

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, SEPTEMBER 18, 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 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. 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.

A. 2024 Constitution Week Proclamation

During this time Michael Guccione, President of the Board of Aldermen presented a proclamation to the Daughters of the American Revolution recognizing Constitution week.

5. Board of Aldermen's Report

None.

6. Public Hearing

- A. A Public Hearing for a Request for Rezoning of 5247 Highway N, Cottleville, MO 63304 from Limited Commercial Services District (C-2) to General Commercial Retail District (C-3) – (Samuel Stahl, Applicant).

Alderman Guccione moved to open 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.

The applicant was present for the meeting and stated he wished to operate an auto detailing business at the above location with a vehicle or two for sale or on consignment at a time behind Oh My Posh Boutique next to Don's Auto Body on Highway N.

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

- B. A Public Hearing for a Conditional Use Permit (CUP) at 5247 Highway N, Cottleville, MO 63304 to allow "New and Used Car Dealers" business activities at this location – (Samuel Stahl, Applicant).

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

Nothing further.

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

- C. A Public Hearing Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property within the City of Cottleville, Missouri, for the period January 1, 2024, to December 31, 2024.

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

Amy Lewis, City Clerk -Treasurer announced according to the state's proforma the City is setting the annual property tax rate at \$0.2462 per \$100.00 of assessed valuation.

Alderman Guccione moved to closed 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.

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 townhome's in village I and the golf cart parking 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, August 21, 2024, Work Session
- B. Approval of Minutes, August 21, 2024, Regular Session
- C. Acknowledgement of or Approval to Purchases/Pay:
 - 1) Approval to renew and pay "Omnigo" \$16,795.30 per Invoice #19660 for Police Records Management Software Subscription through 03/31/2025.
 - 2) Authorization of funding in the amount of \$13,000 for a "Task Order" with Cochran Engineering for the design of a Concept Plan and Preliminary Site Plan for surface parking improvements.
- 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. 24-035 – An Ordinance of the City of Cottleville, Missouri, Authorizing the Mayor to Negotiate and Execute an Amended Intergovernmental Agreement by and between the City of Cottleville, Missouri and St. Charles County, Missouri, for Road Maintenance and Repair services and matters related thereto.

Alderman Colombatto moved for the second reading of Bill # 24-035. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Mayor to Negotiate and Execute an Amended Intergovernmental Agreement by and between the City of Cottleville, Missouri and St. Charles County, Missouri, for**

Road Maintenance and Repair services and matters related thereto. Alderman Guccione seconded the motion. Alderman Krekeler moved to vote on Bill # 24-035. 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 2169 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 24-036 - 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 JGB Holdings, LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Plat 4A Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-036. **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 JGB Holdings, LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Plat 4A Subdivision.** Alderman Colombatto seconded the motion. Alderman Gnau moved to vote on Bill # 24-036. 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 2170 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 24-037 - 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 JGB Holdings, LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Plat 4B Subdivision.

Alderman Guccione moved for the second reading of Bill # 24-037 **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 JGB Holdings, LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Plat 4B Subdivision.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 24-037. 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 2171 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 24-038 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Intergovernmental Agreement by and between the City of Cottleville, Missouri and the City of St. Peters, Missouri, Regarding the Installation, Maintenance, and Operation of Certain License Plate Readers and matters related thereto.

Alderman Guccione moved for the second reading of Bill # 24-038 **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 JGB Holdings, LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Plat 4B Subdivision.** Alderman Colombatto seconded the motion. Alderman Colombatto moved to vote on Bill # 24-038. 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 2172 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

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

- B. Bill No. 24-040 – 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 Guccione moved for the first reading of 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 seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 24-041 – 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 Guccione moved for the first reading of 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 seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 24-042 – 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 moved for the first reading of 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 seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 24-043 – 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 moved for the first reading of 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 Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. * **Bill No. 24-044** – An Ordinance of the City of Cottleville, Missouri, Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville for the Period of January 1, 2024, to December 31, 2024.
* **Two Readings Requested**

Alderman Guccione moved for the first reading of Bill No. 24-044. **An Ordinance of the City of Cottleville, Missouri, Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville for the Period of January 1, 2024, to December 31, 2024.** 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 for the second reading of Bill # 24-044 **An Ordinance of the City of Cottleville, Missouri, Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville for the Period of January 1, 2024, to December 31, 2024.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 24-044. 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 2173 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.

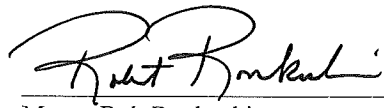
16. Adjournment of Meeting

Alderman Guccione moved to adjourn the meeting. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
7:48 pm.

Respectfully Submitted,



Amy C. Lewis
City Clerk, MRCC, CMC
Approval Date: 10-16-24



Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
SEPTEMBER 19, 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 6:00p.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. No report 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 a request to operate an auto detail operation including auto sales at 5247 Highway N. Discussion was held rezoning, neighboring zoning, and parking lot size as well as limiting the number of vehicles sales. It was noted the property does not have Highway N frontage, and it is located behind Oh My Posh.

Mr. Padella continued reviewing the additional agenda items with the Mayor and Board of Aldermen. He stated the property tax proforma is due back to St. Charles County on September 25, 2024, therefore two readings is requested tonight for Bill 24-044.

Alderman Guccione moved to suspend the rules for 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.

Mr. Padella stated staff continues to work on the parking analysis and is identifying solutions, one of which may be entering into a long-term lease for a parking lot on the approximately 1-acre vacant lot behind the Cottleville Fire Department. It was noted that the cost for a concept plan is on the consent agenda tonight. Mr. Padella also said the City received over 200 responses to the survey and is still filtering through those.

Mr. Padella reviewed the timelines and modified PUD for the Cottleville Trails Subdivision rezoning and CUP for Villages G, H and I which were recommended for approval by the Planning and Zoning Commission contingent all staff comments are met. It was noted that the hypothetical future roadway bridge connection will still need to be reviewed to see if it is justified or feasible. However, he said staff has proactively applied to for preliminary design engineering services to the St. Charles County Road Board and it scored well.

Lastly, Mr. Padella stated he and staff are working on boardroom improvements, street lighting improvements, and code updates for permitted and conditional uses in the recreational zoning district.

C. Chief of Police

It was noted on tonight's agenda the Cottleville Police Department plans to place a flock camera on a City of St. Peters pole near Mid Rivers Mall Drive therefore requiring an agreement with them.

D. City Clerk/Treasurer

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

Communications from the Alderman

Nothing at this time.

Communications of the Mayor

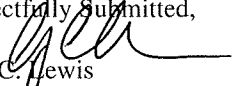
Nothing further.

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

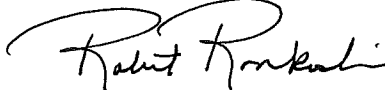
Adjournment

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.
7:16 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 10/16/24



Mayor Bob Ronkoski