DARDENNE PRAIRIE

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
MEETING MINUTES
SEPTEMBER 16, 2026

CALL TO ORDER

Mayor Widaman called the September 16, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was said.

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 Kyle Michel, City Attorney John Young and City Clerk Deborah Ryan

CONSENT AGENDA

1. Board of Aldermen Regular Session Minutes – 09 02 26
2. Expenditures Report dated – 09 16 26
3. Treasurers Report dated – 08 31 26
4. Immaculate Conception of Dardenne – By the Drink Liquor License - October 4, 2026

Moved by Alderman Johnson seconded by Alderman Detweiler 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:

- Cheryl Bratton
- Christy Valenti
- Jol King

PUBLIC HEARING

1. The Velvet Paw is Requesting a Conditional Use Permit for a Dog Grooming Salon located at 1656 Bryan Road, Dardenne Prairie MO, current Zoning is C-2 and requesting C-2 CUP

Motion by Alderman Wilson, seconded by Alderman Detweiler to open the Public Hearing.

Applicants Robbi Johnson and Kristy Distefano spoke regarding the business.

Motioned by Alderman Wilson, seconded by Alderman Detweiler to close the Public Hearing.

2. The tax rate proposed by the City of Dardenne Prairie for its 2026 tax levy is $0.0821 dollars per $100.00 of assessed valuation. The estimated amount of revenue required to be provided from the property tax as set forth in the annual general budget is $421,843 which includes an increase of $13,566, or 3.2%, due to an increase in Assessed Valuation resulting from New Construction.

Motion by Alderman Wilson, seconded by Alderman Detweiler to open the Public Hearing.

City Administrator Michel stated this is the annual public hearing so the City can set the tax rate by the end of September as required by State Statute. There is no change in the rate from 2025.

Motioned by Alderman Detweiler, seconded by Alderman Wilson to close the Public Hearing.

NEW BUSINESS

Mayor Widaman asked if there are any objections to moving Item 6, Bill No. 26-42 to the top of New Business so the applicants do not have to wait. No objections were heard, Item 6 moved to the beginning of New Business.

6. **Bill No. 26 – 42**
   An Ordinance of the City of Dardenne Prairie, Missouri, Approving a Conditional Use Permit for a Dog Grooming Salon Located at 1656 Bryan Road

Motioned by Alderman Detweiler, seconded by Alderman Wilson for the first reading of Bill No. 26-42, by title only.

All ayes, motion carried.

City Attorney read Bill No. 26-42, by title only.

City Administrator Michel stated the Planning and Zoning Commission held the public hearing on Wednesday, September 7, 2026. The primary concerns from P & Z was parking and as the applicants stated, this is primarily a drop off/pick up facility and no long term parking would be required. P & Z recommended approval with no conditions.

1. **Resolution No. 405**
   A Resolution of the City of Dardenne Prairie, Missouri, Approving Purchases for the Replacement of Playground Equipment and Authorizing the City Administrator to Execute the Necessary Documents

City Attorney read Resolution No. 405, by title only

City Administrator Michel stated as previously discussed, staff is working on replacing the pour in place surfacing at the playground in City Hall Park. An inspection was completed and staff received three quotes to cover a variety of parts, fixtures, equipment and materials. Installation labor will be completed, where possible, in house. There will be some ancillary costs for some minor items such as concrete for setting fixtures, etc. This expense will be included and combined

with the $485,000 budgeted funds for the playground surface replacement and playground reserve. Requests not to exceed $30,000 in expenditure. Additionally, this Resolution will also serve as preauthorization to dispose of old equipment and materials in accordance with City policies and practices.

Moved by Alderman Johnson, seconded by Alderman Wilson to approve Resolution No. 405. All ayes, motion carried.

2. **Resolution No. 406**
   A Resolution of the City of Dardenne Prairie, Missouri, Establishing the Salute to Service Program to Honor Members and Veterans of the United States Armed Forces

City Attorney read Resolution No. 406, by title only

City Administrator Michel stated this Resolution simply seeks to adopt the program as a formal program of the City. Staff have been meeting with the City Veteran Liaison to roll out this program, and the goal is to have two installations a year.

Moved by Alderman Johnson, seconded by Alderman Wilson to approve Resolution No. 406. All ayes, motion carried.

3. **Bill No. 26 - 39**
   An Ordinance of the City of Dardenne Prairie, Missouri Establishing the AD Valorem Taxes For All Real & Tangible Personal Property Within the City of Dardenne Prairie For The Period of January 1, 2026, to December 31, 2026

Moved by Alderman Wilson, seconded by Alderman Detweiler for the first reading of Bill No. 26-39, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-39 for the first time, by title only.

City Administrator Michel stated staff is requesting two readings and approval tonight as this information needs to be returned to the County by the end of the month.

Moved by Alderman Detweiler, seconded by Alderman Wilson for the second reading of Bill No. 26-39, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-39 for the second time, by title only.

Motioned by Alderman Nay, seconded by Alderman Detweiler for the final passage of Bill No. 26-39.

Roll call vote:
Alderman Wilson, Aye
Alderman Waters, Aye
Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-39 becomes Ordinance No. 2432.

4. **Bill No. 26 - 40**
   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 Amcon Municipal Concrete For The 2026 Concrete Street Slab, Sidewalk And Curb Replacement Program

Moved by Alderman Wilson, seconded by Alderman Johnson for the first reading of Bill No. 26-40, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-40 for the first time, by title only.

City Administrator Michel stated the budget has almost $1 million for this project and the bids have come in at $408,000.00. Staff is requesting two readings and approval tonight so that the project can commence. The packet information indicates where the slab replacements will be.

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-40, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-40 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-40.

Roll call vote:
Alderman Deweiler, Aye
Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Waters, Aye
Alderman Wilson, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-40 becomes Ordinance No. 2433.

5. **Bill No. 26 – 41**
   An Ordinance of the City of Dardenne Prairie, Missouri, Authorizing the City Administrator to Accept the Proposal from SWT Design, Inc., for the Barathaven Park Master Plan, Engineering and Phase I Improvements and Matters Related Thereto

Moved by Alderman Johnson, seconded by Alderman Wilson for the first reading of Bill No. 26-41, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-41 for the first time, by title only.

City Administrator Michel stated the intent is to get SWT to Prairie Days to get information out to the public. When the report went out to the Board, the pricing was not available, but that has since been received and staff is working with SWT to confirm pricing with the scope of work. SWT is comfortable coming to Prairie Day with a first reading from the Board and that will give time to get finalized numbers in the contract documents before the next meeting for approval.

Moved by Alderman Wilson, seconded by Alderman Detweiler for the second reading of Bill No. 26-41, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-41 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-41.

Roll call vote:
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Nay, Aye
Alderman Waters, Aye
Alderman Wilson, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-41 becomes Ordinance No. 2434.

6. **Bill No. 26 – 42**
   An Ordinance of the City of Dardenne Prairie, Missouri, Approving a Conditional Use Permit for a Dog Grooming Salon Located at 1656 Bryan Road

Read at the beginning of New Business.

7. **Bill No. 26 - 43**
   An Ordinance of the City of Dardenne Prairie, Missouri, Authorizing The City Administrator To Negotiate And Execute A Deposit Agreement Guaranteeing Land Disturbance Improvements With Cash By And Between The City And Bridgewater Communities, Guaranteeing The Construction, Installation, And Completion Of Certain Improvements Within The Villages At Dardenne Place, Phase 3

Moved by Alderman Nay, seconded by Alderman Wilson for the first reading of Bill No. 26-43, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-43 for the first time, by title only.

City Administrator Michel stated this Land Disturbance is currently secured with cash and the applicant does plan to come back at a later date with a letter of credit from the bank and that will have additional action that will need to come before the Board.

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-43, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-43 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-43.

Roll call vote:
Alderman Nay, Aye
Alderman Detweiler, Aye
Alderman Johnson, Aye
Alderman Waters, Aye
Alderman Wilson, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-43 becomes Ordinance No. 2435.

8. **Bill No. 26 – 44**
   An Ordinance of the City of Dardenne Prairie, Missouri, Authorizing The City Administrator To Negotiate And Execute A Deposit Agreement Guaranteeing Site Plan Improvements With Cash Escrow By And Between The City And Bridgewater Communities, Guaranteeing The Construction, Installation, And Completion Of Certain Improvements Within The Villages At Dardenne Place, Phase 3

Moved by Alderman Nay, seconded by Alderman Wilson for the first reading of Bill No. 26-44, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-44 for the first time, by title only.

City Administrator Michel stated this Site Plan Improvement is currently secured with cash and the applicant does plan to come back at a later date with a letter of credit from the bank and that will have additional action that will need to come before the Board.

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-44, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-44 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-44.

Roll call vote:
Alderman Waters, Aye
Alderman Detweiler, Aye
Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Wilson, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-44 becomes Ordinance No. 2436.

OLD BUSINESS

1. **Bill No. 26-37** (First reading on 09/02/26)
   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 Oates Associates, Inc. For Engineering Services Related To The Bates Road Phase 1 Improvements - STBG-5407(622)

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-37, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-37 for the second time, by title only.

City Administrator Michel stated the takeaway from the last discussion is that the Board wanted me to do a little research on the cost associated with a simple mill and overlay out on Bates Road. The last two weeks, staff anticipates approximately $750,000 for a mill and overlay. The grant award for the construction alone was $836,000 with a total phase cost of $1 million and the City's portion would be $209,000.00. That construction contemplates more than just the road. City Administrator Michel stated he has reached out to Oates to confirm their understanding. The intent of the engineering contract is to provide options for the residents and the Board to consider and make an informed decision.

Alderman Wilson asked for a break down of the grant and why the City needs the funds.

City Administrator Michel stated this grant was applied for back in January 2025 and was one of three or four grant applications that came before the Board at one time. Most of our major thorough fairs have some sort of grant application underway. The main reason for the grants is to stretch the taxpayer dollars and do more with those dollars. For this one alone, as mentioned, a simple mill and overlay project would be approximately $800,000 instead of $200,000 with the grant project. Grants have allowed the City to work on several road projects at once instead of waiting several years in-between when funding permits. The award information came back in fall of 2025 and the Board had some heavy discussions about what to do specifically as it relates to Bates. RFQ's were released earlier this summer and received six responses and Oates was ultimately chosen as the best qualified and that is how we arrived to this engineering contract before the Board.

Alderman Nay stated he understands this contract to be planning and engineering only.

City Administrator Michel stated this is for engineering and provide options. Any deviation from the grant application will require additional funds from the City, a grant application amendment and possible loss of grant funding. But we don't know that until Oates begins their research and findings.

Alderman Wilson asked the Board members if this process was the same process as Stump Road, those that were seated Aldermen at the time.

Unanimous yes.

Alderman Nay asked when the public input process will be.

Oates representatives stated early, but the study and review process will need to begin first.

Alderman Nay asked if bicycle movements will be counted.

Oates representatives stated yes.

Alderman Johnson stated it isn't that bikes are there now but connectivity that this will provide for future cyclists once the road is completed and what the County is predicting.

Alderman Detweiler stated she wants Oates to understand that the Elected Officials have a choice, and the residents have a choice and that has not always been the case. That needs to change and residents don't want choices made for them that they don't want to use. Alderman Detweiler stated she wants it to be clear that this is being discussed and residents will have a choice and voice about what they want on Bates Road.

Motioned by Alderman Wilson, seconded by Alderman Johnson for the final passage of Bill No. 26-37.

Roll call vote:
Alderman Wilson, Aye
Alderman Detweiler, Aye
Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Waters, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-37 becomes Ordinance No. 2437.

2. **Bill No. 26-38** (First reading on 09/02/26)
   An Ordinance of the City of Dardenne Prairie, Missouri, Amending Various Provisions Of Article II Of Chapter 110 Of The Municipal Code Of The City Of Dardenne Prairie, Missouri, And Providing For The Standard Practices Of Board Of Aldermen Meetings

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-38, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-38 for the second time, by title only.

Motioned by Alderman Wilson, seconded by Alderman Detweiler for the final passage of Bill No. 26-38.

Roll call vote:
Alderman Nay, Aye
Alderman Detweiler, Aye

Alderman Johnson, Aye
Alderman Waters, Aye
Alderman Wilson, Aye

The vote on the motion, 5 ayes and 0 nay, motion carried. Bill No. 26-38 becomes Ordinance No. 2438.

OFFICER & STAFF COMMUNICATIONS

1. **City Attorney**
   No report.

2. **City Engineer**
   No report.

3. **City Administrator**
   City Administrator Michel stated the Governor signed a law regarding the Flock cameras, not that the City has any, but suspect there will be legislation coming forth regarding Flock cameras.

   City Administrator Michel stated Prairie Days is scheduled for September 26. We have the Prairie Pet contest open as well and registration is on the City's website. Voting will take place on Prairie Day.

   City Administrator Michel stated we have two Coffee with a Cop days scheduled for October 1, 2026, from 6:30 – 8:30 am at QT on Bryan Road and on October 5, 2026 from 10 am to noon at Target.

   City Administrator Michel stated Bingo is scheduled for October 2, 2026 and doors open at 10:30 am, and registration is available on the website or contacting City Hall.

4. **Aldermen**
   Alderman Johnson stated the MML conference was a good conference and well attendance. Impressed with the packet the City Administrator put together with the playground information. Alderman Johnson stated he has enjoyed speaking with the residents about Bates Road and stated we do need to get the study completed and look into what can be done and make a decision.

   Alderman Waters stated he enjoyed the MML conference, this was his first conference and enjoyed meeting and speaking with other cities, large and small from around the entire state and speaking with what issues everyone is dealing with. AI was an interesting topic at the conference and not nearly as advanced as most think it is. Next year it will be in St. Louis at Union Station.

   Alderman Detweiler thanked all those that attended to speak about Bates Road and enjoyed hearing from others regarding other issues from around the City.

5. **Mayor**

Mayor Widaman stated as a reminder that Prairie Day will be on September 26, 2026, and thanked everyone for coming out tonight and engaging, we are listening. Thanked the Officer for being present and keeping us safe.

ADJOURNMENT

Moved by Alderman Detweiler, seconded by Alderman Wilson to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 8:03 pm.

Approved by the Board of Alderman on 10 07 26

Respectfully submitted:

Deborah Ryan, City Clerk