

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, MAY 15, 2024

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

Mayor Ronkoski called the meeting to order at 7:08 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 June 26, 2024, Board Meeting.*

Alderman Guccione moved to open public hearing items A above. 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 to continue public hearing item A. Alderman Colombatto 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 June 26, 2024, Board Meeting.*

Alderman Colombatto moved to open public hearing items B above. Alderman Guccione 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 B. Alderman Colombatto 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 June 26, 2024, Board Meeting.*

Alderman Guccione moved to open public hearing items C above. 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 to continue public hearing item C. Alderman Gnau 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 to Amend Article V of Chapter 405 of the Municipal Code of the City of Cottle-ville, Missouri, Related to Planned Unit Development (PUD) Regulations.

Alderman Gnau moved to open public hearing items D above. Alderman Guccione 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 D Alderman Krekeler 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 to Amend Article IX of Chapter 405, of the Municipal Code of the City of Cottleville, Missouri, Related to Signage in the Recreational District (RD).

Alderman Gnau moved to open public hearing items E above. Alderman Guccione 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 E 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

Scott Drachnik with the St. Charels County Economic Development Center, made a presentation to the Board of Aldermen highlighting the EDC's annual report. He further mentioned the City of Cottleville received a Downtown Revitalization award and at a national site selectors' panel discussion, two panelists mentioned Cottleville specifically.

8. Consent Agenda

Alderman Colombatto moved to remove items E1, 2, 3, and 4 from the consent agenda. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen.

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, March 20, 2024, Closed Session
- B. Approval of Minutes, April 17, 2024, Work Session
- C. Approval of Minutes, April 17, 2024, Closed Session
- D. Approval of Minutes, April 17, 2024, Regular Session
- E. Approval of Mayor's Appointments
 - 1. Danny Define – Old Town Historic Commission
 - 2. Reappointment of Richard Francis – Old Town CID
 - 3. Reappointment of Scott Lewis – Old Town CID
 - 4. Appointment of Kelly Gardner – Old Town CID
- F. Acknowledgement of or Approval to Purchases/Pay:
 - 1. St. Charles County Gov't – 1st Quarter Payment per Roadway Maintenance Agree-ment; \$36,000.
 - 2. St. Charles, County Regional Drug Task Force – Annual Assessment July 2023 – June 2024; \$10,986.
 - 3. Cottleville Caddy Shack – Purchase 6-seat Golf Cart for Cottleville Police Dept; \$10,699.
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

Alderman Guccione moved to approve item E1 above. 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 to approve item E2 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 Gnau moved to approve item E3 above. Alderman Collombatto 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 approve item E4 above. Alderman Collombatto seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There was one (1) nay votes and no abstentions.

10. Resolutions

None.

11. Bills for Final Passage

None.

12. Bills for Introduction

- 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 professional services for On-Call Professional Services.

Alderman Gnau moved for the first reading of 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 professional services for On-Call Professional Services.** Alderman Collombatto seconded the motion. Motion was carried 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 Guccione moved for the first reading of 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 Gnau seconded the motion. Motion was carried 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 first reading of 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 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 24-015 - 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 first reading of 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 Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No 24-016 - 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 first reading of 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 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 24-017 - 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 first reading of 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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No 24-018 - 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 moved for the first reading of 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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No 24-019 – An Ordinance of the City of Cottleville, Missouri, Amending Article V of Chapter 405 of the Municipal Code of the City of Cottleville, Related to Planned Unit Development Regulations and Matters Related Thereto.

Alderman Collombatto moved for the first reading of Bill No. 24-019. **An Ordinance of the City of Cottleville, Missouri, Amending Article V of Chapter 405 of the Municipal Code of the City of Cottleville, Related to Planned Unit Development Regulations and Matters Related Thereto**. Alderman Krekeler 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 # 24-019. **An Ordinance of the City of Cottleville, Missouri, Amending Article V of Chapter 405 of the Municipal Code of the City of Cottleville, Related to Planned Unit Development Regulations and Matters Related Thereto**. Alderman Colombatto seconded the motion. Alderman Gnau moved to vote on Bill # 24-019. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions. A vote was then taken:

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

Ordinance 2145 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- I. Bill No 24-020 – An Ordinance of the City of Cottleville, Missouri, Amending Article IX of Chapter 405 of the Municipal Code of the City of Cottleville, Related to Signage in the Recreational District (RD) and Matters Related Thereto.

Alderman Guccione moved for the first reading of Bill No. 24-020. **An Ordinance of the City of Cottleville, Missouri, Amending Article IX of Chapter 405 of the Municipal Code of the City of Cottleville, Related to Signage in the Recreational District (RD) and Matters Related Thereto**.

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 # 24-020. **An Ordinance of the City of Cottleville, Missouri, Amending Article IX of Chapter 405 of the Municipal Code of the City of Cottleville, Related to Signage in the Recreational District (RD) and Matters Related Thereto**. Alderman Colombatto seconded the motion. Alderman Krekeler moved to vote on Bill # 24-020. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions. A vote was then taken:

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

Ordinance 2146 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- J. 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 first reading of 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 Gnau 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. Bill No. 23-077 Remained tabled.

Bill 24-002 remained tabled.

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

None.

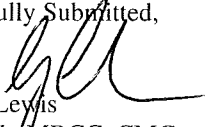
15. Comments Pertaining to Closed Session

None.

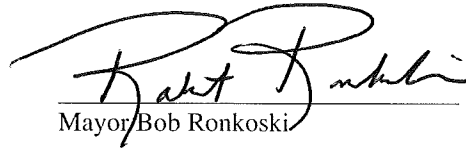
16. Adjournment of Meeting

Alderman Guccione moved to adjourn the meeting. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:37 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 6/26/24


Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
MAY 15, 2024

The Board of Aldermen held their meeting at City Hall located at 5490 5th 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.

During this time staff members from the City of St. Peters were present to discuss changes and improvements to their solid waste hauling program coming for 2025. New trucks, new route software and apps will be used. They plan to provide staff training and offer materials to educate residents which they received a grant for to produce. Their goal is to get away from being rate dependent and increase the efficiency of the waste hauling and recycling programs. Their goal is to have no rate increase for 2025. There will be more information coming.

Staff Reports

A. City Attorney

Bradly Pryor, City Attorney was present for the meeting and presented the codes changes he has been working on and prepared for tonight's meeting. He reviewed Bill 24-019 which would define the PUD process and provide a construction definition and various timelines related to the same. Much review and discussion were held regarding the amendments including, building heights in various areas of the City and defining periods of construction activity for 30 days vs. 90 days. It was noted it was recommended by the Planning and Zoning Commission due to possible weather, seasonal, and material delays to extend to 90 days.

Rich Francis, Public Works Director was present for the meeting and mentioned Courtyards of Cottleville is a nice subdivision that used the PUD as a tool to develop it.

Alderman Colombatto moved to suspend the rules for Bill 24-019 and 24-020. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

B. City Administrator & Public Works Director

Nothing further at this time.

C. Chief of Police

Dave McCune, Police Chief, stated he obtained 3 quotes and planned to purchase the budgeted item; a PD golf cart from Caddy Shack which is a Cottleville business who provides an extended warranty and free pick up and towing.

D. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer provided a bill list, minutes and previously noted the work for an audited financial statement for the year ending December 31, 2024 is underway.

Communications from the Alderman

Alderman Colombatto asked the Mayor how he selected the persons to be appointed to the various boards on tonight's consent agenda. Mayor Ronkoski stated the CID made their own recommendation and he agreed. Mayor Ronkoski further stated he made the OTHD selection after a resident had reached out to him and said he wanted to get involved. Alderman Krekeler stated he would be voting "no" because he got the names last Friday. Mayor Ronkoski further stated these are the Mayor's appointments and he was surprised Alderman Krekeler was not in favor of his OTHD appointment because Alderman Krekeler had been complaining that currently the same person is serving on both PZ and OTHD and this would change that. Mayor Ronkoski further stated the only other person that expressed an interest recently in being on the CID is currently suing the City, therefore he is not going to make that appointment due to the potential conflict.

It was noted there was not enough time to discuss a couple of non-agenda items Micheal Padella, City Administrator planned to share with the Board of Aldermen at this point. However, he did state staff continues to work on the parking analysis in old town and will present it at a future meeting.

Communications of the Mayor

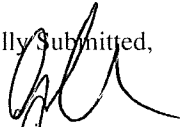
Nothing at this time.

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

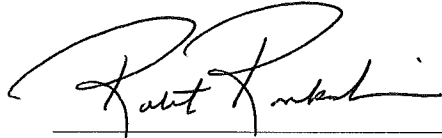
Adjournment

Alderman Gnau moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
7:05pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 06/26/24



Mayor Bob Ronkoski