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

BOARD OF ALDERMEN
WORKSHOP AGENDA
JUNE 6, 2018
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Enhance Security System in Park and City Hall (DeWinters)
2. Short Term Goals (0 – 3 year projects)
3. Long Term Goals (3 – 10 year projects)
4. Review of Board of Aldermen Meeting Agenda (06-06-18)

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

EXHIBIT A

RBA FORM (OFFICE USE ONLY)
MEETING DATE:
Regular ( ) Work Session (X)
ATTACHMENT: YES (X) NO ( )
Contract ( ) Ordinance ( ) Other ( )

Request for Board Action
By: Mathew DeWinters

- **Description: Enhance Security System in Park and City Hall**

- **Recommendation: Staff – Approve ( ) Disapprove ( )**

- **Summary/Explanation:**

After the recent theft in City Hall Park we noticed the need for improvements to our current system.

- **Current System Issues:**
  - Hard to identify individuals with in the park
  - Cameras become distorted after zoom
  - Areas of the park are not being monitored by surveillance
  - Current cameras in park have low visibility during night hours
  - 2 Cameras in City Hall are malfunctioning (Need Replacement)
- **System Upgrades**
  - 2 new HD cameras in City Hall
    - Cameras will be replaced with HD cameras as they begin to malfunction
    - Better coverage of area
    - Improved quality
  - Replace 2 DVRs in Server room of City Hall with upgraded HD DVR
    - Ability to view from computer or phone at anytime
    - Easier retirement of data
  - Add HD camera to red shed
    - Utilize point to point system (require no boring throughout park)
    - Antenna placed on top of City Hall.
      - Can place camera up to 2 miles away

Project may be phased to cut cost up front

- Phase 1
  - Upgrade DVR in City Hall and install point to point system
- Phase 2
  - Upgrade to Cameras inside City Hall
- Phase 3
  - Upgrade DVR in Concession Stand
- Phase 4
  - Upgrades to cameras within Park

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

Estimated Cost of Project(s)

- CDS: $5,599
- Pass Security: $7,277
- Burnes-Citadel: $10,195
- ACF Alarm: $6,939.45
- Tech Electronics: $22,829

RBA requested by:_____ CA: _____

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

BOARD OF ALDERMEN
MEETING AGENDA
JUNE 6, 2018
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 Ungerboeck

CONSENT AGENDA
1. Board of Aldermen Minutes 05-16-18
2. Workshop Summary 05-16-18
3. Expenditures for Approval 06-06-18
4. Johnson and Dudley – Escrow Release – Quail Hollow
5. MasTec North America Inc – Cash Bond Release – Bates Road ROW Work
6. Annual Liquor License Renewals:
    a. His & Hers BBQ – 7827 Highway N – Malt Liquor by drink
    b. QuikTrip #657 – 1150 Feise Road – Intoxicating Liquor (all kinds) Original Package & Sunday
    c. Town Square 12 Cine – 7805 Highway N - Intoxicating Liquor (all kinds) By Drink & Sunday
    d. Target Store T-2103 - 7955 Highway N - Intoxicating Liquor (all kinds) Original Package & Sunday
    e. Red Robin – 7821 Highway N - Intoxicating Liquor (all kinds) By Drink & Sunday
    f. Dardenne Prairie Hall Corp – 2199 Post Road - Malt Liquor & light wines - by drink
7. Temporary Use Permit – Fireworks Stand - Dardenne Knights of Columbus – 2199 Post Road

ITEMS REMOVED FROM CONSENT AGENDA

OPEN FORUM

PUBLIC HEARINGS

1. Possible amendments to the Municipal Code regarding Zoning and Land Use.

2. Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.

3. Rezoning Request for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.

4. Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.

5. Amendments to the Municipal Code regarding municipal tree and landscape regulations

NEW BUSINESS

1. **BILL #18-17**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 515.100 OF THE MUNICIPAL CODE BY DELETING SUBPARAGRAPH 4 OF SUBSECTION A THEREOF IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SUBPARAGRAPH 4 OF SUBSECTION A OF SECTION 515.100; AND PROVIDING REGULATIONS PERTAINING TO TREE PRESERVATION IN THE CITY

2. **BILL #18-18**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH CDS OFFICE TECHNOLOGIES FOR ENHANCEMENTS TO THE SECURITY SYSTEMS AT CITY HALL AND CITY HALL PARK.

3. **BILL #18-19**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A DEED OF DEDICATION FOR SANITARY SEWERS

OLD BUSINESS

1. **BILL #18-09** (Read One-Time Only 5-16-18)
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR CÓRDOBA, AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT

2. **BILL #18-15** (Read One-Time Only 5-16-18)
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING THE ZONING ORDINANCE OF THE CITY AND PROVIDING FOR THE REZONING OF CERTAIN PROPERTY FROM R1A, SINGLE FAMILY RESIDENTIAL DISTRICT (ST. CHARLES COUNTY), TO C-2, GENERAL COMMERCIAL DISTRICT

3. **BILL #18-16** (Read One-Time Only 5-16-18)
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR A SURGICAL AND ELDERLY REHABILITATION FACILITY ON PROPERTY ZONED C-2, GENERAL COMMERCIAL DISTRICT AND LOCATED AT 7275 HIGHWAY N, AND APPROVING A SITE PLAN FOR SAME

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

BOARD OF ALDERMEN MINUTES **MAY 16, 2018**

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:03 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 Klingerman.

Present at roll call were Mayor Zucker, Aldermen Ungerboeck, Koch, Gotway, Wandling and Klingerman. Alderman Nay arrived at approximately 8:20. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff member Jeff Amelong was also in attendance.

CONSENT AGENDA

1. Board of Aldermen Minutes 05-02-18
2. Workshop Summary 05-02-18
3. Expenditures for Approval 05-16-18
5. Fireworks Display – Delmar Gardens – July 1, 2018

Alderman Wandling requested item #4 be removed.

With no objections, the consent agenda as amended was approved.

ITEMS REMOVED FROM CONSENT AGENDA

4. Temporary Use Permit – Crazy Cheap Fireworks – 7706-7712 Highway N

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to approve the Temporary Use Permit for Crazy Cheap Fireworks. Motion passed.

OPEN FORUM – No one present to speak.

PUBLIC HEARING

1. Possible amendments to the Municipal Code regarding Zoning and Land Use.

A motion was made by Alderman Gotway, Seconded by Alderman Wandling to postpone the possible amendments. Motion passed unanimously.

2. Rezoning Request for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.

3. Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.

   Matt Fogarty was in attendance to present the proposals.

Several individuals from Canvas Cove were in attendance and spoke.

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to postpone public hearings # 2 & 3 until June 6th. Motion passed unanimously.

4. Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.

A motion was made by Alderman Klingerman, Seconded by Alderman Wandling to postpone public hearing # 4 until June 6th. Motion passed unanimously.

NEW BUSINESS

A motion was made by Alderman Gotway, Seconded by Alderman Wandling to read Bill #18-14 for the first time by short title only. Motion passed unanimously.

BILL #18-14
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY OF DARDENNE PRAIRIE, MISSOURI

A motion was made by Alderman Wandling, Seconded by Alderman Gotway to read Bill #18-14 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Nay, Seconded by Alderman Gotway to put Bill #18-14 to final vote. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman- Aye
Alderman Ungerboeck – Aye	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Aye

Mayor Zucker declared Bill #18-14 passed and designated it to be Ordinance #1914.

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to read Bill #18-15 for the first time by short title only. Motion passed unanimously.

BILL #18-15
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING THE ZONING ORDINANCE OF THE CITY AND PROVIDING FOR THE REZONING OF CERTAIN PROPERTY FROM R1A, SINGLE FAMILY RESIDENTIAL DISTRICT (ST. CHARLES COUNTY), TO C-2, GENERAL COMMERCIAL DISTRICT

A motion was made by Alderman Ungerboeck, Seconded by Alderman Gotway to postpone Bill #18-15 until June 6th. Motion passed unanimously.

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to read Bill #18-16 for the first time by short title only. Motion passed unanimously.

BILL #18-16
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR A SURGICAL AND ELDERLY REHABILITATION FACILITY ON PROPERTY ZONED C-2, GENERAL COMMERCIAL DISTRICT AND LOCATED AT 7275 HIGHWAY N, AND APPROVING A SITE PLAN FOR SAME

A motion was made by Alderman Gotway, Seconded by Alderman Wandling to postpone Bill #18-16 until June 6th. Motion passed unanimously.

OLD BUSINESS

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to read Bill #18-09 for the first time by short title only. Motion passed unanimously.

BILL #18-09
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR CÓRDOBA, AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to read Bill #18-09 for the second time by short title only. Motion failed.

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to postpone Bill #18-09 until June 6th. Motion passed unanimously.

BILL #18-10 (Read One-Time Only 5-4-18)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 210 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE BY DELETING IT IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF, A NEW CHAPTER 210; AND PROHIBITING CERTAIN UNLAWFUL CONDUCT WITHIN THE CITY

A motion was made by Alderman Gotway, Seconded by Alderman Ungerboeck to amend Bill #18-10 by removing 210.280 A.6.b and renumber c as b. Motion passed.

A motion was made by Alderman Koch, Seconded by Alderman Ungerboeck to amend Bill #18-10 by removing "appointed officials of the City, or the employees of tenants of City Hall" from 210.280 A.6.a.. Alderman Koch restated his motion to remove only "appointed officials of the City" from 210.280 A.6.a.. Motion failed.

A motion was made by Alderman Gotway, Seconded by Alderman Wandling to read amended Bill #18-10 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Wandling, Seconded by Alderman Gotway to put amended Bill #18-10 to final vote. Roll call was as follows:

Alderman Koch – Nay	Alderman Klingerman- Aye
Alderman Ungerboeck – Aye	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Aye

Mayor Zucker declared Bill #18-10 passed and designated it to be Ordinance #1915.

STAFF COMMUNICATIONS
City Engineer Luke Kehoe mentioned various repair projects.
Alderman Koch mentioned he has received several concerns from residents regarding the condition of the streets.
Alderman Ungerboeck mentioned the concerns of the streets in Stoney Brook.
Alderman Klingerman mentioned the residents of St. Williams appreciated the proclamations issued by the City.

ADJOURNMENT

With no objections the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

_____
Kim Clark, City Clerk

WORKSHOP SUMMARY **MAY 16, 2018**

The City of Dardenne Prairie workshop session was called to order at 6:02 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 Koch, Ungerboeck, Klingerman, Gotway and Wandling. Alderman Nay was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff member Jeff Amelong was also present.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Short Term Goals (0 – 3 year projects)
2. Long Term Goals (3 – 10 year projects)
3. Review of Board of Aldermen Meeting Agenda (05-16-18)

STAFF COMMUNICATIONS

Alderman Klingerman mentioned the residents of St. Williams appreciated the proclamations issued by the City.

CLOSED SESSION

A motion was made by Alderman Gotway, Seconded by Alderman Wandling to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications and (2) Real Estate. Motion passed unanimously. Roll call was as follows:

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

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

With no objections, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

_____
Kim Clark, City Clerk

EXPENDITURES FOR APPROVAL
6/6/2018

1	AFLAC	June, 2018	275.52
2	Ameren	City Hall	1,125.79
3	Ameren	Concession Stand	206.97
4	Ameren	Hanley Traffic Light 2	42.84
5	Ameren	Ball Park	301.86
6	Ameren	City Hall Park	202.79
7	Ameren	Hanley Traffic Light	11.24
8	BNY Mellon	Annual Admin Fee: COP Series 2016	1,500.00
9	Buchheit Supply, Inc.	Gravel for Ballfield Parking Lot	78.00
10	Classic Sign Services	Street Signs	1,005.16
11	Court-Missouri Department of Revenue	Crime Victims: March, 2018	1,351.07
12	Court-Sheriff Retirement Fund	Retirement Fund: March, 2018	570.00
13	Court-St. Charles County-Dom Violence Fund	Court Fines: March, 2018	379.00
14	Court-Treasurer; State of Missouri	POST Fees: March, 2018	189.00
15	Craftsman Plumbing Company LLC	Park Water Fountain Repair	608.00
16	Cuivre River Electric	Light at Weldon Spring	35.26
17	Cuivre River Electric	Georgetown Park	64.90
18	Cuivre River Electric	St. Williams street lights	24.16
19	Cuivre River Electric	Traffic Signal at Feise/Hanley	68.00
20	Dade Irrigation	City Hall Park Activation	350.00
21	Duckett Creek	Service to 6/30/18	71.75
22	Extreme Electrical	Electrical Repairs	762.75
23	First Bank	Credit Card Charges	2,376.83
24	Green Clean	Monthly Cleaning: June, 2018	748.00
25	Horner Shifrin	I-64 Study Professional Services to 4/30/18	955.00
26	Insurance: Anthem Blue Cross/Blue Shield	Health: June, 2018	5,109.78
27	Insurance: Capital Administrators	Vision: June, 2018	83.30
28	Insurance: Principal Life	Life: June, 2018	224.56
29	Jeffrey J. Sandcork	Prosecuting Attorney: June, 2018	1,100.00
30	Kehoe Engineering	Reimbursable Engineering: April, 2018 (85%)	3,112.22
31	Kehoe Engineering	Engineering: April, 2018	9,532.10
32	Kehoe Engineering	Reimbursement: Survey	11,446.50
33	LAGERS	May, 2018	3,479.43
34	Marco	Copies	14.08
35	MasTec North America	Cash Bond Release	5,500.00
36	Native Landscape Solutions	BaratHaven Park Herbicide Application and Mowing	2,310.00
37	Parks: Various Umpires	Umpires thru 5-30-18	1,812.50
38	Payroll	5-18-18 Payroll	18,592.01
39	Payroll	6-1-18 Payroll	18,644.39
40	Planning Design Studio	Professional Services thru 4-3-18	2,600.00
41	R & R Contracting	Porta Potties to 6/13	276.00
42	RLK & Associates	Flags	530.80
43	Sprint	Amelong Cell: 2nd Quarter	200.00
44	Stat Pads LLC	AED Pads	285.00
45	Tamie Smith	Conference, Lodging & Meal Reimbursement	904.89
46	The Law Office of Dennis Chassaniol	Municipal Judge: June, 2018	500.00
47	Thoele	Gasoline Charges to 4/25/18	639.33
48	Total Lock & Security	Keys	29.25
49	UMB Bank, NA	May, 2018 TDD Sales Tax Payment	24,017.33
50	Wheelhouse	Monthly IT	1,195.84
51	Window Brite	Vandalism Removal - BaratHaven Park	150.00
			125,593.20

Approved by Board of Aldermen 06-06-18

Mayor David C. Zucker

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

May 31, 2018

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

Subject: Escrow Release No. 2 - Final
Quail Hollow Subdivision
Dardenne Prairie Project No. 971640

Dear Mayor Zucker:

Per the request of the heirs of Roy Johnson, and our review of the project file, we recommend a final release of the escrow established and held for the site improvements of the subject project in the amount of $15,851.66. This is a final release of escrow for this development. The attached escrow account summary form details the total escrow amounts and the amount recommended for this release.

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

Attachment

cc: Board of Aldermen
Kim Clark, City Clerk
Norman Miller, First National Bank of St. Louis
Michael A. Becker, Waltrip & Schmidt, LLC

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

Escrow Release No. 2 - Final

971640_Quail Hollow

Last Updated: 5/31/2018

Johnson and Dudley

Item	Replacement Escrow Amount	Previously Released Amount	Recommended Released This Period	10 Percent of Original Escrow	Outstanding Balance
Grading	$0.00	$0.00	$0.00	$0.00	$0.00
Sanitary Sewers (Duckett Creek San. Dist.)	$7,434.45	$7,434.45	$0.00	$7,434.45	$0.00
Detention	$0.00	$0.00	$0.00	$0.00	$0.00
Water System (WPSD #2)	$5,733.38	$0.00	$5,733.38	$5,733.38	$0.00
Streets	$19,486.74	$19,486.74	$0.00	$19,486.74	$0.00
Street Signs/Lights	$0.00	$0.00	$0.00	$0.00	$0.00
Storm Sewers	$10,118.28	$0.00	$10,118.28	$10,118.28	$0.00
Engineering	$0.00	$0.00	$0.00	$0.00	$0.00
Siltation Maintenance	$0.00	$0.00	$0.00	$0.00	$0.00
TOTALS	$42,772.85	$26,921.19	$15,851.66	$42,772.85	$0.00

[X] This recommendation requires approval by the Board of Aldermen

[ ] This release has been approved by the Board of Aldermen

Prepared by: Luke R. Kehoe

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

DARDENNE
PRAIRIE
www.DardennePrairie.org

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Engineer@DardennePrairie.org

May 31, 2018

Mayor David Zucker
City of Dardenne Prairie
2032 Hanley Rd.
Dardenne Prairie, Missouri 63368

Subject: Facilities Work in Public Right-of-Way – Bates Road (Red Hawk Pkwy. to Henning Rd.)
Cash Performance Bond
Dardenne Prairie Project No. 971200

Dear Mayor Zucker:

Following our inspection, we recommend a full refund of the $5,500.00 cash bond posted by MasTec North America Inc. and held by the City for the guaranteed faithful performance of the subject project.

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

Sincerely,
KEHOE ENGINEERING COMPANY INC.

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

cc: Board of Aldermen
Kim Clark, City Clerk
Kevin Sargent, MasTec North America, Inc., 4 Midwest Drive, Pacific, MO 63069

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

TEMPORARY USE PERMIT - FIREWORKS STANDS OR TENTS

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

All permits shall expire on the eighth (8th) day following July 4th of every year.

This application must be submitted to the City Clerk along with a cashier's check for $3,000.00, site plan, letter from property owner, certificate of insurance and emergency contact form.

5/15/18
Application Date

Location of Stand/Tent 2199 Post Rd., Dardenne Prairie, MO

Name of Business Dardenne Knights of Columbus Concil 2273

Business Owner S. A. A

Address 2199 Post Rd.

City, State & Zip Dardenne Prairie, MO 63368

Phone (636) 625-3344

Name & Phone # of Senior Manager on Site Joe Shoeder (314) 323-6162

Property Owner Name Dardenne Prairie Hall Corp.

Property Owner Address S. A. A

City, State & Zip

Property Owner Phone S. A. A.

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

Jeff Amelong
Signature of Applicant

NOTE: By affixing signatures to this application form, the Applicant hereby verifies that they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signature further indicates that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

PAID
MAY 15 2018
CK 4775
By LW $100

Rec 18 - 00148

TAXATION DIVISION
PO BOX 3300
JEFFERSON CITY, MO 65105-3300

Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-5860
Fax: 573-522-1722
E-mail: businesstaxregister@dor.mo.gov

MERAMEC SPECIALTY CO
PO BOX 305
ARNOLD, MO 63010-0305

March 23, 2018

CERTIFICATE OF NO TAX DUE

RE: MISSOURI ID 11174277
Notice Number 2001391406

The Department of Revenue, State of Missouri, certifies that the above listed taxpayer/account has filed all required returns and paid all SALES TAX due, including penalties and interest, or does not owe any SALES TAX, according to the records of the Missouri Department of Revenue, as of , except for the period(s) that are under bankruptcy proceedings. These records do not include returns that are not required to be filed as of this date for taxes previously collected or that have been filed but not yet processed by the Department.

This statement only applies to SALES TAX due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

State of Missouri

Missouri Retail Sales License

LICENSEE:

MERAMEC SPECIALTY CO
SW CRNR HWY N & PST RD
DARDENNE PRAIRIE MO 63366
MERAMEC SPECIALTY COMPANY

LICENSE ISSUED:

March 19, 2018

MISSOURI TAX IDENTIFICATION NUMBER: 11174277

THE ISSUANCE OF THIS LICENSE IS CONTINGENT UPON THE LICENSEE'S COMPLIANCE IN ALL RESPECTS WITH THE REQUIREMENTS OF CHAPTER 144, RSMO, AND THE RULES PROMULGATED THEREUNDER.

THIS LICENSE IS VALID ONLY FROM JUNE 20 TO JULY 10.

THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE PLACE OF BUSINESS.

THIS BUSINESS IS REGISTERED INSIDE THE CITY LIMITS OF DARDENNE PRAIRIE IN THE COUNTY OF ST CHARLES AND YOU ARE LIABLE TO COLLECT AND REMIT ALL APPLICABLE STATE AND LOCAL SALES TAXES.

THIS LICENSE IS NOT ASSIGNABLE OR TRANSFERABLE

MISSOURI DEPARTMENT OF REVENUE
TAXATION DIVISION

MISSOURI DIVISION OF FIRE SAFETY

FIREWORKS PERMIT

Seasonal Retailer

COMPANY NUMBER: 4981

FEE: $50.00

PERMITTED SELLING PERIODS:

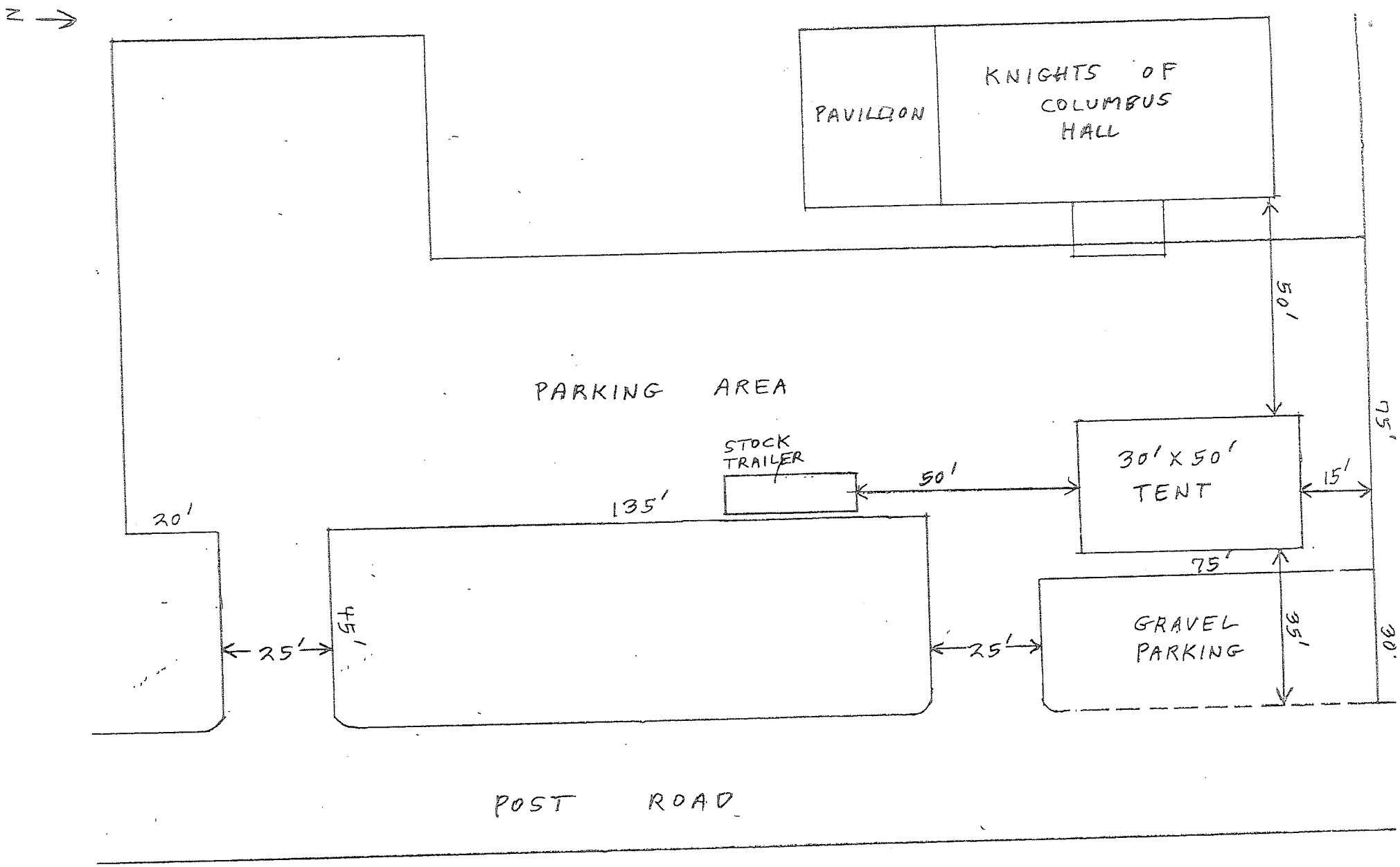
June 20, 2018 through July 10, 2018 and December 20, 2018 through January 2, 2019.

Meramec Specialty Co
SW Corner Hwy N & Pst Rd
Dardenne Prairie, MO 63366

Charles A. (Drew) Juden
DIRECTOR OF PUBLIC SAFETY

J. Tim Bean
STATE FIRE MARSHAL

LICENSE NOT TRANSFERABLE


N
PAVILION
KNIGHTS OF COLUMBUS HALL
50'
PARKING AREA
STOCK TRAILER
50'
30' X 50' TENT
15'
75'
135'
20'
75'
45'
25'
25'
35'
GRAVEL PARKING
30'
POST ROAD

SCALE; 1" = 30'

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/16/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Boyle Insurance Agency, Inc.
5900 Poplar Avenue, Suite 100
Memphis TN 38119

CONTACT NAME: Vannette Thomas
PHONE (A/C, No, Ext): (901)766-0200 FAX (A/C, No): (901)766-4210
E-MAIL ADDRESS: vannettet@boyle.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Meramec Specialty Company
P.O. Box 1150
West Memphis AR 72303

COVERAGES **CERTIFICATE NUMBER:** CL1821609973 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N: ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		6JUB-0002N80-6-18	01/22/2018	01/22/2019	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Missouri Work Comp

CERTIFICATE HOLDER

Meramec Specialty Company
P.O. Box 1150
West Memphis AR 72301

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

420

Knights of Columbus

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 831112

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000018967-05

NAMED INSURED
Atomic Fireworks Inc. of Arkansas
Atomic Fireworks Inc. of Missouri
Meramec Specialty Company
P.O. Box 305
Arnold, Missouri 63010

T.E.A. Enterprises, Inc.
Pacific Specialty Company
West Alton Properties, Inc
ATLG, LLC
ATLH, LLC

POLICY TERM March 1, 2018 to March 1, 2019; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: ☒ Occurrence Basis ☐ Claims Made Basis

LIMIT OF LIABILITY $1,000,000 each occurance, $2,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as Additional Insureds 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

NAME(S) OF ADDITIONAL INSURED(S) Operator, Sub-Operator, and Stand Manager

Licensing Authorities	Property Owner(s)	Additional Insureds
State of Missouri	Knights of Columbus Council 2273	Knights of Columbus H/O
St. Charles County		
City of Dardenne Prairie		
Wentzville FPD		

ADDRESS OF INSURED PREMISES

Knights of Columbus hall parking lot at 2199 Post Road in Dardenne Prairie, Missouri.

PERIOD OF OPERATION

June 10, 2018 TO July 10, 2018

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2018
DATE OF ISSUE

A. J. STRINGER, PRESIDENT

BILL NO. 18-17

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 515.100 OF THE MUNICIPAL CODE BY DELETING SUBPARAGRAPH 4 OF SUBSECTION A THEREOF IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SUBPARAGRAPH 4 OF SUBSECTION A OF SECTION 515.100; AND PROVIDING REGULATIONS PERTAINING TO TREE PRESERVATION IN THE CITY

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

SECTION 1. That subparagraph 4 of subsection A of Section 515.100 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby deleted in its entirety and replaced, in lieu thereof, with a new subparagraph 4 of subsection A of Section 515.100, which shall read as follows:

4. On tracts of land greater than three (3) acres, no more than fifty percent (50%) of any woodlands may be cleared or developed. Wherever these canopy coverage requirements create a hardship, the property owner or developer may apply to the City for a permit to clear or develop additional woodland areas. This additional land clearing shall be permitted only after approval from the City Administrator and after the following conditions have been met:

   a. The property owner or developer shall designate a new woodland area on a part of the same site that is not already forested. The new woodland area shall consist of one and one-half (1.5) times the surface canopy of the additionally cleared area.

   b. The new woodland area shall be reforested according to standards in the "Arboricultural Specifications Manual". Spacing of replacement trees will be compatible with spatial limitations and with responsible considerations toward anticipated results. When the City Administrator determines that site spatial constraints result in an absolute inability to provide the required tree density, as many trees as possible must be planted on the site. The remaining balance of trees must be provided to the City in the form of a cash deposit to the City's tree bank. Tree bank calculations are detailed in the "Arboricultural Specifications Manual" and arrangements can be made by the City Administrator.

   c. The developer shall employ all tree protective measures as outlined in the "Arboricultural Specifications Manual".

   d. Should any preserved tree or any tree within the required canopy coverage die as a result of grading or construction damage or suffer damage that will render the tree damaged beyond repair, the property owner or developer shall replace the trees or pay a fine to the City, whichever the City Administrator deems necessary. The number of replacement trees shall be determined by matching the total caliper inches of trees to be planted with the total caliper inches of trees that died or were damaged beyond repair. A planting plan shall be developed for the replacement

trees according to specifications shown in the "Arboricultural Specifications Manual". Fines shall be equal to the value of the trees that die or are damaged beyond repair. The value of the trees will be determined using the International Society of Arboriculture's Guide for Plant Appraisal. (Copies available from ISA at Box GG, Savoy, IL 61874-9902.)

e. Prior to the issuance of a tree removal permit, the property owner or developer shall post one (1) or more escrows for the benefit of the City of Dardenne Prairie. The escrows shall be provided as outlined in Section 515.100(1)(g). One (1) escrow shall be required to guarantee completion of any reforestation. The amount of this escrow shall be calculated as outlined in the "Arboricultural Specifications Manual". An additional escrow to account for trees that die or are damaged beyond repair as a result of grading or construction damage shall be calculated as follows. The amount of the surety or cash escrow shall be in the amount of two thousand dollars ($2,000.00) for each acre contained in an area described as a perimeter of the tree preservation area one hundred (100) feet wide by the length of the perimeter or ten thousand dollars ($10,000.00), whichever is more.

f. Failure to reforest or replace as required shall constitute a default and the City of Dardenne Prairie shall be entitled to proceed against the escrow.

g. **Notwithstanding the foregoing, the Board of Aldermen may authorize a permit to develop more than fifty percent (50%) of any woodlands concurrent with a Landscape Plan approved as part of a Planned Unit Development Area Plan pursuant to Article IV of Chapter 405 of this Code, subject to any terms and conditions as may be set forth in the ordinance approving such Area Plan. Factors that the Board of Aldermen may consider when authorizing such permit may include, *inter alia,* the following:**

(1) The size of the property proposed for development as identified on the Area Plan;

(2) The number of trees proposed to be removed from such property;

(3) The types of trees to be removed; and

(4) The topography, soil conditions, or other unique attributes of the property.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. 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 4. 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.

Read two times, passed, and approved this _____ day of _____, 2018.

_____

As Presiding Officer and as Mayor

Attest:

_____

City Clerk

Approved this _____ day of _____, 2018.

_____

Mayor

Attest:

_____

City Clerk

BILL NO. 18-18

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH CDS OFFICE TECHNOLOGIES FOR ENHANCEMENTS TO THE SECURITY SYSTEMS AT CITY HALL AND CITY HALL PARK.

WHEREAS, in March of 2018 thieves broke into the storage shed at City Hall Park and stole thousands of dollars of city property;

WHEREAS, the video surveillance system produced a poor quality recording of the thieves in action and failed to cover areas of the Park at all;

WHEREAS, some components of the surveillance system in the City Hall are malfunctioning;

WHEREAS, the existing surveillance system employs old technology and the City can replace malfunctioning equipment with newer, better technology that will provide better surveillance during hours of darkness and enhance the quality of recordings;

WHEREAS, the City issued a request for proposals for enhancements to the video surveillance systems covering the City Hall and City Hall Park, including the storage shed in the park and received five proposals in response;

WHEREAS, the Mayor and Staff have conducted discussions with the two lowest bidders and have evaluated the content of the proposals

WHEREAS, CDS Office Technologies submitted the lowest priced and best proposal for enhancing the security systems at City Hall and City Hall Park; and

WHEREAS, the Board of Aldermen finds and determines that it is in the best interest of the citizens of Dardenne Prairie to accept the proposal from CDS Office Technologies

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

SECTION 1. That the proposal submitted by CDS Office Technologies dated May 8, 2018, a copy of which is attached hereto as **Exhibit A** and incorporated by reference herein, be and is hereby accepted by the Board of Alderman of the City of Dardenne Prairie, Missouri as the proposal submitted by the best qualified offeror under terms, including price, deemed fair and reasonable by the City.

SECTION 2. That the form, terms, and provisions of the proposal attached hereto, marked as **Exhibit A**, and incorporated by reference herein, be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further accept, negotiate, execute, acknowledge, deliver and administer on behalf of the City an agreement in substantially the form attached hereto.

SECTION 3. That the Mayor be and is hereby authorized to make expenditures for the services listed on **Exhibit A**, a copy of which is attached hereto and incorporated by reference herein, in the amount provided on the attached.

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

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

Read two times, passed, and approved this 6th of June 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this 6th day of June 2018.

_____
Mayor

Attest:

_____
City Clerk

CDS Office Technologies
13625 Lakefront Dr
Earth City, Missouri 63045
United States
(P) 314-739-4093 (ext.) 1331

Quotation (Open)

Date
May 08, 2018 10:35 AM CDT

Modified Date
May 08, 2018 02:43 PM CDT

Doc #
477505 - rev 1 of 1

Description
Camera Project

SalesRep
O'Coin, Joe
(P) 314-739-4093 ext. 1331

Customer Contact
DeWinters, Mathew
(P) 636-755-5308
Mathew@dardenneprairie.org

Customer
City of Dardenne Prairie
(CO7588)
DeWinters, Mathew
2032 Hanley Road
Dardenne Prairie, MO 63368
United States
(P) 636-561-1718

Bill To
City of Dardenne Prairie
DeWinters, Matthew
2032 Hanley Road
Dardenne Prairie, MO 63368
United States
(P) 636-561-1718
Mathew@dardenneprairie.org

Ship To
City of Dardenne Prairie
DeWinters, Matthew
2032 Hanley Road
Dardenne Prairie, MO 63368
United States
(P) 636-561-1718
Mathew@dardenneprairie.org

Customer PO:	**Terms:** Undefined	**Ship Via:** UPS Ground
Special Instructions:		**Carrier Account #:**

#	Image	Description	Qty	Unit Price	Total
		Dardenne Prairie CCTV Upgrades			
		Option 1			
		Updates for Dardenne Prairie CCTV at City Hall- replacment of all three DVR for Hybrid HVR units wi			
1		32-CHANNEL 5MP TVI, 8MP IP HYBRID+ SECURITY DVR 1080p Hybrid+ Security DVR 1080p real-time recording. Compatible with HD-TVI, analog, analog HD and IP cameras. Supports Alibi and ONVIF IP cameras. HDMI, VGA and BNC monitor output.	1	$1,200.00	$1,200.00
2		6TB HDD for Alibi DVRs	2	$375.00	$750.00
3		3.0MP high definition, 2052 x 1536, 2.8mm-12mm motorized lens, IK10 Vandalproof enclosure, 12/24 dual voltage. Only HD-TVI 3.0 Compatible	2	$150.00	$300.00
4		Delivery, Installation and Training	1	$275.00	$275.00
				Subtotal	$2,525.00
		Option 2			
5		Alibi 16-Channel 1080p Hybrid+ Security DVR. 1080p real-time recording. Compatible with HD-TVI, analog HD and IP cameras. Supports Alibi and ONVIF IP cameras. HDMI, VGA and BNC monitor output.	1	$550.00	$550.00
6		6TB HDD for Alibi DVRs	1	$375.00	$375.00

#	Image	Description	Qty	Unit Price	Total
7		PROFESSIONAL GRADE SECURITY CAMERA - ALIBI, 5.0 MEGAPIXEL HD-TVI, 135' IR, OUTDOOR BULLET. 5.0 MP resolution HD video, 2560 x 1944 resolution @ 20 fps, 2.8 -12 mm lens offers 102°to 31° field of view	2	$175.00	$350.00
8		Delivery, Installation and Training	1	$275.00	$275.00
				Subtotal	$1,550.00
	Option 3				
	Camera and Network Bridge				
	Addition of a camera and a network bridge connection at the storage shed and network bridge connecti				
9		Wilson Electronics 901117 Fixed Antenna Mounting Kit	3	$25.00	$75.00
10		Ubiquiti NanoStation AC Loco 5GHz airMAX ac CPE Bridge	3	$100.00	$300.00
11		Coleman Cable Cat5e outdoor/direct burial cable	200	$0.37	$74.00
12		junction box for power supplies for camera and wireless bridge associated parts at the storage shed	1	$100.00	$100.00
13		Dlink 8 port 10/100/100 network switch with 8 port PoE	1	$250.00	$250.00
14		Alibi 5MP ball dome camera 2.8mm fixed focus	1	$175.00	$175.00
15		Delivery, Installation and Training	1	$550.00	$550.00
				Subtotal	$1,524.00

Subtotal:	$5,599.00
Tax (0.000%):	$0.00
Shipping:	$0.00
Total:	**$5,599.00**

DLL- FMV	$153.58 / mo. for 36 mos. $114.00 / mo. for 60 mos.

CDS Office Technologies disclaims any responsibility for product information and products described on this site. Some product information may be confusing without additional explanation. All product information, including prices, features, and availability, is subject to change without notice. Applicable taxes & shipping may be added to the final order. All returns must be accompanied by original invoice and authorized RMA number within 30 days of invoice date and are subject to a 15% restocking fee. Due to manufacturer's restrictions, Panasonic items are not eligible for return. Late fees may apply to payments past 30 days from invoice date. Please contact your sales representative if you have any questions.

BILL NO.18-19

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A DEED OF DEDICATION FOR SANITARY SEWERS

WHEREAS, the City of Dardenne Prairie (the "City") is desirous of publicly dedicating certain sanitary sewer mains installed as part of the Post Road Realignment Sewer Extension (the "Sanitary Sewer Mains") to the Duckett Creek Sanitary District; and

WHEREAS, the Duckett Creek Sanitary District has inspected and approved the Sanitary Sewer Mains and is desirous of accepting the public dedication of the Sanitary Sewer Mains; and

WHEREAS, the Duckett Creek Sanitary District desires to hereinafter be responsible for the operation and maintenance of the Sanitary Sewer Mains in accordance with the Agreement to Dedicate and Use entered into by the City and the Duckett Creek Sanitary District, dated April 29, 2010; and

WHEREAS, the Board of Aldermen of the City finds it is to the benefit of the health, safety and welfare of the residents of the City to publicly dedicate the Sanitary Sewer Mains to the Duckett Creek Sanitary District for operation and maintenance.

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 Deed of Dedication For Sanitary Sewers, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the "Dedication"), be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to execute, acknowledge, and deliver on behalf of the City such Dedication in substantially the form attached hereto.

SECTION 2. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 3. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 4. 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 two times and passed this _____ day of June, 2018.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this _____day of _June, 2018.

_____
Mayor

Attest: _____
City Clerk

EXHIBIT A

DEED OF DEDICATION
FOR SANITARY SEWERS

THIS DEDICATION entered into this _____ day of _____ 20__, by and between City of Dardenne Prairie and the DUCKETT CREEK SANITARY DISTRICT, a Sewer District established under Chapter 249.430 et. seq., R.S. Mo. 1969.

WHEREAS, City of Dardenne Prairie herein declares the sanitary sewer mains constructed and easements to serve Post Road Realignment Sewer Extension to be of clear title, without known defects, liens, encumbrances or adverse claims, is desirous of dedicating Sanitary Sewer Mains within said subdivision known as Post Road Realignment Sewer Extension to the Sewer District; and,

WHEREAS, the Duckett Creek Sanitary District is desirous of accepting said Post Road Realignment Sewer Extension Sanitary Sewer Mains.

NOW, THEREFORE, in consideration of the premises, City of Dardenne Prairie, does hereby transfer, assign, convey all rights, titles and interests in the aforesaid Post Road Realignment Sewer Extension Sanitary Sewer Mains to the Duckett Creek Sanitary District; that the Duckett Creek Sanitary District having inspected and approved said Sanitary Sewer Mains, hereby accepts the public dedication of said sewer mains and agrees to hereinafter be responsible for the operation and maintenance of said sewer mains in accordance with the AGREEMENT TO DEDICATE AND USE previously entered into by the parties, dated the 29th day of April, 20 10 .

CITY OF DARDENNE PRAIRIE

(SEAL) By_____
(Title)

DUCKETT CREEK SANITARY DISTRICT

(SEAL) By_____
Keith Arbuckle, P.E., Director of Engineering

DeedOfDedication

BILL NO. 18-09

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR CÓRDOBA, AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT

WHEREAS, Payne Family Homes, LLC (the "Property Owner"), is the owner of a certain tract of land located within the City of Dardenne Prairie, Missouri; and

WHEREAS, the Property Owner has submitted to the City for review and approval the Record Plat for Córdoba, and the Planning and Zoning Commission has recommended approval of said Plat.

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

SECTION 1. That upon review by the Planning and Zoning Commission and the Board of Aldermen, the City of Dardenne Prairie does hereby approve the Record Plat for Córdoba, received by the City oh April 5, 2018, prepared by Volz Incorporated, referencing Project Number 21333-00, which Plat is on file in the office of the City Clerk and is incorporated by reference herein.

SECTION 2. The City Clerk will maintain a copy of the Plat on file with the City Records and is authorized to attest and certify approval of the Plat.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 3. Savings: Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

SECTION 4. 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.

Read two times, passed, and approved this _____ day of _____, 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2018.

_____
Mayor

Attest:

_____
City Clerk

BILL NO. 18-15

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING THE ZONING ORDINANCE OF THE CITY AND PROVIDING FOR THE REZONING OF CERTAIN PROPERTY FROM R1A, SINGLE FAMILY RESIDENTIAL DISTRICT (ST. CHARLES COUNTY), TO C-2, GENERAL COMMERCIAL DISTRICT

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri, did refer the proposed zoning amendment for certain property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein (the "Property") from R1A, Single Family Residential District (St. Charles County), to C-2, General Commercial District to the City's Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission of the City did consider the proposed zoning amendment and recommended approval of a zoning amendment to C-2, General Commercial District, to the Board of Aldermen based directly upon the particular evidence presented to it; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission did hold Public Hearings on this proposed zoning amendment; and

WHEREAS, at these Public Hearings interested persons and citizens were given an opportunity to be heard on this proposed zoning amendment.

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

SECTION 1. That after proper notice in accordance with the ordinances of this City and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of certain real property described more particularly in **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, and approval is hereby granted to rezone such real property to the C-2, General Commercial District.

SECTION 2. 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 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 the date of its final passage and approval.

Read two times and passed this _____ day of May, 2018.

_____
As Presiding Officer and as Mayor
David Zucker

Attest:

_____
Kimberlie Clark, City Clerk

Approved this _____ day of May, 2018.

_____
David Zucker, Mayor

Attest:

_____
Kimberlie Clark, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, VILLAGE OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "N" (VARYING WIDTH) WITH THE EASTERLY RIGHT-OF-WAY LINE OF MONET DRIVE (VARYING WIDTH AND 60 FEET WIDE);

THENCE NORTH 23 DEGREES 39 MINUTES 37 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 596.66 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF COMMON GROUND AND UTILITY EASEMENT OF "CANVAS COVE PLAT ONE", AS RECORDED IN PLAT BOOK 31, PAGES 33-34 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 72 DEGREES 03 MINUTES 06 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID COMMON GROUND AND UTILITY EASEMENT, AND THE SOUTHERLY LINE OF LOTS 74 AND 75 OF SAID "CANVAS COVE PLAT ONE", A DISTANCE OF 404.25 FEET TO A POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LARRY AND DOROTHY J. TOBAR, AS RECORDED IN DEED BOOK 2011 PAGE 38 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 23 DEGREES 51 MINUTES 42 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 633.41 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "N";

THENCE ALONG NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 66 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 8.61 FEET TO A POINT; SOUTH 23 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT; NORTH 66 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT; NORTH 60 DEGREES 25 MINUTES 38 SECONDS WEST, A DISTANCE OF 50.25 FEET TO A POINT; NORTH 71 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.25 FEET TO A POINT; NORTH 66 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 26.39 FEET TO A POINT; THENCE NORTH 66 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, AS SURVEYED AND CALCULATED BY BAX ENGINEERING COMPANY, INC., DURING AUGUST, 2000.

COMMONLY KNOWN AS: 7275 HIGHWAY N, O'FALLON, MO 63366

BILL NO. 18-16

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR A SURGICAL AND ELDERLY REHABILITATION FACILITY ON PROPERTY ZONED C-2, GENERAL COMMERCIAL DISTRICT AND LOCATED AT 7275 HIGHWAY N, AND APPROVING A SITE PLAN FOR SAME

WHEREAS, a Conditional Use Permit Application was submitted to the Board of Aldermen, a copy of which is attached hereto as **Exhibit A** and incorporated by reference herein (the "Application"), by Premier Engineering, Architecture and Survey, LLC (the "Applicant"), to allow the use of certain real property within the City of Dardenne Prairie (the "City") more particularly described in **Exhibit B**, a copy of which is attached hereto and incorporated by reference herein, (the "Property"), and owned by Sunterra O'Fallon RE, LLC (the "Owner") for a surgical and elderly rehabilitation facility; and

WHEREAS, in considering the Application, the Planning and Zoning Commission and the Board of Aldermen considered the following:

1. The character of the surrounding area;
2. The traffic conditions of the surrounding area;
3. The public utility facilities;
4. The Comprehensive Plan, a copy of which is available in the office of the City Clerk and incorporated by reference herein;
5. The Application;
6. The Municipal Code of the City of Dardenne Prairie, Missouri (the "City Code"), a copy of which is available in the office of the City Clerk and incorporated by reference herein;
7. The Memo from the City Engineer to the Planning and Zoning Commission dated May 3, 2018, a copy of which is attached hereto as **Exhibit C** and incorporated by reference herein;
8. The Site Plan submitted with the Application, prepared by the Applicant, dated March 30, 2018, referencing Project Number 164501, and revised as of April 23, 2018, which plan is on file in the office of the City Clerk and incorporated by reference herein;
9. The recommendation of the Planning and Zoning Commission;;
10. Testimony presented at the hearing before the Planning and Zoning Commission on May 9, 2018, recorded audio of which is on file in the office of the City Clerk and incorporated by reference herein; and
11. Testimony presented at the hearing before the Board of Aldermen on May 16, 2018, recorded audio of which is on file in the office of the City Clerk and incorporated by reference herein;

WHEREAS, upon review of the foregoing, the Board of Aldermen of the City of Dardenne

Prairie, Missouri, hereby makes the following findings of fact:

1. The Property is zoned C-2, General Commercial District;
2. Section 405.190(C)(24) of the City Code provides that "Any permissive or conditional use in the "C-1" District" are allowed conditional use in the C-2, General Commercial District;
3. Section 405.180(C)(18) of the City Code provides that "Health service providers; health care providers; health and wellness services; medical services; medical offices, clinics and laboratories; and hospitals on not less than five (5) acres" are allowed conditional uses in the C-1, Local Commercial District;
4. Section 405.180(C)(16) of the City Code provides that "Any permissive or conditional use in the "R" Districts, except single-family dwellings, two-family dwellings and multiple-family dwellings" are allowed conditional uses in the C-1, Local Commercial District;
5. Section 405.175(C)(3) of the City Code provides that "Convalescent homes, nursing homes or homes for the aged" are allowed conditional uses in the R-M, Multiple-Family Residential District;
6. Section 405.140 (C)(10) of the City Code provides that "Institution (hospital, nursing, rest or convalescent home and educational, philanthropic or religious) on site of not less than five (5) acres" are allowed conditional uses in the R-1A, Single -Family Residential District;
7. The Property is located at 7275 Highway N at the northeast corner of Monet Drive and Missouri State Highway N, and consists of 5.68 acres;
8. A private, residential-scale school adjoins the Property to the east, and single-family homes adjoin the Property to the north and west;
9. The Property is separated from the residences to the north by a creek providing buffering and the west by Monet Drive;
10. The Landscape Plan submitted with the Site Plan proposes planting 807 trees on the Property, over 200 of which will serve as additional buffering from the residential properties to the north of the Property;
11. Storm water detention, grading and landscaping planned on the Property will reduce the further erosion of land near the creek towards the north of the Property and reduce the rate of discharge from the Property to neighboring properties;
12. The Property fronts Missouri State Highway N and Missouri State Highway 364;
13. The Applicant proposes a one-story building design that is compatible with the neighboring residential building heights;
14. It is estimated that the proposed use of the Property would generate approximately 25 vehicular trips to the Property, approximately half of which would access the Property from Monet Drive, the other approximate half of which would access the Property from Missouri State Highway N;
15. A residential development with lots comparable in size to those in the residential subdivision to the north of the Property would likely result in approximately 100 vehicular trips to the Property accessible from Monet Drive;
16. The use of the Property as a surgical and elderly rehabilitation facility will have minimal impact on subdivision traffic;
17. The issuance of a Certificate of Need by the Missouri Department of Health and

Senior Services for the use of the Property evidences a need for such a facility in the City; and

18. Properties in the area developed with similar uses have had no apparent negative impact on nearby and adjacent residential property values.

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri, referred the Application to the City's Planning and Zoning Commission; and

WHEREAS, said Planning and Zoning Commission of the City considered the Application and recommended that the Board of Aldermen approve the Application; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission held hearings on the proposed conditional use at which interested persons and residents of the City were given an opportunity to be heard on the proposed conditional use; and

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

SECTION 1. Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby the following conclusions of law:

1. The Application submitted complies with the requirements of Section 405.470 of the City Code.
2. The use of the Property as a surgical and elderly rehabilitation facility may be classified as a convalescent home as that term is used Sections 405.175(C)(3) and 405.140(C)(10) of the City Code, and is authorized pursuant to Section 405.190(C)(24) of the City Code.
3. The proposed conditional use complies with all applicable provisions of Article VI of Chapter 405 of the City Code, including intensity of use regulations, yard regulations and use limitations.
4. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
5. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
6. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
7. Considering the location, nature and height of the structure and the landscaping on the Property, the location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.
8. Off-street parking and loading areas will be provided in accordance with the standards set forth in Article VI of Chapter 405 of the City Code.
9. Adequate utility, drainage and other such necessary facilities have been or will be provided.
10. Adequate access roads or entrance and exit drives will be provided and shall be so designed

to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

11. The proposed conditional use complies with the Comprehensive Plan of the City and with other matters pertaining to the general welfare of its residents.
12. The proposed conditional use meets all of the criteria set forth in § 405.475.B of the City Code.

SECTION 2. The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the use of the Property for a surgical and elderly rehabilitation facility, subject to the Applicant's and Owner's compliance with all conditions set forth in Section 4 of this Ordinance.

SECTION 3. That in accordance with the ordinances of this City and applicable laws of the State of Missouri, an application was made for a Site Plan approval for the Property, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, and approval is hereby granted for the Site Plan subject to the developer's compliance with all conditions herein as well as those reflected on the approved Site Plan for the same prepared by Premier Engineering, Architecture and Survey, LLC, dated March 30, 2018, referencing Project Number 164501, and revised as of April 23, 2018, which plan is incorporated by reference herein.

SECTION 4. Conditions of Issuance:

1. Applicant and Owner, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Zoning Ordinance pertaining to the C-2, General Commercial District, agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.

2. Applicant and Owner (or their successors in interest) agree that all improvements shall be constructed to meet all applicable federal, state and local codes and shall comply with all of the City's applicable ordinances and construction standards.

3. Applicant and Owner (or their successors in interest) agree that the Property shall be used in compliance with all requirements of the City Code.

4. The Conditional Use Permit granted by this Ordinance is subject to the Applicant's and Owner's (or their successors in interest) compliance with the conditions reflected on the Site Plan prepared by Premier Engineering, Architecture and Survey, LLC, dated March 30, 2018, referencing Project Number 164501, and revised as of April 23, 2018, which Site Plan is on file in the office of the City Clerk and incorporated by reference herein.

5. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the City Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the conditional use permit approved pursuant to this ordinance.

SECTION 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 any 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 invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this _____ day of _____, 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2018.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A

DARDENNE PRAIRIE

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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: PREMIER ENGINEERING, ARCHITECTURE & SURVEY, LLC
Company Name
MATT FOGARTY, PROJECT MANAGER
Printed Name, Title
308 TCW COURT
Street Address
LAKE ST. LOUIS, MO 63367
City/State/Zip Code
314-925-7444 x 102 314-925-7459
Telephone Facsimile
MFOGARTY@PREMIERCIVIL.COM
Email Address

STREET ADDRESS OF CONDITIONAL USE: 7275 HIGHWAY N
DARDENNE PRAIRIE, MO 63368

OWNER (attach additional):
Sunterra O'Fallon RE, LLC
Printed Name
Cortney Liddiard, President of the Manager
Printed Name
901 Pier View Drive, Ste 201
Street Address
Idaho Falls, ID 83402
City/State/Zip Code
(208) 523-3794 (208) 227-0445
Telephone Facsimile
Email Address

Contract Purchaser/Developer:
Company Name
Printed Name, Title
Street Address
City/State/Zip Code
Telephone Facsimile
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) SEE ATTACHED

EXISTING ZONING: N/A UNINCORPORATED PROPOSED ZONING: C-2 COMMERCIAL

PROPOSED USE: SURGICAL & ELDERLY REHABILITATION FACILITY

NO. UNITS: 78 BEDS CUP APPLICATION FEE SUBMITTED: CHECK ATTACHED

SITE PLAN REVIEW FEE SUBMITTED: CHECK ATTACHED

Rev 02/08

CONDITIONAL USE PERMIT APPLICATION

The decision to recommend approval or denial of the proposed conditional use shall be based on the following criteria:

A. The use complies with all applicable provisions of the zoning ordinance.

B. The use at the specified location will contribute to and promote the welfare and convenience of the public.

C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

   1. The location, nature and height of buildings, structures, walls and fences on the site; and

   2. The nature and extent of proposed landscaping and screening on the site.

E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.

F. Adequate utility, drainage and other such necessary facilities must be provided.

G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)

H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.

I. A time limitation may be required.

Please Note:

- 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

[ ] Two (2) folded copies of a plot survey/sketch/site plan are provided. This plan shall be drawn to scale and prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application.
Additional copies for distribution to Planning and Zoning Commission (P&Z) and Board of Aldermen members will be requested upon review by the City Engineer.

[ ] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).

[ ] Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).

[ ] A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 5/9/18 Postmark Deadline: 4/24/18

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

Before signing this application, make sure all items above are completed

Applicant's Signature 4-2-18 Date

By: Owner's Signature (additional below) 3/30/18 Date

Cortney Liddiard, President of the Manager of Sunterra O'Fallon RE, LLC

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.

EXHIBIT B

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, VILLAGE OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "N" (VARYING WIDTH) WITH THE EASTERLY RIGHT-OF-WAY LINE OF MONET DRIVE (VARYING WIDTH AND 60 FEET WIDE);

THENCE NORTH 23 DEGREES 39 MINUTES 37 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 596.66 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF COMMON GROUND AND UTILITY EASEMENT OF "CANVAS COVE PLAT ONE", AS RECORDED IN PLAT BOOK 31, PAGES 33-34 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 72 DEGREES 03 MINUTES 06 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID COMMON GROUND AND UTILITY EASEMENT, AND THE SOUTHERLY LINE OF LOTS 74 AND 75 OF SAID "CANVAS COVE PLAT ONE", A DISTANCE OF 404.25 FEET TO A POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LARRY AND DOROTHY J. TOBAR, AS RECORDED IN DEED BOOK 2011 PAGE 38 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 23 DEGREES 51 MINUTES 42 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 633.41 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "N";

THENCE ALONG NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 66 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 8.61 FEET TO A POINT; SOUTH 23 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT; NORTH 66 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT; NORTH 60 DEGREES 25 MINUTES 38 SECONDS WEST, A DISTANCE OF 50.25 FEET TO A POINT; NORTH 71 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.25 FEET TO A POINT; NORTH 66 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 26.39 FEET TO A POINT; THENCE NORTH 66 DEGREES 05 MINUTES 40 SECONDS WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, AS SURVEYED AND CALCULATED BY BAX ENGINEERING COMPANY, INC., DURING AUGUST, 2000.

COMMONLY KNOWN AS: 7275 HIGHWAY N, O'FALLON, MO 63366

EXHIBIT C

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: Luke R. Kehoe, P.E., CFM, LEED AP
Kehoe Engineering Company, Inc. (KEC)

DATE: May 3, 2018

SUBJECT: Planning and Zoning Commission Meeting Scheduled for May 9, 2018

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **Possible amendments to the Municipal Code regarding Zoning and Land Use.** Possible changes to the requirements of minimum sizes of detached and attached single family dwelling units. The current required minimum dwelling sizes in the R-1D Zoning District are:

    1. One-story, single-family residential dwelling unit. Minimum dwelling size shall be one thousand six hundred (1,600) square feet of living area.
    2. Two-story, single-family residential dwelling unit. Minimum living area shall be one thousand two hundred fifty (1,250) square feet for the first (1st) floor and two thousand two hundred (2,200) square feet total.
    3. Split level, split foyer, one and one-half (1½) story, single-family residential unit. Minimum living area shall be one thousand nine hundred (1,900) square feet.
    4. Detached, single-family, two-story villa unit. Minimum dwelling size shall be one thousand four hundred fifty (1,450) square feet of finished first (1st) floor space excluding garage and basement.
    5. Attached residential dwelling unit. Minimum dwelling size shall be one thousand four hundred fifty (1,450) square feet of finished first (1st) floor space excluding garage and basement.

    Items to be considered, among others, may include current and future housing demands and public health and general welfare.

    Enclosed is a memo from the City Attorney dated April 10, 2018, to assist Planning and Zoning Commission in its consideration of possible lessened minimum dwelling sizes in the R-1D Zoning District.

2. **Rezoning Request and Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.** The enclosed rezoning request and conditional use permit application with site plan were received by the City on April 3, 2018. The applicant is requesting a rezoning of the property from unincorporated St. Charles County R-1A, Single Family Residential to City of Dardenne Prairie C-2, General Commercial with the conditional use of surgical and elderly rehabilitation facility.

Upon review of the application and site plan, the enclosed 1st review comment letter was sent to the applicant's engineer on April 13, 2018. On April 23, 2018, the City received the enclosed revised Site Plan. Upon review of this plan, the enclosed 2nd review comment letter was sent to the applicant's engineer on May 3, 2018.

3. **Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.** The enclosed rezoning request and P.U.D. Request – Area Plan were received by the City on April 2, 2018 and April 4, 2018. The applicant is requesting a rezoning of the property from Uptown Zoning District to R-1D, Single Family Residential, P.U.D. and C-3, Retail Commercial, P.U.D.

   Upon review of the applications and area plan, the enclosed 1st review comment letter was sent to the applicant's engineer on April 13, 2018. On April 30, 2018, the City received the enclosed revised area plan. Upon review of this plan, the enclosed 2nd review comment letter was sent to the applicant's engineer on May 3, 2018.

NEW ITEMS:

1. **Possible amendments to the Municipal Code regarding Zoning and Land Use.** From Public Hearing Item 1 above.

2. **Rezoning Request and Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N, and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.** From Public Hearing Item 2 above.

3. **Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.** From Public Hearing Item 3 above.

EXISTING ITEMS:

1. None.

INFORMATION ONLY:

2. None.

Enclosures

cc: Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney