

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

**BOARD OF ALDERMEN  
WORKSHOP AGENDA  
FEBRUARY 18, 2015  
5:30 p.m.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Bopp Property Status Report
2. Street Traffic Assessment for Necessary Solutions - Canvas Cove Subdivision (Menichino)
3. Funding Applications to East-West Gateway & St. Charles County Road Board (Kehoe)
4. City Hall Board/Conference Room Flooring Replacement (Easley)
5. Commercial Mower for Park Maintenance (Easley)
6. Short Term Goals (0 – 3 year projects)
7. Long Term Goals (3 – 10 year projects)
8. Review of Board of Aldermen Meeting Agenda (02-18-15)

**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**

# HUSCH BLACKWELL

Gary H. Feder  
Senior Counsel

190 Carondelet Plaza, Suite 600  
St. Louis, MO 63105  
Direct: 314.480.1705  
Fax: 314.480.1505  
gary.feder@huschblackwell.com

February 10, 2015

Mayor Pam Fogarty  
City of Dardenne Prairie  
106 Henrietta Court  
Dardenne Prairie, MO 63368

John A. Young, Esq.  
Hazelwood & Weber LLC  
200 North Third Street  
St. Charles, Missouri 63301

Re: Final Plan for approximate 86.5 acres of land and the northwest corner of the intersection of Bryan Road and Feise Road at the southeast corner of the land (the "Bopp Property") commonly known as 1575 Bryan Road in the City of Dardenne Prairie, MO/Cora Bopp Family Limited Partnership LP ("Bopp")

Dear Mayor Fogarty and John:

At its meeting on November 5, 2014, the Board of Aldermen voted to approve a six month extension for the submission of a Final Plan, with the condition that the owner subsequently report monthly on its efforts with respect to the Bopp Property.

Attached is the February 2015 report on current efforts. We would appreciate any comments you or the Board might have with reference to the report.

Please understand that while the owner wishes to be transparent with the Board regarding its efforts, a certain degree of confidentiality must be maintained regarding the names of parties with whom the owner or its legal counsel are in discussions. The third parties we are dealing with expect that degree of confidentiality. Moreover to do otherwise would impair the owner's ability to negotiate a site development that will well serve its needs as well as those of the City of Dardenne Prairie.

# HUSCH BLACKWELL

Mayor Pam Fogarty  
City of Dardenne Prairie

John A. Young, Esq.  
Hazelwood & Weber LLC  
February 10, 2015  
Page 2

As always, please feel free to share this correspondence and the report with the members of the Board of Aldermen and provide any other distribution you deem appropriate.

Sincerely,

HUSCH BLACKWELL LLP

A handwritten signature in black ink, appearing to read "Gary Feder", written over the printed name.

Gary H. Feder  
Senior Counsel

GHF/rvc

cc: David Human, Esq.  
David Volz, Volz Engineering  
Don Prestein, Owner's Representative

**REPORT REGARDING DISPOSITION OF 86.5 ACRE PARCEL –  
BRYAN ROAD/FEISE ROAD IN DARDENNE PRAIRIE, MISSOURI  
(CORA BOPP FAMILY LIMITED PARTNERSHIP LP)**

**Date:** February 10, 2015

**Period Covered:** January 10, 2015 – February 10, 2015

**Recent Update During Subject Period:**

Owner has discussed with a consumer-oriented retailer its interest in the northwest corner of the intersection of Bryan Road and Feise Road (6 acres +/-) as well as possible acquisition of a larger 15 acre site. Discussions are ongoing.

Owner has submitted to the City its Final Plan for Phase I Infrastructure and an application for a CUP permit regarding certain commercial uses in its designated Phase II parcel.

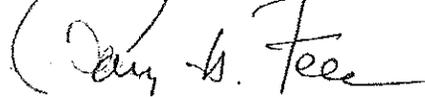
**Follow-up measures:**

The Owner will continue discussions with above-described interested retailer.

In addition, the Owner is prepared to respond to comments from the City Engineer and Planning & Zoning Commission regarding the submitted CUP application and Final Plan.

The undersigned, as counsel to the Cora Bopp Family Limited Partnership LP attests that the above is an accurate status report for consideration by the Board of Aldermen.

HUSCH BLACKWELL LLP



Gary H. Feder, Esq., Counsel to Cora Bopp  
Family Limited Partnership LP

EXHIBIT B

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: WE, 18FEB15

Regular ( ) Work Session ( X )

ATTACHMENT: YES ( ) NO ( X )

Contract ( ) Ordinance ( ) Other ( X )

**Request for Board Action  
By: Alderman Menichino**

**Ward 2**

**• Description:**

**Street Traffic Assessment for Necessary Solutions  
Canvas Cove Subdivision**

**• Recommendation: Staff – Approve ( X ) Disapprove ( )**

**• Summary/Explanation:**

**Presented for the purpose of a BOA agreement to have the City Engineer assess the need for the establishment of traffic control specifically towards the interests of the Canvas Cove Subdivision with solutions to be considered**

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

**Assessment cost for City Engineer time only**

**Budgetary cost to be estimated per City Engineer conclusion of assessment for solution needs**

RBA requested by: \_\_\_\_\_

Mayor:  \_\_\_\_\_

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 02/18/2015

Regular ( x ) Work Session ( x )

ATTACHMENT: YES ( x ) NO ( )

Contract ( ) Ordinance ( ) Other ( )

**Request for Board Action**  
**By: Staff**

Ward All

**Description: Funding Applications to East-West Gateway and  
St. Charles County Road Board**

• **Recommendation:** Staff – Approve ( x ) Disapprove ( )

• **Summary/Explanation:**

East-West Gateway Council of Governments (EWGCOG) is now accepting applications for Surface Transportation Program-Suballocated (STP-S), and Congestion Management and Air Quality Improvement (CMAQ). Applications are due Thursday, February 19, 2015. EWGCOG Staff recommendations will be presented to the Transportation Planning Committee in April 2015. Public open houses will be in June. Projects will be incorporated in Final FY 2016-2019 Transportation Improvement Program (TIP). EWGCOG Staff will seek Board approval of TIP at its July 29, 2015 meeting. There is approximately \$50 million available in Missouri for programming in FY 2016 (preliminary engineering only), 2017, 2018, and 2019. City applications for funding discussed at the February 4, 2015, Board of Aldermen meeting include:

Hanley Road Reconstruction and Improvements project application for federal and County Road Board funding.

This project is located north of Feise Road along Hanley Road for about 2,300 feet +/- . This project includes vertical and horizontal alignment, turn lanes, storm sewers, sidewalks and right-of-way acquisition.

Weldon Spring Road Improvements project application for federal and County Road Board funding.

Previously the Board of Aldermen directed the discussion with the city of O'Fallon for a joint project to improve Weldon Spring Road from its southern intersection with Technology Drive to its western intersection with Technology Drive. This project includes vertical and horizontal alignment, turn lanes, storm sewers, sidewalks/trail and right-of-way acquisition. A 50% reimbursement from the City of O'Fallon for the proposed road improvements located in the city of O'Fallon corporate limits would be by agreement.

ADA Compliant Ramp and Sidewalk Connections and Reconstruction project application for federal funding.

This project will bring over 500 City ramps and sidewalk connections into compliance with current Americans with Disabilities Act regulations.

Final applications to the St. Charles County Road Board are due by May 29, 2015.

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

The following are approximate City costs assuming 80% Federal / 20% City and 90% County / 10% City funding matches. A breakdown of costs will be provided prior to the February 18, 2015 Board of Aldermen meeting packet.

- Hanley Road Reconstruction and Improvements - \$178,342.00
- Weldon Spring Road Improvements - \$93,972.25
- ADA Compliant Ramp and Sidewalk Connections and Reconstruction - \$196,970.40

Also, there is an application fee due at time of application in the amount of ½% of federal funds requested. Application fees are refundable for any unfunded projects.

RBA requested by: L. R. Kehoe CA: \_\_\_\_\_

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 2/18/2015

Regular ( X ) Work Session ( X )

ATTACHMENT: YES ( X ) NO ( )

Contract ( X ) Ordinance ( X ) Other ( )

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**Request for Board Action**

**By: Staff**

- **Description:** Flooring to replace the carpeted floor in the City Hall Board /Conference room. 3 Bids attached.

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

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- **Summary/Explanation:**

\*Three local companies submitted quotes for various types of flooring: vinyl, tile and ceramic/tile wood.

\*The three companies: Michael's Flooring, Lowe's and Carpet Creations.

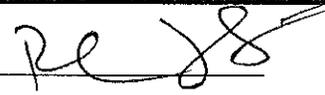
\*Michael's and Carpet creations quote for vinyl plank was approximately the same as Lowe's quote for Ceramic/porcelain tile.

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

\*Capital Purchase item from the 2015 budget (\$12,500)

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RBA requested by: Bob Easley

Mayor: 

**RBA FORM (OFFICE USE ONLY)**

MEETING DATE: 2/18/2015

Regular ( X ) Work Session ( )

ATTACHMENT: YES ( X ) NO ( )

Contract ( X ) Ordinance ( X ) Other ( )

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**Request for Board Action**

By: Staff

- **Description:** Purchase agreement for a Commercial mower for Park Maintenance. Option per City Policies and Procedures. 3 Bids attached.

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

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- **Summary/Explanation:**

\*The Parks maintenance division has had an increase of 4 soccer fields (10+ acres), @ Barathaven Athletic complex (BAC), additional common areas and over 3 linear miles that we are responsible to mow @ Bluebird Meadows Park, since its inception in 2007.

\*Current resources are less than adequate, (1-60" mower), that is used on trails, R-O-W's, common ground, DAA and City Park/Hall turf grass.

\*Staff production will increase, but more importantly, we will be able to provide a superior playing surface to permitted user groups, specifically @ the Barathaven Athletic Complex (BAC) & the new field @ Bluebird Meadows.

\* Soccer groups prefer Bermuda grass, which we have @ Barathaven Athletic Complex (BAC), which should be mowed shorter and more frequently to enhance the appearance, vigor and playability.

\* I recommend purchasing the Hustler Super Z, 72" heavy-duty commercial mower from Bill's Service Center for \$11,950.00. We currently own a smaller Hustler commercial mower that was purchased in 2007, and it has performed extremely well, is durable and exceptionally dependable.

\* I also received bids from:

Mordt Tractor and Supply ..... \$12,810  
Toro Corp ..... \$13,199

\*Thank you

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

\*Capital Purchase item from the 2015 budget (\$15,000)

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RBA requested by: Bob Easlev

Mavor: 

HOURS  
 MON 7:30am - 5:00pm  
 TUE 7:30am - 5:00pm  
 WED 7:30am - 5:00pm  
 THU 7:30am - 5:00pm  
 FRI 7:30am - 5:00pm  
 SAT 8:00am - 5:00pm  
 SUN C L O S E D

**Bill's**  
**Service Center**  
 SALES - RENTAL - SERVICE  
 509 SONDEREN, O'FALLON, MO 63366-2632  
**636-240-1255**  
 www.BillsParts.com - info@billsparts.com

TERMS: CASH IN ADVANCE  
 ESTABLISHED OPEN ACCOUNTS ARE DUE AND  
 PAYABLE NET 10th OF MONTH. PAST DUE  
 ACCOUNTS BEAR LATE PAYMENT PENALTIES  
 AT 1½% PER MONTH.

CHECKED OUT BY \_\_\_\_\_  
 CHECKED IN BY \_\_\_\_\_

**THERE ARE NO WARRANTIES OF MERCHANTABILITY OR FITNESS EITHER EXPRESS OR IMPLIED ON ANY RENTAL EQUIPMENT.  
 DEALER ACCEPTS NO LIABILITY FOR INJURIES TO THIRD PARTIES OR DAMAGE TO THEIR PROPERTY.**

-----0000042127----- PAGE NO. 1  
 CITY OF DARDENNE PRAIRIE ROY 0596788 QUOTE  
 2032 HANLEY ROAD PHONE: 636-561-1718 01/29/2015 1:04 pm  
 DARDENNE PRAIRIE, MO 63368 LICENSE: PO:  
 JOB:

QTY	ITEM # / DESCRIPTION	BASIS/UNIT PRICE	EXT. PRICE
1	HUS 934281 HUSTLER SUPER Z 35hp KAW 72" GRAMMAR	<del>13025.000</del> 10075.000	<del>13025.00</del> 10075.00
1	HUS 934349 HUSTLER SUPER Z HYPERDRIVE 35hp KAW 72"	<del>15533.000</del> 11335.000	<del>15533.00</del> 11335.00
1	HUS 934356 HUSTLER SUPER Z HYPERDRIVE 37hp DFI KAW	16383.000 11950.000	11950.00

*37 hp (Heavy Duty)*

MOSE: 33360.00	EST. RENT: .00	EST. TAX: .00	EST. DUE: 33360.00	BAL. DUE: 33360.00
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NO RETURNS ACCEPTED ON ELECTRICAL COMPONENTS,  
 SPECIAL ORDER ITEMS, OR SALES OVER 30 DAYS!  
 INSTRUCTIONS GIVEN:

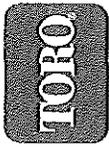
THIS AGREEMENT  
 TERMINATES: 01/30/2015 1:02 pm

I HAVE READ AND I AGREE TO THE CONTRACT TERMS ON THE BACK OF THIS CONTRACT. THOSE TERMS CONSIST OF OUR  
 RENTAL AGREEMENT. NO ONE HAS MADE ANY ORAL OR OTHER WRITTEN REPRESENTATIONS OR PROMISES NOT INCLUDED  
 IN THIS CONTRACT. I HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONTRACT.

X \_\_\_\_\_  
 SIGNATURE

BOB EASLEY

WE SELL TIME, YOUR PROMPT RETURN SAVES YOU MONEY. WE SELL EVERYTHING WE RENT.	WE CHARGE FOR ALL TIME OUT INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.	A CLEANING CHARGE IS MADE ON ITEMS RETURNED UNCLEAN
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2/5/2015

Bob  
City of Dardenne Prairie  
Office phone: 636-561-1718  
Cell phone: 636-544-8136  
bob@dardenneprairie.org

### TORO Z Master Professional Series Riding Mower QUOTE

	MSRP - each	Bid Pricing - each	Total
New Toro Z Master Professional Series Riding Mower, with 72in Deck			
<del>New Toro Z Master Professional 6000 Series Riding Mower, with 72in TURBO FORCE Side Discharge Mower Model 74928</del>	<del>\$14,110.00</del>	<del>\$10,159.20</del>	<del>\$10,159.20</del>
<del>New Toro Z Master Professional 6000 Series Riding Mower, with 72in TURBO FORCE Side Discharge Mower Model 74947</del>	<del>\$15,554.00</del>	<del>\$11,198.88</del>	<del>\$11,198.88</del>
New Toro Z Master Professional 7000 Series Riding Mower, With 72in TURBO FORCE Side Discharge Mower Model 74274	\$18,332.00	\$13,199.04	\$13,199.04
<ul style="list-style-type: none"> <li>• All New Toro Z Master 6000 Series Mowers are Sold with a 5 Year or 1, 200 hour Manufactures Limited Warranty. Engine - 3 years.</li> <li>• All New Toro Z Master 7000 Series Mowers are Sold with a 5 Year or 1, 200 hour Manufactures Limited Warranty. Engine - 2 years.</li> <li>• Applicable sales tax is not included</li> <li>• Set-Up and Delivery at No Charge</li> </ul> <p>Thank you for the opportunity to assist you with a quote. If you have any questions, please do not hesitate in contacting Lola Mills at 763-592-5645.</p>			

7000 Series (Heavy Duty)

**Bob Easley**

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**To:** larry@mordttractor.com  
**Subject:** RE: Mower prices

Thank you

Bob Easley  
Parks & Facilities Superintendent  
City of Dardenne Prairie  
636-755-5328

**From:** Larry Wheeler [mailto:larry@mordttractor.com]  
**Sent:** Monday, February 09, 2015 5:17 PM  
**To:** Bob Easley  
**Cc:** larry4697@sbcglobal.net  
**Subject:** Mower prices  
**Importance:** High

Bob,

Kubota ZD326HL-72 Price: \$12,810.96 26Hp Diesel engine. *(Heavy Duty) 26 HP*  
~~Gravely Pro-Turn 272, 31 hp Kawasaki gas engine Price: \$9,599.20~~  
~~Gravely Pro-Turn 472, 35 hp Kawasaki gas engine Price: \$11,079.20~~

If I can assist you or if you have any questions, feel free to call. Thanks for the opportunity.

Larry Wheeler  
Equipment Salesman  
Mordt Tractor  
Troy, MO. 63379  
636-528-8575  
[larry@mordttractor.com](mailto:larry@mordttractor.com)