

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, JULY 17, 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 7:20 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

Mayor Ronkoski announced those wishing to speak tonight should fill out a comment card and return it to the City Clerk to speak under the citizen's comments portion of the agenda which is intended for the public to address the elected officials and for them to listen. He further stated that at anytime you can contact staff or elected officials with questions, comments or concerns. Mayor Ronkoski encouraged the community to contact City Hall during normal business hours to report concerns so they can be directed to the correct personnel; and for general questions to help ensure accurate and complete answers are obtained. He stated for example, any afterhours loud noise or nuisance complaints should be reported to the Cottleville Police Department at the time of occurrence by calling the non-emergency 24-hour phone number at 636.939.9966. Mayor Ronkoski also encouraged residents to visit the City's website, follow the City's official social media pages, and sign up to receive the City's enews letter for valuable and accurate information.

5. Board of Aldermen's Report

None.

6. Public Hearing

Mayor Ronkoski announced the City has received the following applications from land owners and developers, none of which were solicited by the City. He stated the previous meetings were not necessarily "cancelled" but were continued or moved to the next meeting due to incomplete applications or more information needed. He further stated the City is obtaining more information from the applicants and will process them according to the law.

- a. Public Hearing of an Amended PUD Area Plan for Cottleville Trails. – *Applicant requested this item be tabled tentatively to the August 21, 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 requested this item be tabled tentatively to the August 21, 2024, Board Meeting.*

Alderman Guccione moved to continue public hearing item B. Alderman Gnau 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 requested this item be tabled tentatively to the August 21, 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 requested this item be tabled tentatively to the August 21, 2024, Board Meeting.*

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 requested this item be tabled tentatively to the August 21, 2024, Board Meeting.*

Alderman Colombatto 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.

7. Citizen Petitions and Public Comments

Darlene Hollister, 1416 Brittany Cove spoke to the Mayor and Board of Aldermen and requested the meetings be live streamed and additional information be added to the agenda in regard to tabled items such as any public hearings. She also asked the Mayor and Board of Aldermen to reconsider attending the “Towne Hall” meetings held by a local business owner.

8. Consent Agenda

Alderman Guccione moved to approve the consent agenda. Alderman Krekeler 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, June 26, 2024, Work Session
- B. Approval of Minutes, June 26, 2024, Regular Session
- C. Acknowledgement of or Approval to Purchases/Pay:
 - 1) Acknowledgement of \$96,869.67 payment to the Missouri Transportation Finance Corporation for the Reconstruction & Elevation of Hwy N per Ordinance No. 1534, payment 8 of 10.
 - 2) Acknowledgement of \$363,250.00 payment to First Community State Bank for Semi Annual Loan Payment 2020 Refinance per Ordinance No. 1847, payment 8 of 32.
- 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. 24-024 – 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 Colombatto moved for the second reading of Bill # 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. Alderman Gnau moved to vote on Bill # 24-024. 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 2158 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. 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 Guccione moved for the second reading of Bill # 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 Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 24-025. 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 2159 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. 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 Colombatto moved for the second reading of Bill # 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 Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-026. 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 2160 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. 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 second reading of Bill # 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. Alderman Gnau moved to vote on Bill # 24-027. 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 2161 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. 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 moved for the second reading of Bill # 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 Krekeler seconded the motion. Alderman Krekeler moved to vote on Bill # 24-028. 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 2162 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. 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 moved for the second reading of Bill # 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 Colombatto seconded the motion. Alderman Colombatto moved to vote on Bill # 24-029. 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 2163 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. 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 moved for the second reading of Bill # 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 seconded the motion. Alderman Colombatto moved to vote on Bill # 24-030. 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 2164 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. 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 Gnau moved for the second reading of Bill # 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 seconded the motion. Alderman Gnau moved to vote on Bill # 24-031. 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 2165 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 24-032 - 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 Francis Howell R-III School District for School Resource Officer (SRO) Services.

Alderman Colombatto moved for the first reading of Bill No. 24-032. **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 Francis Howell R-III School District for School Resource Officer (SRO) Services.** Alderman Gnau 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 # 24-032. **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 Francis Howell R-III School District for School Resource Officer (SRO) Services.** Alderman Guccione seconded the motion. Alderman Colombatto moved to vote on Bill # 24-032. 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 2166 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 24-033 – 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 The Cottleville Greenway Community Improvement District and DCM Land, LLC, Approving a First Amendment to the Cooperative Agreement Dated July 19, 2019.

Alderman Guccione moved for the first reading of Bill No. 24-033. **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 The Cottleville Greenway Community Improvement District and DCM Land, LLC, Approving a First Amendment to the Cooperative Agreement Dated July 19, 2019.** 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. 24-034 – 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 The Cottleville Greenway Community Improvement District, Approving the Removal of Certain Real Property Parcels from the Boundaries of the CID.

Alderman Guccione moved for the first reading of Bill No. 24-034. **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 The Cottleville Greenway Community Improvement District, Approving the Removal of Certain Real Property Parcels from the Boundaries of the CID.** 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

None.

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

None.


15. Comments Pertaining to Closed Session

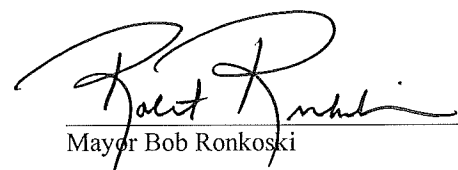
None.

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.
7:39 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC
Approval Date: 8.21.24


Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
JULY 17, 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 5:35 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

Mr. Pryor was present for the meeting. It was noted there may be an August Planning and Zoning meeting related to Cottleville Trails however, staff is still working through the application and various plans.

Nothing at this time.

B. City Administrator & Public Works Director

During this time Michael Padella, City Administrator, updated the Board of Aldermen on the agenda items including the on-call engineering services and the School Resource Officer Agreement with FHSD.

Alderman Colombatto moved to suspend the rules for Bill 24-032. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Mr. Padella continued reviewing the additional agenda items with the Mayor and Board of Aldermen. He stated he would obtain more information regarding the changes to Greenway CID and the related ordinances for the next meeting.

Mr. Padella stated staff continues to work on the parking analysis along with identifying solutions, the public and private parking spaces. He further stated upon completion he plans for the City to hold an open house in regards to the matter. Much discussion continued and Mr. Padella shared a updated draft power point presentation with more information such as the average distance to 447 old town area parking spaces range from 200, 300, and 500 feet away from businesses. Some additional highlights noted were 11 businesses in the old town area have not installed any of their own parking. There are a total of 1201 private and public parking spaces in the old town area of Cottleville which consist of 382 private off-street and 819 public parking spaces which includes 40 accessible parking spaces, 7 golf cart parking (not including the private golf cart lot installed by Frank Martins Graden) and 4 EV parking spaces. It was noted the 1201 private and public parking spaces include Legacy Park but do not including St. Joseph Church in the old town study area. It was noted again that approximately 937 would be required for occupied businesses/buildings per the City's zoning code and that 300 or less spaces are in Legacy Park. It was also noted all *public* parking spaces in the area remain free.

Lastly Mr. Padella reviewed the two new spire gas route options with the Board of Aldermen but he plans to get more information and attend a meeting in regards to the same.

C. Chief of Police

Nothing at this time.

D. City Clerk/Treasurer

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

Communications from the Alderman

It was requested to place a work order for street sweeping from St. Charels County and for staff to check into the steel plate on the path along Mid Rivers Mall Drive to access property behind Hutchison Funeral Home as it is a big bump for pedestrians, carts and bikes.

Communications of the Mayor

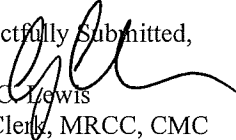
Nothing further.

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

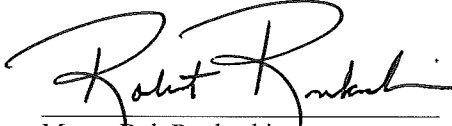
Adjournment

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.
7:17 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 8-21-24


Mayor Bob Ronkoski