrest Apartments  
Site Improvements  
Dardenne Prairie Project No. 971170

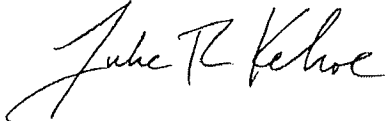
Dear Mayor Zucker:

Per the request of Bogey Creek Properties, and our inspections, we recommend a final release of the escrow established and held for the site improvements of the subject project in the amount of \$15,626.33. The attached escrow account summary form details the total escrow amounts and the amount recommended for this release.

This recommendation is based upon the developer's relinquishment of \$10,007.00 to the City for future construction of sidewalks along Stump Road in front of the subject development. These sidewalks along Stump Road are a part of the City approved site plan, but not yet constructed because the sidewalks, if constructed as a part of the subject development, (1) would not currently connect to any other sidewalk and (2) be destroyed upon the City's planned improvements to Stump Road.

If you have any questions, please feel free to contact me.

Very Truly Yours,  
KEHOE ENGINEERING COMPANY, INC.



Luke R. Kehoe, P.E., CFM, LEED AP  
City Engineer

Attachments

cc: Board of Aldermen  
Kim Clark, City Clerk  
Mark A. Heisel, Bogey Creek Properties  
Scott D. Williams, Senior Vice President, First State Community Bank



DARDENNE



PRAIRIE

www.DardennePrairie.org

City Engineer  
Phone 636.978.6008  
Fax 636.898.0923  
Engineer@DardennePrairie.org

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

**Escrow Account Summary**  
**971170\_Pinecrest Apartments**  
**Site Improvements**

**Escrow Release No. 2 - Final**

Last Updated: 9/14/2017

Item	Original Escrow Amount	Previously Released Amount	Recommendation Reimbursed This Period	Released To Date	Outstanding Balance
<b>Construction Escrow - LOC</b>					
PCC Walks/Ramps*	\$10,007.00	\$10,007.00	-\$10,007.00	0%	\$10,007.00
Asphalt Paths	\$5,440.00	\$5,440.00	\$0.00	100%	\$0.00
Storm Sewers	\$36,770.00	\$36,770.00	\$0.00	100%	\$0.00
Grading	\$38,448.00	\$38,448.00	\$0.00	100%	\$0.00
Landscaping	\$128,438.60	\$128,438.60	\$0.00	100%	\$0.00
Final Grading/Seeding/Sod	\$17,229.75	\$17,229.75	\$0.00	100%	\$0.00
SWPPP (per acre)	\$20,000.00	\$20,000.00	\$0.00	100%	\$0.00
Plus 10% (ea. item above)	\$25,633.33	\$25,633.33	\$0.00	100%	\$0.00
<b>Total</b>	<b>\$281,966.68</b>	<b>\$281,966.68</b>	<b>-\$10,007.00</b>	<b>96%</b>	<b>\$10,007.00</b>
<b>Maintenance Deposit - Cash</b>					
PCC Walks/Ramps	\$1,000.70	\$0.00	\$1,000.70	100%	\$0.00
Asphalt Paths	\$544.00	\$0.00	\$544.00	100%	\$0.00
Storm Sewers	\$3,677.00	\$0.00	\$3,677.00	100%	\$0.00
Grading	\$3,844.80	\$0.00	\$3,844.80	100%	\$0.00
Landscaping	\$12,843.86	\$0.00	\$12,843.86	100%	\$0.00
Final Grading/Seeding/Sod	\$1,722.97	\$0.00	\$1,722.97	100%	\$0.00
SWPPP (per acre)	\$2,000.00	\$0.00	\$2,000.00	100%	\$0.00
<b>Total</b>	<b>\$25,633.33</b>	<b>\$0.00</b>	<b>\$25,633.33</b>	<b>100%</b>	<b>\$0.00</b>
<b>TOTALS</b>	<b>\$307,600.01</b>	<b>\$281,966.68</b>	<b>\$15,626.33</b>	<b>97%</b>	<b>\$10,007.00</b>

\*amount to relinquished to the City of Dardenne Prairie for future construction of sidewalks along Stump Road

This recommendation requires approval by the Board of Aldermen

This release has been approved by the Board of Aldermen

Prepared by:

  
Kehoe Engineering Company, Inc.  
Luke R. Kehoe, P.E., City Engineer

**PINECREST RENTAL PROPERTIES**  
**11 MULLIGAN**  
**FARMINGTON, MO 63640**  
**636-980-6929**

September 8, 2017

Luke Kehoe  
City of Dardenne Prairie  
2032 Hanley Rd  
Dardenne Prairie, MO 63368

Luke:

Please use this letter as your authority to deduct \$10,007.00 from our maintenance deposit of \$25,633.33, for the future public sidewalk along the entry of Pinecrest Apartments.

Remit the balance of \$15,626.33 to :

11 Mulligan  
Farmington, MO 63640.

Please acknowledge the receipt of this letter and advise time frame when funds will be released.

Regards,



Tim Ruesch  
314-803-7365

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, ESTABLISHING THE AD VALOREM TAXES FOR ALL REAL AND TANGIBLE PERSONAL PROPERTY WITHIN THE CITY OF DARDENNE PRAIRIE, FOR THE PERIOD OF JANUARY 1, 2017 TO DECEMBER 31, 2017**

WHEREAS, the City of Dardenne Prairie has calculated its General Fund property tax rates in accordance with the Missouri State Auditor’s Office instructions; and

WHEREAS, upon proper notice and pursuant to § 67.110, RSMo., a public hearing was held on the proposed rates of taxes and all interested persons were given an opportunity to be heard;

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

**SECTION 1. Tax Levy.** That there shall be levied and collected in the manner prescribed by law, the following taxes on Real Estate and Personal Property for the year 2017 of Ten and Fifty-four Hundredths Cents (\$0.1054) per One Hundred Dollars of assessed valuation broken down as follows:

Real Estate (Residential):	\$230,560,013
Real Estate (Commercial):	\$ 20,699,268
Real Estate (Agricultural):	\$ 91,849
Personal Property:	\$ 38,704,486
Railroad & Utilities:	
State Assessed Real:	\$ 62,585
State Assessed Personal:	\$ 147,965
Local Assessed Real:	\$0
Local Assessed Personal:	\$0
<b>Total:</b>	<b>\$290,266,166</b>

**SECTION 2. Delinquent Payment Policy.**

(a) That there shall be collected on all delinquent real estate taxes in addition to the amount of delinquent tax, a penalty in the sum of eighteen percent of each year’s delinquency, except that said penalty shall not exceed two percent per month, or fractional part thereof, or eighteen percent annually.

(b) That all lands and lots, on which said taxes are delinquent and unpaid, are subject to sale to discharge the lien for the delinquent and unpaid taxes, according to the practice

and procedure set out in Chapter 140, RSMo. 1986 and subsequent revisions.

(c) That in any suit brought by the City to recover said delinquent taxes and penalties, a fee in the amount of ten percent of the taxes due, but in no event less than five dollars, shall be allowed the attorney for the City.

**SECTION 3. Tax Rate Ceiling.** The Board of Aldermen hereby determines and declares that the City General Fund tax rate ceiling under Sections 137.073.5 and 137.073.6(2) Revised Statutes of Missouri, as amended, to be \$0.25 for each one hundred dollars assessed valuation.

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

**SECTION 5. 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 6. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

[Remainder of page intentionally left blank,  
signature page to follow.]

Read two times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

Attest:

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

Attest:

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