

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, OCTOBER 16, 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 7:24 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 again 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

None.

7. Citizen Petitions and Public Comments.

Jeff Simmon with Bax Engineering and Stephen Valentine with Lombardo Homes were present at the meeting and spoke regarding Bills 24-039, 040, and 041 which are amending the Cottleville Trails area plan, final plan and CUP. Some discussion was held regarding improving the elevations of the golf cart structure.

8. Consent Agenda

Alderman Guccione moved to approve the consent agenda. Alderman Gnau 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, Closed Session
- B. Approval of Minutes, August 21, 2024, Closed Session
- C. Approval of Minutes, August 27, 2024, Special Meeting (Open House)
- D. Approval of Minutes, September 18, 2024, Work Session
- E. Approval of Minutes, September 18, 2024, Regular Session
- F. Acknowledgement of or Approval to Purchases/Pay:
 - a. Approval of Concrete Masters, LLC Change Order No. 1 for "Polyjacking" (leveling) Existing Sidewalks not-to-exceed \$6,500.00.
 - b. Acknowledgement of Final/Full Escrow Release for Cottleville Trails Development for Construction Escrow Letter of Credit No. 750 in the amount of \$163,471.05.
 - c. Acknowledgement of Final/Full Escrow Release for Prairie Bluff Development for Construction Escrow Letter of Credit No. 447269-02 in the amount of \$95,282.95.
 - d. The Playground Consultant, Invoice not to exceed \$17,000 for miscellaneous Burke repair parts for Legacy Park playground.

- e. The Playground Consultant, Invoice not to exceed \$11,000.00 for Legacy Park playground surface patch material.
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

None.

11. Bills for Final Passage

- A. Bill No. 24-039 – An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amended P.U.D. Area Plan for Cottleville Trails subdivision phases Village G, H, and I.

Alderman Guccione moved for the second reading of Bill # 24-039. **An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amended P.U.D. Area Plan for Cottleville Trails subdivision phases Village G, H, and I.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-039. 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 2174 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 24-040 – An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amended P.U.D. Final Plan for Cottleville Trails subdivision phases Village G, H, and I.

Alderman Colombatto moved for the second reading of Bill # 24-040. **An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amended P.U.D. Final Plan for Cottleville Trails subdivision phases Village G, H, and I.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-040. 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 2175 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 24-041 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Multiple Family Dwellings to Cottleville Trails subdivision phase Village H.

Alderman Colombatto moved for the second reading of Bill # 24-041. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Multiple Family Dwellings to Cottleville Trails subdivision phase Village H.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-041. Alderman Gnau seconded the motion. Motion was car-

ried 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 2176 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 24-042 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request for 5247 Hwy N, Cottleville, MO, 63304 from Limited Commercial Services District (C-2) to General Commercial Retail District (C-3).

Alderman Guccione moved for the second reading of Bill # 24-042. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request for 5247 Hwy N, Cottleville, MO, 63304 from Limited Commercial Services District (C-2) to General Commercial Retail District (C-3).** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-042. 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	Stated he was recusing himself from this vote.
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2177 passed by affirmative votes of three (3) Aldermen. There were no nay votes.

- E. Bill No. 24-043 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) at 5247 Highway N, Cottleville, MO 63304 to allow “New and Used Car Dealers” business activities at this location.

Alderman Gnau moved for the second reading of Bill # 24-043. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) at 5247 Highway N, Cottleville, MO 63304 to allow “New and Used Car Dealers” business activities at this location.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 24-043. 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	Stated he was recusing himself from this vote.
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2178 passed by affirmative votes of three (3) Aldermen. There were no nay votes.

Alderman Guccione moved to reconsider Bill 24-039. Alderman Colombatto second 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 Bill 24-039 subject to the requirement that the applicant provide the City Staff with revised elevations for the golf cart structure, subject to City staff approval. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 24-044 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Temporary Construction Easement with St. Charles County for Bank Stabilization Related to the Dardenne Blueway Project and Matters Related Thereto.

Alderman Gnau moved for the first reading of Bill No. 24-044. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Temporary Construction Easement with St. Charles County for Bank Stabilization Related to the Dardenne Blueway Project and Matters Related Thereto.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Colombatto moved for the second reading of Bill # 24-044. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Temporary Construction Easement with St. Charles County for Bank Stabilization Related to the Dardenne Blueway Project and Matters Related Thereto.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-043. 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 2179 passed 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.
7:40 pm.

Respectfully Submitted,

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

Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
OCTOBER 16, 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 5:09p.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

Drew Weber, City Attorney was present for the meeting.

Motion was made by Alderman Guccione, seconded by Alderman Krekeler go into closed session at 5:10 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 6:40 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 agenda items including escrow releases, change orders, and a Rezoning and Conditional Use Request at 5247 Highway N to operate a new and used car dealer with limited cars displayed outdoors. Mr. Padella also reviewed the final draft of the PUD agreement for Cottleville Trails villages. It was the consensus of the Aldermen to move forward with the proposed amendments as they felt it was better than the previous plans. It was also the consensus of the Aldermen for the elevations of the golf cart structure to be improved. In addition, it was noted the corridor for a boulevard or out road would be preserved for 12 months to evaluate and study if it is justified or needed. It was noted that should a bridge and or road be justified by a traffic engineer, it is possible the property could be the match to a St. Charles County Road Board application which was already preliminarily ranked high.

Alderman Guccione moved to amend the agenda to include the following additional consent agenda items:

- d. The Playground Consultant, Invoice not to exceed \$17,000 for miscellaneous Burke repair parts for Legacy Park playground.
- e. The Playground Consultant, Invoice not to exceed \$11,000.00 for Legacy Park playground surface patch materials.

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

Tom Goldkamp, City Engineer provided a written summary of the parking analysis online survey for the Mayor and Board of Aldermen's review.

Alderman Colombatto moved to suspend the rules on Bill 24-044. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

C. Chief of Police

Dave McCune, Chief of Police stated the department has been seeing an uptick in unlicensed minibikes on the streets and trails and they are looking at enforcement options.

D. City Clerk/Treasurer

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

Communications from the Alderman

Alderman Colombatto inquired about the storm water repairs near her subdivision however the contractor has not responded therefore it may need to be rebid.

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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
7:22 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Bob Ronkoski