

DARDENNE



PRAIRIE

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

BOARD OF ALDERMEN
WORK SESSION AMENDED AGENDA
NOVEMBER 19, 2025
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Crack Seal Bid Award for Barathaven/Bluebird Trails (Matt Davidson)
2. Supplemental Agreement for Post Road Phase I Project (Matt Davidson)
3. RBA Proposed requirement for occupancy in the event of a change in occupancy or sale of property (Aldermen Detweiler and Nay)
4. RBA Proposed increase in Alderman compensation with removal of stipend and addition of cell phone option for City business (Aldermen Detweiler, Nay and Gittemeier)
5. RBA Reconsideration of Bill #25-42, Bates Road Phase 1, Project funding (Alderman Nay, Gittemeier and Mayor Widaman)
6. FY 2026 Budget and Capital Plan Ordinance (City Administrator, Cathy Pratt)
7. Questionnaire – Multifamily Moratorium (City Administrator, Cathy Pratt)
8. Review of 11-19-25 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

CP
11/18/25
3:26 PM



The City of Dardenne Prairie Work Session was called to order at 6:00 pm.

The following were in attendance: Mayor Widaman, Aldermen Detweiler, Gittemeier, Nay, Waters and Wilson.

Also present were City Administrator Cathy Pratt, City Clerk Deborah Ryan and City Attorney Bradley Pryor.

Aldermen Johnson and City Engineer Matt Davison joined the meeting via video.

The meeting was opened with the Pledge of Allegiance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Crack Seal Bid Award for Barathaven/Bluebird Trails (Engineering)

City Engineer Davidson provided an update on the bid process and who was awarded the bid and it is just for 2025. Question was asked how long the project will take. City Engineer stated six days once the company begins.

2. Supplemental Agreement for Post Road Phase 1 Project (Engineering)

City Engineer Davidson explained it was discovered in the design phase that the box culvert needed to have a full replacement and was not part of the scope originally. We went back to East West Gateway and requested 10% more funding to cover the replacement. This supplemental agreement will be amended to include additional replacement costs.

3. RBA Proposed requirement for occupancy in the event of a change in occupancy or sale of property (Detweiler and Nay)

Ald. Detweiler stated this is being suggested to help protect buyers when purchasing homes "as is" and to ensure. Years ago, this was in place and was removed a few years ago and the City should help protect the buyer. Clarification, making sure the seller isn't transferring a home to the buyer that is code deficient. Ald. Johnson stated this was removed a few years ago because the buyer and the seller were both required to get an inspection and occupancy and feels this was duplication. Ald. Waters stated he is in favor of putting this process back in place through the City. City Administrator Pratt stated no additional staffing would be needed, but a back up would need to be put in place for time out of the office. Ald. Johnson requested update in language that gives a seller the ability to sell their home at an "as is" state. Ald. Detweiler moved, seconded by Ald. Wilson to bring this item to the December 3, 2025 meeting. Board unanimous to move this item forward to the next meeting, December 3, 2025.

4. RBA Proposed increase in Alderman compensation with removal of stipend and additional of cell phone option for City business (Detweiler, nay and Gittemeier)

Mayor Widaman stated the City had a salary study completed this year to ensure that staff and elected officials were being paid at current market rate. City Administrator Pratt stated the Aldermen pay had not been updated or reviewed in 13 years. The \$100 recommended change in pay would bring elected officials into today's market. Mayor Widaman also stated the previously added stipend for electronics reimbursement. Ald. Detweiler requested this be brought back for reconsideration as she felt it was not previously presented with enough clarity. Ald. Detweiler moved, seconded by Ald. Wilson to bring this item to the December 3, 2025 meeting.

5. RBA Reconsideration of Bill #25-42, Bate Road Phase 1, Project funding (Nay, Gittemeier and Mayor Widaman)

Mayor Widaman stated that this Bill failed at the last meeting, due to a tie vote and his abstention due to federal funding. New information has come forward, and the proposed design can be revised and there are other alternatives to discuss. City Attorney explained the options regarding reconsideration. Ald. Gittemeier stated the center turn lane is very important and needs to stay in place. Ald. Nay stated this is only Phase 1 and the design can change and we still have time to get citizen input. Mayor Widaman stated this is on the agenda for reconsideration.

6. FY 2026 Budget and Capital Plan Ordinance (City Administrator)

City Administrator Pratt thanked staff for all their work in putting the budget together as well as the Aldermen for their willingness to review the entire budget at a very lengthy work session in October. The Bill for consideration is on the regular agenda for tonight for consideration.

7. Questionnaire – Multifamily Moratorium (City Administrator)

City Administrator Pratt stated P & Z Commission has confirmed the survey questions to go out to the stakeholders and will be working the City's IT Manager to put the information into a format to collate information received. The question and stakeholder list will be sent out to the Board, if the Aldermen have any suggestions or recommendations, please let staff know. Goal is to get the questions out as quickly as possible to keep this process moving.



8. Review of 11-19-2025 Board of Aldermen Agenda

No comments, questions or concerns for the regular agenda.

STAFF COMMUNICAITONS

1. City Attorney

No comments

2. City Engineer

No comments

3. City Administrator

City Administrator Pratt stated the Tree of Lights event was Friday, November 14, 2025. This event is held in conjunction with the Salvation Army and marks the start of the holiday season and reminds us of the importance of giving. The event was well attended and couldn't have asked for better weather. City Hall will be closed for the Thanksgiving Holiday on Thursday, November 27 and Friday, November 28, 2025. Breakfast with Santa will be held on Saturday, November 29th here at City Hall. Ticket information can be found on the City's website.

4. Aldermen

Alderman Wilson stated the City recently purchased drones and asked if anyone on staff is licensed to fly the drone.

City Administrator Pratt stated the drones were purchased solely for the purpose of videoing City events to put on the City's website.

Alderman Nay stated no license is necessary to fly in the immediate area.

5. Mayor

Mayor Widaman thanked staff and Board for the thorough budget process this year.

ADJOURNMENT

Work Session adjourned at 6:48 p.m.

DARDENNE



PRAIRIE

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

**BOARD OF ALDERMEN MEETING
AMENDED AGENDA
NOVEMBER 19, 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

CONSENT AGENDA

1. Board of Aldermen Minutes – 10-30-25
2. Board of Aldermen Minutes –11-05-25
3. Expenditures for Approval – 11-19-25
4. Reappointment of Angela Lamb to Planning & Zoning Commission

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

PUBLIC HEARING

1. STILLWATER GROVE CUP, SITE PLAN & REZONING REQUEST– “R1-A” TO “R1-D,
CUP TO ALLOW SINGLE FAMILY ATTACHED DWELLINGS.

NEW BUSINESS

1. **Bill #25-54**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF APPROXIMATELY 6.84 ACRES OF LAND COMMONLY KNOWN AS STILLWATER GROVE FROM "R-1A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-1D" SINGLE FAMILY RESIDENTIAL DISTRICT
2. **Bill #25-55**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY COMMONLY KNOWN AS STILLWATER GROVE
3. **Bill #25-56**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SUPPLEMENTAL AGREEMENT #1 WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE POST ROAD PHASE 1 PROJECT STBG-7302(700)
4. **Bill #25-57**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT THE BID FROM ASPHALT SERVICES, LLC FOR ASPHALT TRAIL CRACK SEALING AND REPLACEMENT FOR THE BARATHAVEN AND BLUEBIRD MEADOW TRAILS.
5. **Bill #25-58**
AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026
6. **RECONSIDERATION OF Bill #25-42 (Read one time on 9-17-25, read a second time on 10-01-25 and failed on 11-05-25)**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE BATES ROAD PHASE 1 PROJECT STBG-5407(622)

OLD BUSINESS

1. **Bill #25-48** (Read one time on 10-15-25, second reading on 11-05-25 and final passage postponed)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY LOCATED AT 7827 TOWN SQUARE AVENUE, SUITE NUMBERS 101 AND 102
2. **Bill #25-53** (Read one time only on 11-05-25)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING
THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER WITH STEWART
SIGNS FOR AN OUTDOOR 6MM FULL COLOR DIGITAL SIGN

OFFICER & STAFF COMMUNICATIONS

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

ADJOURNMENT

DS
11/18/25
3:20 pm

CALL TO ORDER

Mayor Widaman called the November 19, 2025 City of Dardenne Prairie Board of Aldermen meeting to order at 7:00 pm

PLEDGE OF ALLEGIANCE

Mayor Widaman led the pledge of allegiance followed by a moment of silence.

ROLL CALL

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

Also present were City Administrator Cathy Pratt, City Clerk Deborah Ryan and City Attorney Bradley Pryor.

Aldermen Johson and City Engineer Matt Davison joined the meeting via video.

CONSENT AGENDA

1. Board of Aldermen Minutes – 10-30-25
2. Board of Aldermen Minutes – 11-05-25
3. Expenditures for Approval dated – 11-19-25
4. Reappointment of Angela Lamb to Planning and Zoning Commission

Motioned by Aldermen Nay, seconded by Aldermen Wilson to approve the Consent Agenda as presented. All ayes, motion carried.

ITEMS REMOVED FROM CONSENT AGENDA

No items were removed.

PUBLIC COMMENT

Cheryl Bratton, resident of 620 Cruden Bay Court spoke in favor of the multi-family moratorium.

Jol King, resident of Dardenne Prairie spoke in favor of the Aldermen pay raise and Stump Road.

PUBLIC HEARING

Motion by Alderman Detweiler, seconded by Alderman Gittemeier to open the public hearing. All ayes, motion carried.

1. STILL WATER GROVE CUP, SITE PLAN & REZONING REQUEST – “R1-A” TO “R1-D” CUP TO ALLOW SINGLE FAMILY ATTACHED DWELLINGS

Mike Falkner of Sterling Engineering located 5055 New Baumgartner Road, St Louis 63129 representing the applicant BlueOnyx. Mr. Faulkner presented the development to the Board for consideration.

Charlie Castello, resident of 737 Thayer Court spoke against the proposed Stillwater Grove development.

Tom Stanton, resident of 827 Benefit, spoke against the proposed Stillwater Grove development and in favor of Bates Road.

Motioned by Aldermen Nay, seconded by Alderman Detweiler to close the Public Hearing. All ayes, motion carried.

NEW BUSINESS

1. **Bill #25-54**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF APPROXIMATELY 6.84 ACRES OF LAND COMMONLY KNOWN AS STILLWATER GROVE FROM “R-1A” SINGLE FAMILY RESIDENTIAL DISTRICT TO “R-1D” SINGLE FAMILY RESIDENTIAL DISTRICT

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 25-54, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-54 for the first time, by title only.

2. **Bill #25-55**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY COMMONLY KNOWN AS STILLWATER GROVE

Motion by Alderman Wilson, seconded by Alderman Detweiler for the first reading of Bill No. 25-55, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-55 for the first time, by title only.

3. **Bill #25-56**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SUPPLEMENTAL AGREEMENT #1 WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE POST ROAD PHASE 1 PROJECT STBG-7302(700)

Motion by Alderman Wilson, seconded by Alderman Detweiler for the first reading of Bill No. 25-56, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-56 for the first time, by title only.

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 25-56, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-56 for the second time, by title only.

Motioned by Alderman Nay, seconded by Alderman Wilson for the final passage of Bill No. 25-56.

Roll call vote:

Alderman Johnson, Aye
Alderman Wilson, Aye
Alderman Nay, Aye
Alderman Detweiler, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 25-56 becomes Ordinance No. 2387.

4. Bill #25-57

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT THE BID FROM
ASPHALT SERVICES, LLC FOR ASPHALT TRAIL CRACK SEALING AND
REPLACEMENT FOR THE BARATHAVEN AND BLUEBIRD MEDOW TRAILS

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 25-57, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-57 for the first time, by title only.

Motion by Alderman Nay, seconded by Alderman Wilson for the second reading of Bill No. 25-57, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-57 for the second time, by title only.

Motioned by Alderman Wilson, seconded by Alderman Gittemeier for the final passage of Bill No. 25-57.

Roll call vote:

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

Alderman Wilson, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 25-57 becomes Ordinance No. 2388.

5. **Bill #25-58**

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 25-58, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-58 for the first time, by title only.

6. **RECONSIDERATION OF BILL #25-42 (Read one time on 9-17-25, read a second time on 10-01-25 and failed on 11-05-25)**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE BATES ROAD PHASE 1 PROJECT STBG-5407(622)

Motion by Alderman Gittemeier, seconded by Alderman Nay for the Reconsideration of Bill No. 25-42. All ayes, motion carried.

Motioned by Alderman Waters, seconded by Alderman Nay for the final passage of Bill No. 25-42.

Roll call vote:

Alderman Gittemeier, Aye
Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Detweiler, Nay
Alderman Wilson, Aye
Alderman Nay, Aye

The vote on the motion, 5 ayes and 1 nay, motion carried. Bill No. 25-42 becomes Ordinance No. 2389.

OLD BUSINESS

1. **Bill #25-48** (Read one time on 10-15-25, second reading on 11-05-25 and final passage postponed)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY LOCATED AT 7827 TOWN SQUARE AVENUE, SUITE NUMBERS 101 AND 102

Motion by Alderman Johnson, seconded by Alderman Wilson to amend Bill No. 25-48, by amending the Conditional Use Permit, prohibiting the use of the drive-thru window on the property. All ayes, motion carried.

Mayor Widaman directly City Attorney to amend Bill No. 25-48.

Motioned by Alderman Nay, seconded by Alderman Johnson for the final passage of Bill No. 25-48, as amended.

Roll call vote:

Alderman Nay, Aye
Alderman Waters, Aye
Alderman Detweiler, Aye
Alderman Wilson, Aye
Alderman Johnson, Aye
Alderman Gittemeier, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 25-48 becomes Ordinance No. 2390.

2. **Bill #25-53** (Read one time only on 11-05-25)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER WITH STEWART SIGNS FOR AN OUTDOOR 6MM FULL COLOR DIGITAL SIGN

Motion by Alderman Gittemeier, seconded by Alderman Wilson for the second reading of Bill No. 25-53, by title only. All ayes, motion carried.

City Attorney read Bill No. 25-53 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Wilson for the final passage of Bill No. 25-53.

Roll call vote:

Alderman Waters, Aye
Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Gittemeier, Aye
Alderman Wilson, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 25-53 becomes Ordinance No. 2391.

OFFICER & STAFF COMMUNICATIONS

1. City Attorney

Nothing to report.

2. City Engineer

Nothing to report.

3. City Administrator

City Administrator Pratt stated the Tree of Lights event was Friday, November 14, 2025. This event is held in conjunction with the Salvation Army and marks the start of the holiday season and reminds us of the importance of giving. The event was well attended and couldn't have asked for better weather. City Hall will be closed for the Thanksgiving Holiday on Thursday, November 27 and Friday, November 28, 2025. Breakfast with Santa will be held on Saturday, November 29th here at City Hall. Ticket information can be found on the City's website.

4. Aldermen

Alderman Detweiler stated on Saturday, December 6, 2025, Dardenne Prairie Elected officials and staff will be ringing the bell for the Red Kettle, Salvation Army Campaign. We look forward to seeing folk come and donate.

5. Mayor

Mayor Widaman stated December 10 – 23, 2025 the City of Dardenne Prairie will be collecting non-perishable food donations here at City Hall. The Municipal League of Metro St. Louis is partnering with the St. Louis Area Food Bank for the "Mayor for Meals – Twelve Days of Christmas" food drive. This is an initiative to come together to support those families in need. Mayor Widaman thanked all the residents that came out to voice their concerns about issues on the agenda tonight.

ADJOURNMENT

Motion by Alderman Gittemeier, seconded by Alderman Wilson to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:09 pm.

Approved by Board of Alderman 12/3/2025

Submitted:


Deborah Ryan, City Clerk