

DARDENNE



PRAIRIE

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

**BOARD OF ALDERMEN
WORK SESSION AGENDA
MAY 7, 2025
6:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Create an Ordinance Prohibiting the Use of Metal Containers for Commercial or Residential Purposes (Detweiler, Gittemeier & Wilson)
2. Police Services Agreement (Pratt)
3. Review of 05-07-25 Board of Aldermen agenda

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. City Administrator
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)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

RBA FORM (OFFICE USE)

MEETING DATE:

Regular () Work Session ()

ATTACHMENT: YES () NO ()

Contract () Ordinance () Other ()

Request for Board Action By:

Alderman Gittemeier, Alderman
Wilson and
Alderman Detweiler

Ward 1, 2, and 3

- **Description: Create an Ordinance Prohibiting the Use of Metal Containers for Commercial or Residential Purposes**

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

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- **Summary/Explanation:**

Create an Ordinance which will prohibit the use of metal storage containers of any type to be used in the City of Dardenne Prairie for the purpose of a commercial business or as a residence on any lot.

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

None

RBA requested by: Alderman Gittemeier, Alderman Wilson and Alderman Detweiler

Date: 4/29/2025

DARDENNE



PRAIRIE

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

**BOARD OF ALDERMEN
MEETING AGENDA
MAY 7, 2025
7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Widaman
Alderman Detweiler
Alderman Gittemeier
Alderman Johnson
Alderman Nay
Alderman Waters
Alderman Wilson

ELECTION OF ACTING PRESIDENT OF BOARD OF ALDERMEN

**ELECTION OF BOARD OF ALDERMEN REPRESENTATIVE ON PLANNING &
ZONING**

CONSENT AGENDA

1. Board of Aldermen Special Meeting Minutes – 04-23-25
2. Expenditures for Approval – 05-07-25
3. Treasurer's Report as of February 28, 2025
4. Treasurer's Report as of March 31, 2025
5. Temporary Use Permit – Fireworks Stand – 7839 Highway N
6. Temporary Use Permit – Fireworks Stand – 7407 South Outer 364

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

NEW BUSINESS

1. Resolution #393

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE REFERRING TO THE PLANNING AND ZONING COMMISSION CONSIDERATION OF A MORATORIUM ON THE ACCEPTANCE AND REVIEW OF APPLICATIONS FOR THE REZONING OF PROPERTY FOR THE PURPOSE OF CONSTRUCTING MULTIPLE-FAMILY DWELLINGS IN THE CITY PENDING THE COMMISSION'S STUDY AND REVIEW OF POLICIES, REGULATIONS AND STANDARDS PERTAINING THERETO; AND DIRECTING THE PLANNING AND DEVELOPMENT MANAGER TO SCHEDULE A PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER THE SAME

OLD BUSINESS

1. Bill 25-23

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING AN AMENDED P.U.D. FINAL PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOWN AS THE "DARDENNE CREEK CAMPUS" OF ST. CHARLES COMMUNITY COLLEGE

OFFICER & STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

ADJOURNMENT

The City of Dardenne Prairie Board of Aldermen special meeting was called to order at 7:04 p.m. The meeting was opened with the Pledge of Allegiance followed by an invocation by Ruth Earhart.

Present at roll call were Aldermen Detweiler, Gittemeier, Widaman and Wilson (via audio). Mayor Gotway and Alderman Johnson were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt (via video) and City Attorney's John Young and Sarah Rutherford.

A motion was made by Alderman Detweiler, seconded by Alderman Gittemeier to approve the consent agenda. Motion passed unanimously.

CONSENT AGENDA

1. April 8, 2025 Election Results

ADJOURN SINE DIE**CALL MEETING TO ORDER**

Present at roll call were Mayor Widaman, Aldermen Detweiler, Gittemeier, Nay, Waters, and Wilson (via audio). Alderman Johnson was absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt (via video) and City Attorney's John Young and Sarah Rutherford.

OATHS OF OFFICE – City Clerk Kim Clark administered the oaths of office to Aldermen Gittemeier, Nay, Waters and Mayor Widaman.

Mayor Widaman congratulated the newly elected Aldermen and is looking forward to working together. His vision is to have a good collaboration with the entire Board.

Mayor Widaman's first order of business was to fulfill a campaign promise. He unofficially appointed Jacob Widaman as the assistant Mayor.

He thanked everyone for taking the time to share an important moment and invited everyone to Pub N Grub for a celebration.

ADJOURNMENT

Without objection, the meeting was adjourned at 7:14 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

**EXPENDITURES FOR APPROVAL
5/7/2025**

1 AFLAC	March & April, 2025	671.04
2 Cathy Pratt (Walmart)	Laptop for Engineer	775.88
3 CDS Office Technologies	Copiers	203.61
4 Charter Communications	March & April, 2025	430.56
5 Cuivre River Electric	Light on Weldon Spring	43.75
6 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	77.00
7 Cuivre River Electric	Light at Georgetown Park	46.13
8 Cuivre River Electric	Lights at St. Williams Apts.	47.39
9 Cuivre River Electric	Hanley Rd. Traffic Signal	87.00
10 First Bank	Credit Card Charges	5,053.09
11 Insurance - The Hartford	April, 2025	426.00
12 Insurance: Anthem	Health - May, 2025	18,202.05
13 Insurance: KC Life	Vision & Dental: March & April, 2025	2,127.36
14 Insurance: Principal Life	Life: April & May, 2025	961.91
15 Jeff Amelong	Reimbursement	243.89
16 Jonathan Fuchs	Prosecuting Attorney: April, 2025	1,100.00
17 LAGERS	March, 2025	5,410.15
18 Mark Byrne	Municipal Judge: April, 2025	500.00
19 Martin Trophy	Appreciation plaques & name plated/badges	280.00
20 New Frontier Materials	Pothole Repair Material	129.85
21 Parks: Proactive Print Services	Yard signs	256.00
22 Payroll	4-25-25 Payroll	35,902.52
23 Robert Barclay Enterprises	Circle K Plan Review	1,210.00
24 Ryan Wilson	NLC Conference Hotel Reimbursement	739.76
25 St. Charles County Finance	Court Recoupment	320.00
26 St. Charles County Municipal League	2025 annual dues	750.00
27 UMB Bank, NA	April, 2025 TDD Sales Tax Payment	36,061.68
28 Various Umpires	4/25 Umpire pay	2,277.50
		114,334.12
29 Cathy Pratt	Conference Mileage Reimbursement	67.20
30 Charlies Farm & Home	Oil & Weed Killer	134.95
31 K.J.U. Inc.	Stump Road - Payment #11	350,201.62
32 New Frontier Materials	Pothole Repair Material	118.18
33 Nichole Bouchard	Mileage & Supply Reimbursement	340.97
34 Payroll	5-9-25 Payroll	36,399.25
35 R & R Sanitation	Porta Potties	114.00
36 St. Charles County Code Officials	Annual Dues: Amelong	20.00
37 Various Umpires	5/8 Umpire pay	3,190.00
		504,920.29

Approved by Board of Aldermen 5/7/25

Mayor Keith Widaman

TREASURER'S REPORT

As of February 28, 2025

General Fund	3,447,056.91
General Fund (Invested)	1,317,570.53
Special Revenue Fund	1,656,310.55
Special Revenue Fund (Invested)	318,782.98
Parks & Storm Water Fund	419,762.30
Parks & Storm Water Fund (Invested)	1,113,273.08
Parks & Storm Water Umpire Fund	1,237.07
Capital Improvement Sales Tax Fund	552,887.07
Capital Improvement Sales Tax Fund (Invested)	479,654.89
Transportation Fund	581,230.35
Transportation Fund (Invested)	0.00
Escrow/Bond Account	131,092.82
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	10,019,158.55

Municipal Court	20,412.84
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Respectfully submitted,



Kim Clark
City Clerk/Treasurer

TREASURER'S REPORT

As of March 31, 2025

General Fund	3,519,906.82
General Fund (Invested)	1,322,542.37
Special Revenue Fund	2,021,620.82
Special Revenue Fund (Invested)	319,985.91
Parks & Storm Water Fund	456,291.13
Parks & Storm Water Fund (Invested)	1,117,474.00
Parks & Storm Water Umpire Fund	1,216.44
Capital Improvement Sales Tax Fund	1,444,663.35
Capital Improvement Sales Tax Fund (Invested)	481,464.86
Transportation Fund	613,334.35
Transportation Fund (Invested)	0.00
Escrow/Bond Account	136,242.37
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	11,435,042.42

Municipal Court	32,828.16
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Respectfully submitted,



Kim Clark
City Clerk/Treasurer



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

PAID
APR 22 2025
BY: C#186418

REC 25-000254

TEMPORARY USE PERMIT- FIREWORKS STANDS OR TENTS \$3000 AS

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 day following July 4th of every year.

This application must be submitted to the City Clerk along with a cashier's check for \$3000.00, site plan, letter from property owner, certificate of insurance, and emergency contact form.

4/18/25
Application Date

Location of Stand/Tent 7839 HWY. N (LOT 6 DARDENNE TOWN SQUARE)

Name of Business FIREWORKS CITY

Business Owner MERAMEC SPECIALTY COMPANY

Address P.O. BOX 305

City, State & Zip ARNOLD, MO 63010

Phone 636-296-5564

Name & Phone # of Senior Manager on Site THOMAS R. DIXON, SEC. - TREAS. 314-540-1933

Property Owner Name DARDENNE 610, LLC

Property Owner Address 2053 NORTH BAY ROAD

City, State, & Zip MIAMI BEACH, FL 33140

Property Owner Phone 314-775-4285

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

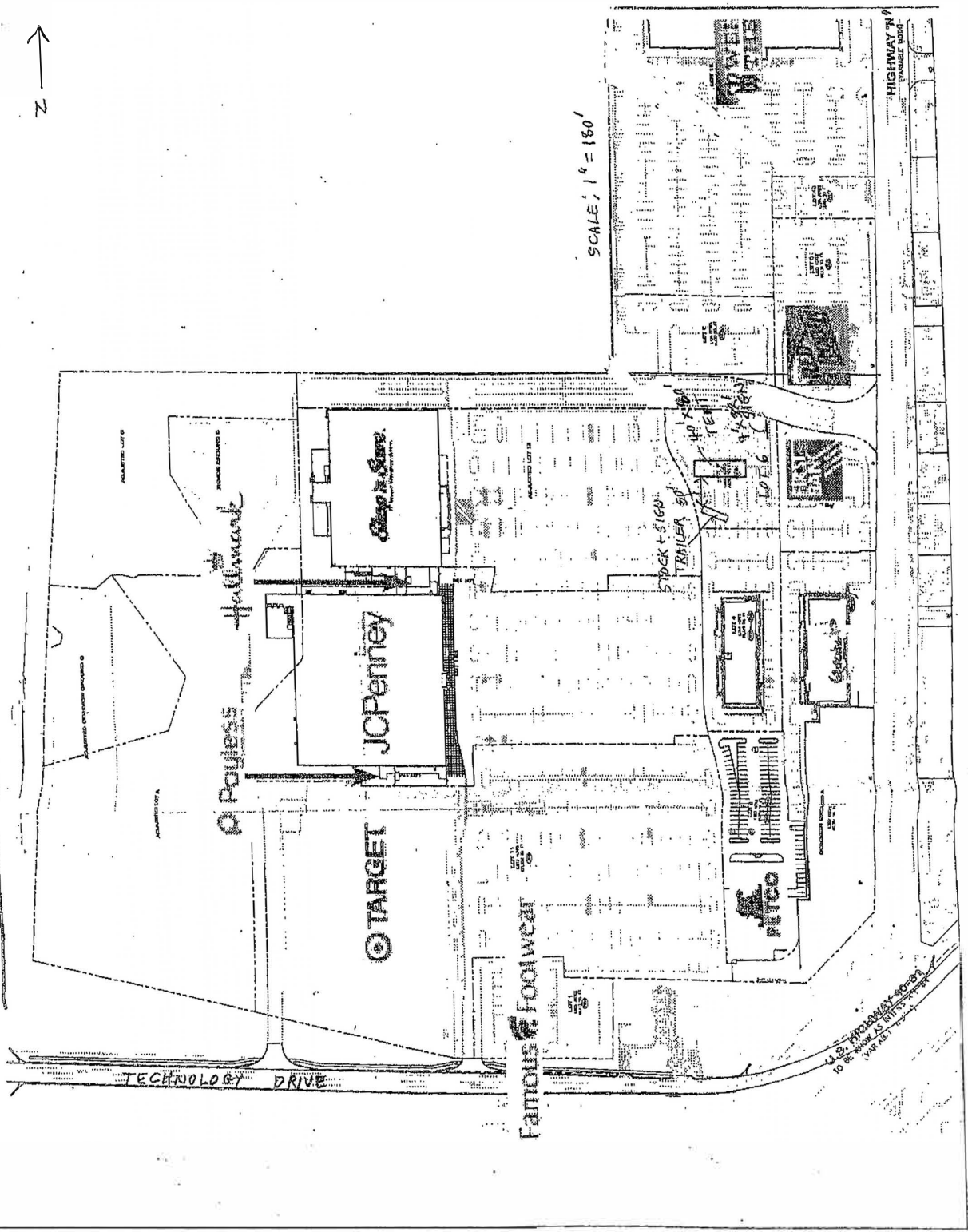
MERAMEC SPECIALTY CO.
By Thomas R. Dixon, SEC-
TREAS.
Applicant Signature

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.

DARDENNE TOWN SQUARE SHOPPING CENTER



SCALE: 1" = 150'



TECHNOLOGY DRIVE

TARGET

JCPenney

Payless

Hallmark

Famous Footwear

PITCO

U.S. HIGHWAY 400
TO 25 MILES EAST

LOT 6

LOT 7

STOCK + SIGN
TRAILER 50'
x 100'
x 100'

44' x 60'
TENT

HIGHWAY 70



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

PAID
APR 22 2025
BY: C# 186419
\$3000 - AS

Rec 25-000255

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 day following July 4th of every year.

This application must be submitted to the City Clerk along with a cashier's check for \$3000.00, site plan, letter from property owner, certificate of insurance, and emergency contact form.

4/18/25
Application Date

Location of Stand/Tent 7407 SOUTH OUTER 364

Name of Business FIREWORKS CITY

Business Owner MERAMEC SPECIALTY COMPANY

Address P.O. BOX 305

City, State & Zip ARNOLD, MO 63010

Phone 636-296-5564

Name & Phone # of Senior Manager on Site THOMAS R. DIXON, ^{SECY-}TREAS. 314-540-1933

Property Owner Name THOELE WINGHAVEN, LLC (LINDA BIANCHI)

Property Owner Address 1703 NORTH 4TH ST.

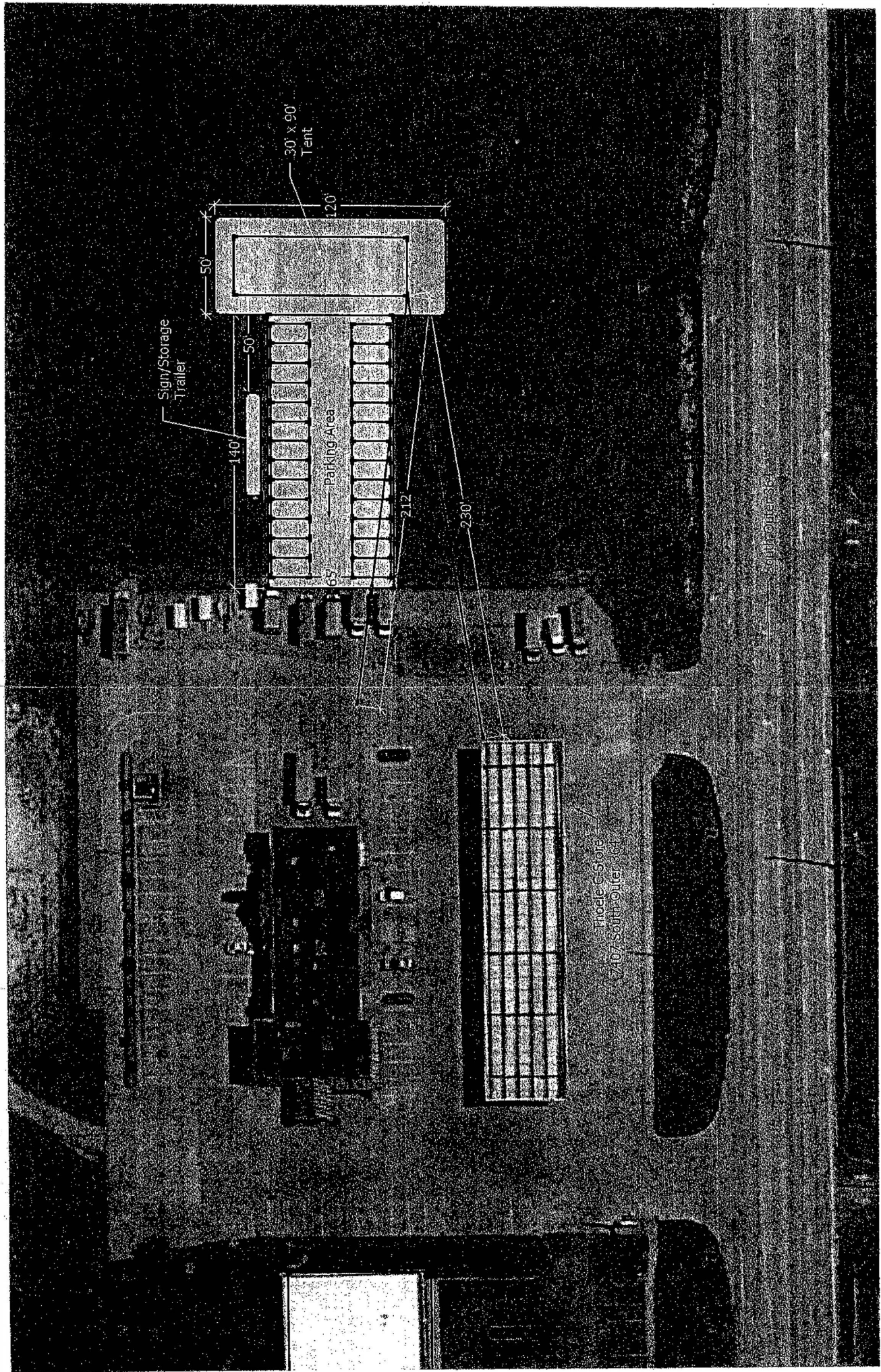
City, State, & Zip ST. CHARLES, MO 63301

Property Owner Phone 636-946-6306

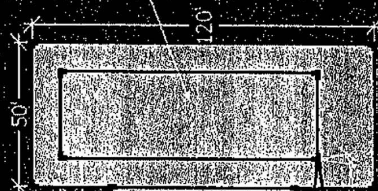
MO Sales Tax # (Attach a copy of MO Retail Sales License) 11174277

MERAMEC SPECIALTY CO.
By Thomas R. Dixon, SECY-
TREAS.
Applicant Signature

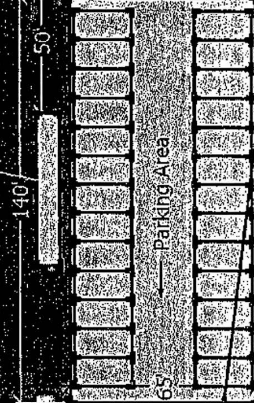
NOTE: By affixing signatures to this application form, the Applicant hereby verifies that they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signature further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



30' x 90'
Tent



Sign/Storage
Trailer



212'

230'

Store
7407 South Outer St

South Outer St

RESOLUTION NO. 393

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE REFERRING TO THE PLANNING AND ZONING COMMISSION CONSIDERATION OF A MORATORIUM ON THE ACCEPTANCE AND REVIEW OF APPLICATIONS FOR THE REZONING OF PROPERTY FOR THE PURPOSE OF CONSTRUCTING MULTIPLE-FAMILY DWELLINGS IN THE CITY PENDING THE COMMISSION'S STUDY AND REVIEW OF POLICIES, REGULATIONS AND STANDARDS PERTAINING THERETO; AND DIRECTING THE PLANNING AND DEVELOPMENT MANAGER TO SCHEDULE A PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER THE SAME

WHEREAS, residents have raised concerns pertaining to the impact of adding additional multiple-family dwellings in the City on schools, traffic, property values, crime, the maintenance of open space and public infrastructure and resources, among other things; and

WHEREAS, it is to the benefit of the health, safety and general welfare of all residents of the City that the City maintain regulations, policies and standards for the multiple-family dwellings that avoid overcrowding and unsafe and unsanitary living arrangements; and

WHEREAS, the Board of Aldermen desires to study, review, and consider policies, regulations and standards for development of multiple-family dwellings within the City; and

WHEREAS, to afford it the opportunity to perform the necessary study and review of the impact of multiple-family dwellings on schools, traffic, property values, crime, the maintenance of open space and public infrastructure and resources, among other things, and how best to address any negative impacts, desires to impose a moratorium not to exceed one (1) year on the acceptance and consideration of applications for zoning amendments that include requests for multiple-family dwellings, and refers the question of such a moratorium to the Planning and Zoning Commission for its review and recommendation.

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

Section One. The Board of Aldermen hereby declares its intention to study, review, and consider policies, regulations and standards for development of multiple-family dwellings within the City.

Section Two. The Board of Aldermen refers to the City's Planning and Zoning Commission for its consideration and recommendation a moratorium not to exceed one (1) year on the acceptance and consideration of applications for zoning amendments that include requests for multiple-family dwellings during the pendency of the study, review, and consideration of the regulations and standards described in Section 1 of this Resolution.

Section Three. That the Planning and Development Manager of the City is hereby authorized and

directed to provide appropriate public notice consistent with Section 405.871.A of the Municipal Code of the City of Dardenne Prairie for a public hearing before the Planning and Zoning Commission to occur on _____, 2025.

Section Four. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, THIS _____ DAY OF _____, 2025.

Chairperson

Attest:

City Clerk

BILL NO. 25-23

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,
MISSOURI, APPROVING AN AMENDED P.U.D. FINAL
PLAN FOR A CERTAIN DEVELOPMENT COMMONLY
KNOWN AS THE “DARDENNE CREEK CAMPUS” OF ST.
CHARLES COMMUNITY COLLEGE**

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “City”), approved a P.U.D. Final Plan (the “Original Final Plan”) for certain real property commonly known as the “Dardenne Creek Campus” (the “Development”) and currently owned by St. Charles Community College (“Owner”), which Original Final Plan was approved by Ordinance No. 1671; and

WHEREAS, Owner submitted an application, dated March 3, 2025, for an amended P.U.D. Final Plan for the Development to the Board of Aldermen seeking approval thereof (the “Amended P.U.D. Final Plan”); and

WHEREAS, the Planning and Zoning Commission of the City considered the Amended P.U.D. Final Plan and recommended approval of the same.

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

SECTION 1. Final Plan Approval. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Amended P.U.D. Final Plan, prepared by JEMA, LLC dated April 14, 2025, referencing Project Number 24-1867, and containing pages 1-2, Exhibit 1, dated February 23, 2025, revised as of April 4, 2025, and C201, dated February 23, 2025, revised as of April 4, 2025, which Final Plan is inclusive of a Landscape Plan identified as page L201, prepared by DG2 Design, LLC dated February 23, 2025, referencing Job No. 24-1867, and revised as of April 4, 2025, subject to the Owner’s, and its successors in interests, compliance with all conditions reflected on the approved Amended P.U.D. Final Plan and this Ordinance, which Amended P.U.D. Final Plan is on file in the office of the City Clerk and incorporated by reference herein.

SECTION 2. 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 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 take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two (2) times, passed, and approved this _____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2025.

Mayor

Attest:

City Clerk