

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN REGULAR SESSION MINUTES**  
**WEDNESDAY, JUNE 26, 2024**

The Board of Aldermen held their meeting, at City Hall located at 5490 5<sup>th</sup> Street Cottleville, Missouri.

Mayor Ronkoski called the meeting to order at 7:21 p.m.

Amy C. Lewis, City Clerk, called roll and those present at roll were:

Alderman Guccione	Present
Alderman Colombatto	Present
Alderman Gnau	Present
Alderman Krekeler	Present

There were four (4) members present and zero (0) absent.

**4. Mayor's Report**

None.

**5. Board of Aldermen's Report**

None.

**6. Public Hearing**

- a. Public Hearing of an Amended PUD Area Plan for Cottleville Trails. – *Applicant requests this item be tabled tentatively to the July 17, 2024, Board Meeting.*

Alderman Guccione moved to continue public hearing item A. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- b. Public Hearing of an Amended PUD Final Plan for Cottleville Trails.  
– *Applicant requests this item be tabled tentatively to the July 17, 2024, Board Meeting.*

Alderman Gnau moved to continue public hearing item B. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- c. Public Hearing for a Conditional Use Permit for Multiple Family Dwellings for Cottleville Trails.  
– *Applicant requests this item be tabled tentatively to the July 17, 2024, Board Meeting.*

Alderman Gnau moved to continue public hearing item C. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- d. A Public Hearing for a Request for Rezoning of 5800 St. Charles St. from Single-Family Residential District (R-1A) to Recreational District (RD). – *Applicant requests this item be tabled tentatively to the July 17, 2024, Board Meeting.*

Alderman Guccione moved to open public hearing items D above. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved to continue public hearing item D. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- e. A Public Hearing for a Conditional Use Permit (CUP) to locate and operate a Concession Stands and Outdoor Soccer Fields with Lights at 5800 St. Charles St., Cottleville, MO 63304. – *Applicant requests this item be tabled tentatively to the July 17, 2024, Board Meeting.*

Alderman Guccione moved to open public hearing items E above. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved to continue public hearing item E. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- f. A Public Hearing for a Conditional Use Permit (CUP) Request for Change of Use to Offices of Other Health Practitioners at 5344 Highway N, Cottleville, MO 63304.

Alderman Guccione moved to open public hearing items F above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

No public comments received.

Alderman Guccione moved to close public hearing item F. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

#### **7. Citizen Petitions and Public Comments**

None.

#### **8. Consent Agenda**

Alderman Guccione moved to approve the consent agenda. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. Approval of Minutes, May 15, 2024, Work Session
- B. Approval of Minutes, May 15, 2024, Regular Session
- C. Acknowledgement of or Approval to Purchases/Pay:
  - 1) Acknowledgement of \$81,000 payment to the City of Lake Saint Louis for Police Dispatching Services through 06/30/2025.
  - 2) Approve the release of \$294,970.77 Maintenance Escrow for Cottleville Trails, DCM Land LLC.
  - 3) Authorize funding of \$61,000.00 to Horner & Shifrin, Inc. for Hwy N Street Lighting Engineering Design.
- D. Approval of Expenditures / Acknowledgement of any Financial Information
- E. Boards, Commission, and Staff Reports

#### **9. Items Removed from the Consent Agenda**

None.

#### **10. Resolutions**

None.

#### **11. Bills for Final Passage**

- A. Bill No. 24-012 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Horner & Shifrin, Inc. for On-Call Professional Services.

Alderman Guccione moved for the second reading of Bill # 24-012. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Horner & Shifrin, Inc. for On-Call Professional Services.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-012. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2147 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 24-013 – An Ordinance of the City of Cottleville, Missouri, Approving an Intergovernmental Cooperation Agreement by and Between the City of Cottleville, Missouri and the Missouri Securities Investment Program (MOSIP) For the Investment of Public Funds through the Missouri Securities Investment Program.

Alderman Colombatto moved for the second reading of Bill # 24-013. **An Ordinance of the City of Cottleville, Missouri, Approving an Intergovernmental Cooperation Agreement by and Between the City of Cottleville, Missouri and the Missouri Securities Investment Program (MOSIP) For the Investment of Public Funds through the Missouri Securities Investment Program.** Alderman Guccione seconded the motion. Alderman Gnau moved to vote on Bill # 24-013. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2148 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No 24-014 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Consort Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-014. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Consort Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.** Alderman Gnau seconded the motion. Alderman Colombatto moved to vote on Bill # 24-014. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2149 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No 24-015 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Consort Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-015. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Consort Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.** Alderman Gnau seconded the motion. Alderman Colombatto moved to vote on Bill # 24-015. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2150 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No 24-016 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Fischer and Frichtel Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-016. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Fischer and Frichtel Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.** Alderman Colombatto seconded the motion. Alderman Gnau moved to vote on Bill # 24-016. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2151 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No 24-017 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Fischer and Frichtel Homes Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-017. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Fischer and Frichtel Homes Guaranteeing the Construction and Completion of Certain Im-**

**provements at Cottleville Trails Subdivision.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-017. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2152 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No 24-018 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Lombardo Homes of St Louis LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-018. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri and Lombardo Homes of St Louis LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.** Alderman Colombatto seconded the motion. Alderman Gnau moved to vote on Bill # 24-018. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2153 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No 24-021 – An Ordinance of the City of Cottleville, Missouri, Approving the Appointment of Three (3) Board of Directors for the Cottleville Greenway Community Improvement District.

Alderman Guccione moved for the second reading of Bill # 24-021. **An Ordinance of the City of Cottleville, Missouri, Approving the Appointment of Three (3) Board of Directors for the Cottleville Greenway Community Improvement District.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-021. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2154 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 12. Bills for Introduction

- A. Bill No. 24-022 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Consultant Agreement between and with the City of Cottleville, Missouri and Richard Francis, an independent consultant, on an as-needed basis.

Alderman Colombatto moved for the first reading of Bill No. 24-022. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Consultant Agreement between and with the City of Cottleville, Missouri and Richard Francis, an independent consultant, on an as-needed basis.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau moved for the second reading of Bill # 24-022. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Consultant Agreement between and with the City of Cottleville, Missouri and Richard Francis, an independent consultant, on an as-needed basis.** Alderman Guccione seconded the motion. Alderman Colombatto moved to vote on Bill # 24-022 Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2155 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 24-023 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Change of Use to Offices of Other Health Practitioners at 5344 Highway N, Cottleville, MO 63304.

Alderman Colombatto moved for the first reading of Bill No. 24-023. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Change of Use to Offices of Other Health Practitioners at 5344 Highway N, Cottleville, MO 63304.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau moved for the second reading of Bill # 24-023. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Change of Use to Offices of Other Health Practitioners at 5344 Highway N, Cottleville, MO 63304.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 24-023. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2156 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 24-024 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Bax Engineering for On-Call Professional Services.

Alderman Guccione moved for the first reading of Bill No. 24-024. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Bax Engineering for On-Call Professional Services.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 24-025 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Cochran Engineering for On-Call Professional Services.

Alderman Gnau moved for the first reading of Bill No. 24-026. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Cochran Engineering for On-Call Professional Services.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 24-026 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Planning Design Studios (PDS) for On-Call Professional Services.

Alderman Guccione moved for the first reading of Bill No. 24-027. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Planning Design Studios (PDS) for On-Call Professional Services.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 24-027 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Terra Engineering for On-Call Professional Services.

Alderman Gnau moved for the first reading of Bill No. 24-027. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Terra Engineering for On-Call Professional Services.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No. 24-028 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and CBB Transportation Engineering & Planning for On-Call Professional Services.

Alderman Gnau moved for the first reading of Bill No. 24-028. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and CBB Transportation Engineering & Planning for On-Call Professional Services.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No. 24-029 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Professional Service Industries – Intertek PSI for On-Call Professional Services.

Alderman Gnau moved for the first reading of Bill No. 24-029. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Professional Service Industries – Intertek PSI for On-Call Professional Services.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- I. Bill No. 24-030 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Jacobi Geotechnical Engineering for On-Call Professional Services.

Alderman Guccione moved for the first reading of Bill No. 24-030. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Jacobi Geotechnical Engineering for On-Call Professional Services.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- J. Bill No. 24-031 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Cole & Associates for On-Call Professional Services.

Alderman Guccione moved for the first reading of Bill No. 24-031. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Cole & Associates for On-Call Professional Services.** Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

### 13. Tabled or Emergency Bills

- A. **\*Bill No. 24-002** - An Ordinance of the City of Cottleville, Missouri, Deleting Articles I Through VII, IX and X of Chapter 500 of the Municipal Code of the City of Cottleville in Their Entirety, Enacting, in Lieu Thereof, New Articles I Through VII, IX and X of Chapter 500 of the Municipal Code; Adopting, with Amendments, the International Building Code; 2021 Edition; the International Plumbing Code, 2021 Edition; the International Mechanical Code, 2021 Edition; the International Electrical Code, 2021 Edition; the International Property Maintenance Code, 2021 Edition; The International Residential Code, 2021 Edition; the International Energy Conversation Code, 2021 Edition; the International Private Sewage Disposal Code, 2021 Edition; and the International Swimming Pool and Spa Code, 2021 Edition, as the Building Codes of the City, Providing for the Regulation, Inspection and Permitting of Buildings Within the City; Establishing Permit and Inspections Fees; Providing for Penalties for Violations of the Provisions of Said Building Codes; and Other Matters Related Thereto.

Alderman Guccione moved to remove bill 24-002 from the table. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 24-002 as amended. **An Ordinance of the City of Cottleville, Missouri, Deleting Articles I Through VII, IX and X of Chapter 500 of the Municipal Code of the City of Cottleville in Their Entirety, Enacting, in Lieu Thereof, New Articles I Through VII, IX and X of Chapter 500 of the Municipal Code; Adopting, with Amendments, the International Building Code; 2021 Edition; the International Plumbing Code, 2021 Edition; the International Mechanical Code, 2021 Edition; the International Electrical Code, 2021 Edition; the International Property Maintenance Code, 2021 Edition; The International Residential Code, 2021 Edition; the International Energy Conversation Code, 2021 Edition; the International Private Sewage Disposal Code, 2021 Edition; and the International Swimming Pool and Spa Code, 2021 Edition, as the Building Codes of the City, Providing for the Regulation, Inspection and Permitting of Buildings Within the City; Establishing Permit and Inspections Fees; Providing for Penalties for Violations of the Provisions of Said Building Codes; and Other Matters Related Thereto.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-002 Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2157 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.



**14. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo.**

None.

**15. Comments Pertaining to Closed Session**

None.

**16. Adjournment of Meeting**

Alderman Guccione moved to adjourn the meeting. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.  
7:40 pm.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Bob Ronkoski

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**JUNE 26, 2024**

The Board of Aldermen held their meeting at City Hall located at 5490 5<sup>th</sup> Street Cottleville, Missouri.

Mayor Ronkoski called the meeting to order at 5:30 p.m.

Amy C. Lewis, City Clerk called roll and those present at roll were:

Alderman Guccione	Present
Alderman Krekeler	Present
Alderman Gnau	Present
Alderman Colombatto	Present

There were four (4) members present and zero (0) absent.

**Staff Reports**

A. City Attorney

Motion was made by Alderman Guccione, seconded by Alderman Gnau to go into closed session at 5:33 p.m., pursuant to 610.021 RSMo Litigation. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Amy Lewis, City Clerk called roll:

Alderman Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Colombatto	Yea

On motion of Alderman Guccione seconded by Alderman Gnau, the Board voted to exit the closed session and return to the open meeting at 5:44 pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

B. City Administrator & Public Works Director

During this time Michael Padella, City Administrator, updated the Board of Aldermen on the parking analysis that staff has been working on identifying public and private parking spaces. He stated the next step is identifying new parking locations and solutions. He further stated upon completion he plans to share it with the Board of Aldermen and later with the public. Some highlights noted were that the City has 1201 private and public parking spaces including Legacy Park but not including St. Joseph Church in the old town study area. Approximately 937 would be required for occupied businesses/buildings per the City's zoning code. It was noted that 300 or less spaces are in Legacy Park. It was also noted all public parking in the area is free.

During this time Mr. Padella reviewed tonight's agenda items and noted the first 4 public hearings items are requested to be continued as the applicants are still working on their plans and the application process. The consent agenda included items such as; police dispatching services, escrow releases, selecting an engineering firm to design lighting improvements along Highway N and in the parking lot on the west side of City Hall. It was noted that most of the bills on tonight's agenda were related to establishing escrows and providing on-call engineering services which could speed up projects in the future.

In addition, Mr. Padella noted an agreement for Mr. Francis' consulting services is on tonight's agenda should there be a need as well as appointing Greenway CID directors and a conditional use request for 5344 Highway N.

Alderman Guccione moved to suspend the rules on Bill 24-022 & 24-023. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions

Lastly Mr. Padella stated he has received a request to add lighting to a field at Vetta that currently does not have lighting like the rest of their fields. He also has received a request for the City to take over maintenance of the alleys in Madison Park subdivision which are currently maintained by their HOA, however they are not per county standards. Mr. Padella stated he would prepare a policy or procedure in regard to such requests for the future.

C. Chief of Police

Nothing at this time.

D. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer provided a bill list and minutes.

**Communications from the Alderman**

Alderman Krekeler stated music in the old town area of Cottleville has been too loud and he has received complaints regarding the same. Chief McCune requested any residents call our 24-hour non-emergency police dispatch number at 636-939-9966 when it is occurring. Chief McCune stated he also has visited with a business owner recently about it and plans to visit with another business.

Some discussion was held in regard to the Bauer property under development on Cottleville Parkway. It was noted the city has received some complaints in regard to the site and code enforcement has been in contact with the owners.

Alderman Krekeler inquired about installing a sidewalk on Lohmar Lane. It was noted the project was put on hold as the residents in that area previously didn't want it and weren't willing to provide the easements or right of ways needed.

Some discussion was held regarding recording meetings.

**Communications of the Mayor**

Nothing further.

**Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate and Personnel pursuant to 610.021RsMo**

**Adjournment**

Alderman Guccione moved to adjourn the meeting. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:18 pm.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Bob Ronkoski