



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
MEETING MINUTES
MAY 20, 2026

CALL TO ORDER

Mayor Widaman called the May 20, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:11 pm.

PLEDGE OF ALLEGIANCE

Mayor Widaman led the pledge of allegiance.

ROLL CALL

	Present	Absent
Mayor Widaman	X	
Ald Detweiler		X
Ald Gittemeier	X	
Ald Johnson	X	
Ald Nay	X	
Ald Waters	X	
Ald Wilson		X

ALSO PRESENT: City Administrator Cathy Pratt, City Attorney John Young, IT Manager Rose Maresca, City Engineer Matt Davidson, Executive Assistant, Brandi Kidd and City Clerk Deborah Ryan

CONSENT AGENDA

1. Temporary Use Permit for Carnival – Immaculate Conception Catholic Church Dardenne for the dates of June 5, 6 and 7, 2026
2. Confirmation of Reappointment of Directors to the Encore CID
3. Partial Escrow Release regarding Land Disturbance Improvements for Condos at Town Center
4. Fireworks Stand - Knights of Columbus located at 2199 Post Road
5. Board of Aldermen Work Session Minutes – 05 06 26
6. Board of Aldermen Regular Session Minutes – 05 06 26
7. Expenditures Report dated - 05 20 26
8. Treasurers Report dated - 04 30 26

Moved by Alderman Johnson seconded by Alderman Gittemeier to approve the consent agenda as presented.

All ayes, motion carried.

ITEMS REMOVED FROM CONSENT AGENDA

No items removed

PUBLIC COMMENT

The following spoke during public comment:

- Arnie C. AC "Honest-Abe" DIENOFF-City/County Public Advocate

PUBLIC HEARING

1. BLUONX DEVELOPMENT, LLC IS REQUESTING A REZONING OF 6.89 ACRES FROM R-1A TO R-1D WITH A PLANNED UNIT DEVELOPMENT WITH AN AREA PLAN FOR A 25 UNIT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 2108 AND 2128 BATES ROAD

Motioned by Aldermen Johnson, seconded by Alderman Gittemeier to open the public hearing.

All ayes, motion carried.

Applicant Mike Faulkner of Sterling Engineering and Steve Valentine of BluOnx made a presentation regarding the development.

The following spoke regarding this Public Hearing:

- Arnie C. AC "Honest-Abe" DIENOFF-City/County Public Advocate

Motioned by Aldermen Johnson, seconded by Aldermen Gittermeier to close the public hearing.

All ayes, motion carried.

2. MISSOURI SIDING IS REQUESTING A REZONING FROM R-1B TO C-1 FOR 2355 POST ROAD

Motioned by Aldermen Johnson, seconded by Alderman Gittermeier to open the public hearing.

All ayes, motion carried.

Applicant Dan Moyers made statements regarding the rezoning request and proposed usage of the property regarding the business.

Motioned by Aldermen Johnson, seconded by Aldermen Gittermeier to close the public hearing.

All ayes, motion carried.

3. PROPOSED AMENDMENTS TO SECTIONS 405.175 AND 405.180 OF THE MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO REVISIONS TO THE "R-M" MULTIPLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS RELATED TO PERMITTED AND CONDITIONAL USES, DENSITY, MINIMUM LOT SIZE, BUILDING HEIGHT, YARD AND SETBACK REQUIREMENTS, ARCHITECTURAL STANDARDS, AND RELATED DEVELOPMENT REGULATIONS. ADDITIONAL AMENDMENTS TO THE "C-1" LOCAL COMMERCIAL DISTRICT TO ADDRESS THE ALLOWANCE OF SINGLE-FAMILY AND MULTIPLE-FAMILY DWELLINGS THROUGH A PLANNED UNIT DEVELOPMENT (PUD) PROCESS AND ASSOCIATED DENSITY PROVISIONS.

Motioned by Aldermen Johnson, seconded by Alderman Gittermeier to open the public hearing.

All ayes, motion carried.

City Administrator Pratt reviewed the history and meetings this amendment has worked through.

The following spoke regarding this Public Hearing:

- Arnie C. AC "Honest-Abe" DIENOFF-City/County Public Advocate

Motioned by Aldermen Johnson, seconded by Aldermen Gittermeier to close the public hearing.



All ayes, motion carried.

NEW BUSINESS

1. Bill No. 26-21

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 2108 AND 2128 BATES ROAD, FROM "R-1A," SINGLE-FAMILY RESIDENTIAL DISTRICT, TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-21, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-21 for the first time, by title only.

Aldermen Johnson requested the City Engineer get with the Developer regarding the sidewalk along Bates Road before the next meeting

2. Bill No. 26-22

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A REZONING REQUEST FOR 2355 POST ROAD FROM "R-1B" SINGLE-FAMILY RESIDENTIAL DISTRICT, TO "C-1" LOCAL COMMERCIAL DISTRICT

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-22, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-22 for the first time, by title only.

3. Bill No. 26-23

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING VARIOUS PROVISIONS OF SECTIONS 450.175 AND 405.180 REGARDING MULTIPLE-FAMILY DWELLINGS

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-23, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-23 for the first time, by title only.

4. Bill No. 26-24

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE SECOND AMENDED INTERGOVERNMENTAL AGREEMENT FOR THE MANAGEMENT OF THE GATEWAY GREEN LIGHT PROGRAM - ST. CHARLES COUNTY

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-24, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-24 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the second reading of Bill No. 26-24, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-24 for the second time, by title only.



Motioned by Alderman Johnson, seconded by Alderman Gittermeier for the final passage of Bill No. 26-24.

Roll call vote:

Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Gittermeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-24 becomes Ordinance No. 2415.

5. Bill No. 26-25

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A DEPOSIT AGREEMENT GUARANTEEING TREE PRESERVATION AND REFORESTATION IMPROVEMENTS WITH CASH BY AND BETWEEN THE CITY AND CONDOS AT TOWN CENTER, INC., FOR THE CONDOS AT TOWN CENTER DEVELOPMENT.

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-25, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-25 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the second reading of Bill No. 26-25, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-25 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittermeier for the final passage of Bill No. 26-25.

Roll call vote:

Alderman Nay, Aye
Alderman Waters, Aye
Alderman Gittermeier, Aye
Alderman Johnson, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-25 becomes Ordinance No. 2416.

6. Bill No. 26-26

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JANITORIAL AND CLEANING SERVICES CONTRACT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI AND GREEN CLEAN CLEANING SERVICE LLC D/B/A GREEN CLEAN COMMERCIAL FOR CLEANING SERVICES AT CITY HALL.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
MEETING MINUTES
MAY 20, 2026

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

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

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

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

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

Roll call vote:

Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Gittermeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-26 becomes Ordinance No. 2417.

7. Bill No. 26-27

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN ST. CHARLES COUNTY AND THE CITY OF DARDENNE PRAIRIE FOR USE OF ST. CHARLES COUNTY TRANSPORTATION SALES TAX FUNDS FOR WELDON SPRING ROAD PHASE 1

Moved by Alderman Gittermeier, seconded by Alderman Johnson for the first reading of Bill No. 26-27, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-27 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the second reading of Bill No. 26-27, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-27 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittermeier for the final passage of Bill No. 26-27.

Roll call vote:

Alderman Waters, Aye
Alderman Nay, Aye
Alderman Gittermeier, Aye
Alderman Johnson, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-27 becomes Ordinance No. 2418.



8. Bill No. 26-28

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN ST. CHARLES COUNTY AND THE CITY OF DARDENNE PRAIRIE FOR USE OF ST. CHARLES COUNTY TRANSPORTATION SALES TAX FUNDS FOR BATES ROAD IMPROVEMENTS PHASE 1

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-28, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-28 for the first time, by title only.

Moved by Alderman Gittermeier, seconded by Alderman Johnson for the second reading of Bill No. 26-28, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-28 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittermeier for the final passage of Bill No. 26-28.

Roll call vote:

Alderman Gittermeier, Aye
Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-28 becomes Ordinance No. 2419.

9. Bill No. 26-29

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN ST. CHARLES COUNTY AND THE CITY OF DARDENNE PRAIRIE FOR USE OF ST. CHARLES COUNTY TRANSPORTATION SALES TAX FUNDS FOR CITY-WIDE SAFE ROUTES TO SCHOOL

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the first reading of Bill No. 26-29, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-29 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittermeier for the second reading of Bill No. 26-29, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-29 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittermeier for the final passage of Bill No. 26-29.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
MEETING MINUTES
MAY 20, 2026

Roll call vote:

Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Gittlemeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-29 becomes Ordinance No. 2420.

10. Bill No. 26-30

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES CONTRACT BY AND BETWEEN THE CITY AND HORNER & SHIFRIN, INC. FOR ENGINEERING SERVICES RELATED TO THE WELDON SPRING ROAD PHASE 1 IMPROVEMENT PROJECT, STBG-5407(623)

Moved by Alderman Johnson, seconded by Alderman Gittlemeier for the first reading of Bill No. 26-30, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-30 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittlemeier for the second reading of Bill No. 26-30, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-30 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittlemeier for the final passage of Bill No. 26-30.

Roll call vote:

Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Gittlemeier, Aye
Alderman Nay, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-30 becomes Ordinance No. 2421.

OLD BUSINESS

1. Bill No. 26-20

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SECTION 400.020 OF THE MUNICIPAL CODE IN ITS ENTIRETY; ENACTING IN LIEU THEREOF A NEW SECTION 400.020 AND PROVIDING FOR THE COMPENSATION OF MEMBERS OF THE PLANNING AND ZONING COMMISSION

Moved by Alderman Johnson, seconded by Alderman Gittlemeier for the second reading of Bill No. 26-20, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-20 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-20.

Roll call vote:

Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Gittemeier, Aye
Alderman Nay, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-20 becomes Ordinance No. 2422.

OFFICER & STAFF COMMUNICATIONS

1. **City Attorney**
No report.

2. **City Engineer**
No report.

3. **City Administrator**
City Administrator Pratt thanked the Elected Officials, Staff and residents for their support and kindness over the last nearly two years. It has been a pleasure to work for the City of Dardenne Prairie and stated she will miss many when she leaves.

4. **Aldermen**
No report.

5. **Mayor**
Mayor Widaman thanked all that attended the HOA dinner that was held on May 12, 2026, at Field to Table. Requested all HOA to please contact the City and update the contact information for all HOA's located within city limits.

Mayor Widaman stated the first annual fishing derby will be held on Saturday, May 30 at Barathaven lake. It is a sold-out event but encouraged all to watch for details for next year.

Mayor Widaman thanked Cathy Pratt for all her hard work and dedication while here in her position of City Administrator.

Mayor Widaman stated the City's new City Administrator's first day will be next week and encouraged all to stop by and welcome Kyle Michels in his new position.

ADJOURNMENT

Moved by Alderman Johnson, seconded by Alderman Gittemeier to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 8:45 pm.

Approved by the Board of Alderman on 06 03 26



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
MEETING MINUTES
MAY 20, 2026

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'Deborah Ryan', written over the printed name.

Deborah Ryan, City Clerk

