



CALL MEETING TO ORDER

Mayor Widaman called May 20, 2026, Dardenne Prairie Work Session to order at 6:00 pm.

Roll call vote:

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

Also in attendance: City Administrator Cathy Pratt, City Attorney John Young, City Engineer Matt Davidson, Executive Assistant Brandi Kidd and City Clerk Deborah Ryan.

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. RBA – Delmar Gardens request to discharge Fireworks on Sunday, June 28, 2026 – Mayor Widaman

City Clerk submitted for the record, on behalf of Aldermen Detweiler her opposition to allowing this permit and exception to the Code in place. (Exhibit A)

Discussion and directions to staff to bring forward a recommended change to Code to allow fireworks on Sunday with limited permits.

Motioned by Aldermen Johnson, seconded by Alderman Waters to bring an amendment to current Code to allow firework permits on other days to the next meeting for Board consideration.

The vote on the motion 3 ayes and 1 nay (Alderman Gittemeier), motion carried.

2. RBA – Appointment of Chuck Boschert as the City of Dardenne Prairie Historian – Mayor Widaman

Mayor Widaman stated the previous City Historian, Gladis Greisenhaur passed and Joan Kechig of the St. Charles County Historical Society recommended Chuck Boschert as the City's new Historian. Mr. Boschert has been a resident of Dardenne Prairie for many years and is passionate about the area's History.

3. RBA – Gateway Green Light Program, Second Amended Intergovernmental Agreement – City Engineer Davidson

City Engineer Davidson stated the Gateway Green Light (GGL) Program is a regional traffic signal coordination program. It helps St. Charles County, MoDOT, and local cities share traffic equipment and communications so traffic signals and related devices can work together more consistently.

The Second Amended Agreement updates the existing GGL agreement. It does not approve a new construction project for Dardenne Prairie; it mainly updates how the shared traffic communication system is used, maintained, and coordinated. The agreement also includes related maps and equipment listings as exhibits and allows each city to sign its own counterpart.

Staff is requesting two readings a passage tonight.

4. RBA – Agreement Guaranteeing Tree Preservation and Reforestation for Condos at Town Center – City Engineer Davidson

City Engineer Davidson stated tonight's ordinance authorizes the City to enter into a Deposit Agreement Guaranteeing Tree Preservation and Reforestation Improvements with Cash with Condos at Town Center, Inc. for the Condos at Town Center development, City Project No. 972006.

The development includes tree preservation, reforestation, and mitigation obligations under Chapter 515 of the Municipal Code and the City's Arboricultural Specifications and Standards of Practice Manual.

In this case, construction and land disturbance activities have already commenced and are nearing completion; however, the required mitigation and reforestation plantings have not yet been completed, established, maintained, and verified. The deposit agreement is being brought forward at this time to secure the outstanding planting obligations and to ensure that the required plantings are installed, maintained, replaced if necessary, and survive through the required maintenance period.

The agreement requires Condos at Town Center, Inc. to provide a cash woodlands deposit in the amount of \$10,000.00. The deposit will be held by the City as security for completion, maintenance, survival, replacement, and restoration of the required tree preservation and reforestation improvements. No release of the deposit will occur until the City Engineer verifies that all applicable requirements have been satisfied and the Board of Aldermen authorizes release in accordance with the agreement.

Staff is requesting two readings a passage tonight.

5. RBA – Cleaning Services for City Hall Green Clean – City Engineer Davidson

City Engineer Davidson stated At the March 18, 2026 Work Session, the Board of Aldermen approved awarding the Janitorial & Cleaning Services contract to SRB Cleaning Solutions, LLC as the lowest responsible bidder. SRB notified the City that it could not perform cleaning services during normal City Hall business hours and indicated that it would withdraw from the contract if daytime cleaning was required.

Due to facility security requirements, the City cannot authorize after-hours cleaning at City Hall. Staff is recommending awarding the Janitorial & Cleaning Services contract to Green Clean Commercial, the second lowest bidder, utilizing the weekly service rate included in their proposal.

Staff further recommends that the contract be awarded for the remainder of the 2026 contract year, commencing upon execution or notice to proceed and ending December 31, 2026. The



City shall retain the sole option to renew the contract for up to two (2) additional one-year terms for 2027 and 2028 at the rates submitted in Green Clean Commercial's proposal, subject to annual appropriation, satisfactory performance, and approval or authorization as required by the City.

Staff is requesting two readings a passage tonight.

6. RBA – Weldon Spring Road Phase 1, St. Charles County Sales Tax Funds – City Engineer Davidson

City Engineer Davidson stated the City has received the three following agreements from St. Charles County for the use of St. Charles County Transportation Sales Tax funds for transportation, roadway, pedestrian, bicycle, and safety improvements within the City of Dardenne Prairie.

Weldon Spring Road Phase 1 includes improvements to Weldon Spring Road from Technology Drive to Henning Road. The project includes roadway, stormwater, pedestrian, bicycle, and safety improvements, including a shared-use path, intersection improvements at Weldon Spring Road and Technology Drive, crosswalk improvements, RRFBs, lighting, signage, and related work.

Staff recommends approval of the ordinances authorizing the City Administrator to negotiate and execute the three agreements with St. Charles County.

Staff is requesting two readings a passage tonight.

7. RBA – Bates Road Phase 1, St. Charles County Sales Tax Funds – City Engineer Davidson

City Engineer Davidson stated Bates Road Improvements Phase 1 includes improvements to Bates Road from South Outer Road 364 to Red Hawk Parkway. The project includes pavement improvements, asphalt overlay, revised pavement markings, dedicated bicycle lanes, ADA ramp improvements, sidewalk replacement where needed, pedestrian crossing improvements, RRFBs, and related safety improvements.

Staff recommends approval of the ordinances authorizing the City Administrator to negotiate and execute the three agreements with St. Charles County.

Staff is requesting two readings a passage tonight.

8. RBA – City-Wide Safe Routes to School, St. Charles County Sales Tax Funds – City Engineer Davidson

City Engineer Davidson stated City-Wide Safe Routes to School includes design for school-area pedestrian and safety improvements at multiple locations throughout the City. The project includes sidewalk improvements, ADA ramp improvements, RRFBs, high visibility crosswalk striping, solar flashing school zone signs, and related improvements intended to improve pedestrian visibility and safety near schools.

Staff recommends approval of the ordinances authorizing the City Administrator to negotiate and execute the three agreements with St. Charles County.

Staff is requesting two readings a passage tonight.

9. RBA – Engineering Services Contract with Horner & Shifrin for Weldon Spring Phase 1 – City Engineer Davidson

City Administrator Davison stated the City issued a Request for Qualifications for professional engineering services for the Weldon Spring Road Phase 1 Improvement Project in accordance with the MoDOT Local Public Agency process. The project includes improvements to Weldon Spring Road from Technology Drive to Henning Road, including roadway, stormwater, pedestrian, bicycle, and safety improvements.

Following review of the submitted Statements of Qualifications, Horner & Shifrin, Inc. was selected as the most qualified firm for the project. The proposed engineering services generally include project management, conceptual refinement, survey, preliminary design, right-of-way plan preparation and related right-of-way support documents, environmental documentation support, utility coordination, final plans, specifications and estimate, bidding support, and related professional services necessary to advance the project through final PS&E.

Staff is requesting two readings a passage tonight.

10. RBA – HVAC and Roof Repairs to City Hall Building, Veregy – City Administrator Pratt

City Administrator Pratt stated Veregy presented a preliminary energy savings and infrastructure improvement program for City Hall and related facilities. Proposed improvements include HVAC replacement, geothermal HVAC conversion, roofing replacement, solar photovoltaic installation, lighting upgrades, building automation, and related energy efficiency measures.

Our city hall HVAC system is at end-of-life and 2 units have failed leaving 2nd floor offices without heat and air conditioning. The roof repairs are becoming urgent.

Missouri's Guaranteed Energy Savings Contract statutes allow public entities to utilize alternative procurement methods for energy savings projects where operational and energy savings are guaranteed over the life of the contract. The proposed process would utilize the TIPS Purchasing Cooperative as an expedited and competitively procured purchasing vehicle.

This authorization would allow Staff to negotiate and further evaluate project scope, pricing, financing structures, projected energy savings, IRA reimbursement opportunities, implementation schedules, and cooperative purchasing compliance prior to bringing any final agreements or project approvals back to the Board of Aldermen.

Potential benefits identified in the preliminary presentation include reduced energy consumption and operating costs, replacement of aging infrastructure, potential qualification for Inflation Reduction Act incentives, guaranteed operational savings, and streamlined procurement and project management.

This authorization does not approve final construction or financing. Any final contract, financing

agreement, or implementation proposal would return to the Board of Aldermen for formal approval.

Motioned by Aldermen Johnson, seconded by Aldermen Gittemeier to authorize staff to move forward with Veregy for repairs of the City Hall Building roof and HVAC replacement.

11. Review of 05 20 26 Board of Aldermen agenda

There were no comments, questions or concerns regarding the regular agenda as presented.

STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

No report.

3. City Administrator

City Administrator Pratt stated the City has hired a new Special Events Intern, her name is Grace and she will begin June 3.

City Administrator Pratt stated the City is still looking for a Civil Engineer Intern.

City Administrator Pratt stated the City hosted its annual HOA dinner on May 12 and was a nice evening with a lot of good information for the attendees.

City Administrator Pratt stated the Taste of the County is scheduled for May 21, 2026 here in City Park and it is a ticketed event and is sold out for 2026.

City Administration Pratt stated City Hall will be closed on Monday, May 25, 2026 for the Memorial Holiday.

City Administrator Pratt stated Family Sports Night is scheduled for May 29, 2026 and encouraged families to come out to the City Park and watch the Cardinals Baseball game and enjoy concessions.

City Administrator Pratt stated the Dardenne Prairie first annual Fishing Derby is scheduled for Saturday, May 30, 2026 at Barathaven Lake and it is also a sold-out event. Please watch for details for 2027.

4. Aldermen

Alderman Johnson asked for an update on Massey's Produce.

City Administrator Pratt stated staff understands that there is a new owner and lien holder for the property and they are working to get it cleaned up.

5. Mayor

No report.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
WORK SESSION MINUTES
MAY 20, 2026

ADJOURNMENT

Motion by Alderman Johnson seconded by Alderman Gittemeier to adjourn the work session at 7:05 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 06 03 26

Respectfully submitted:

Deborah Ryan, City Clerk