

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, DECEMBER 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 7:10 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 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

A. A Public Hearing for the Requested Renew of a Conditional Use Permit (CUP) at the Cottleville Trails Development Villages G and I to allow the multi-family land use currently reflected per the "Cottleville Trails PUD Area and Final Plans" to continue (DCM Land, LLC Applicant).

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

It was noted this was a request to the Cottleville Trails subdivision phases Village G and I. It was also noted P& Z recommended approval on 12/02/24 and Village G was recently approved for an amended PUD Area & Final Plan with the same count of attached villas as previously approved. In addition, Village I was also approved for an amended PUD Area & Final Plan with a significant change from 185 apartment units down to 84 townhome units for sale.

Alderman Guccione moved to close the public hearing. Alderman Colombatto 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 Request for Rezoning of a 23.854-acre tract of land north of St. Charles Street and west of Crooked Creek, in Cottleville, MO 63304, from Single-Family Residential District (R-1A (1 acre)) to Single-Family Residential District (R-1D (¼ acre)), (Lombardo Homes St. Louis, Applicant).

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

Steven Valentine spoke in regard to the request to rezone a the nearly 24 acre tract of land from R-1A to R-1D single family residential for 11 new homes and noting the average density is about 2.17 acres per unit

and the lot sizes range from 12,905 sf. to 42,106 sf. with an average lot size of 19,280 sf. nearly ½ lot size. He further noted these would be custom homes with a 1.3 to 1.4-million-dollar price point. Alderman Gnau inquired about the use of nearby amenities in Cottleville Trails. Mr. Valentine further stated he was still working out some things with the neighboring HOA including amenities. He stated these homes would be like those on Canyon Trail.

Alderman Guccione moved to close the public hearing. 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.

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, November 20, 2024, Work Session
- B. Approval of Minutes, November 20, 2024, Closed Session
- C. Approval of Minutes, November 20, 2024, Regular Session
- D. Acknowledgement of or Approval to Purchases/Pay:
 - 1. Authorize Task Order No. 1 under the On-Call Professional Services Agreement with Bax Engineering for the City's matching grant funding in the amount of \$22,924.80 for Professional Engineering Services to Study the hypothetical Cottleville Trails Drive Bridge and Roadway Connection.
- E. Approval of Expenditures / Acknowledgement of any Financial Information
- F. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

None.

11. Bills for Final Passage

- A. Bill No. 24-045 - An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2025, Ending December 31, 2025.

Alderman Guccione moved for the second reading of Bill # 24-045. **An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2025, Ending December 31, 2025.**

Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-045. 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 2183 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

B. Bill No. 24-048 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Fourth Amendment to Intergovernmental Cooperation Agreement by and between the City of Cottleville, Missouri and the City of St. Peters, Missouri, Regarding Municipal Solid Waste Collection, Disposal, and Recycling Services.

Alderman Guccione moved for the second reading of Bill # 24-048. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Fourth Amendment to Intergovernmental Cooperation Agreement by and between the City of Cottleville, Missouri and the City of St. Peters, Missouri, Regarding Municipal Solid Waste Collection, Disposal, and Recycling Services.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-048. 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 2184 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

C. Bill No. 24-050 - An Ordinance of the City of Cottleville, Missouri, Annexing Property Located at 499 Weiss Rd., St. Peters, MO 63376, Into the City and Approving a Verified Petition for Voluntary Annexation Submitted by, Mildred Van Booven.

Alderman Guccione moved for the second reading of Bill # 24-050. **An Ordinance of the City of Cottleville, Missouri, Annexing Property Located at 499 Weiss Rd., St. Peters, MO 63376, Into the City and Approving a Verified Petition for Voluntary Annexation Submitted by, Mildred Van Booven.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 24-050. 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 2185 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

A. Bill No. 24-051 - An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Multiple Family Dwellings to Cottleville Trails subdivision phases Village G and I (DCM Land, LLC Applicant).

Alderman Guccione moved for the first reading of Bill No. 24-051. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) Request for Multiple Family Dwellings to Cottleville Trails subdivision phases Village G and I (DCM Land, LLC Applicant).** 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. 24-052 - An Ordinance of the City of Cottleville, Missouri, Approving the Request for Rezoning of a 23.854-acre tract of land north of St. Charles Street and west of Crooked Creek, in Cottleville, MO 63304, from Single-Family Residential District (R-1A (1 acre)) to

Single-Family Residential District (R-1D (¼ acre)); (Lombardo Homes St. Louis, LLC, Applicant).

Alderman Guccione moved for the first reading of Bill No. 24-052. **An Ordinance of the City of Cottleville, Missouri, Approving the Request for Rezoning of a 23.854-acre tract of land north of St. Charles Street and west of Crooked Creek, in Cottleville, MO 63304, from Single-Family Residential District (R-1A (1 acre)) to Single-Family Residential District (R-1D (¼ acre)); (Lombardo Homes St. Louis, LLC, Applicant).** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

C. Bill No. 24-053 - An Ordinance of the City of Cottleville, Missouri, Approving and Authorizing the Mayor to Negotiate and Execute the Granting of Temporary and Permanent Utility Easements between and to Spire Missouri, Inc. for the Construction, Maintenance, and Monitoring of a Natural Gas Pipeline and Matters Related Thereto.

Alderman Guccione moved for the first reading of Bill No. 24-053. **An Ordinance of the City of Cottleville, Missouri, Approving and Authorizing the Mayor to Negotiate and Execute the Granting of Temporary and Permanent Utility Easements between and to Spire Missouri, Inc. for the Construction, Maintenance, and Monitoring of a Natural Gas Pipeline 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.

D. Bill No. 24-054 - An Ordinance of the City of Cottleville, Missouri, Authorizing the Mayor to Execute an Athletic Field Improvement and Reservation Agreement with American Cricket Academy & Club for the Improvement and Reservation of Athletic Fields at Kochanski Multi Sports Field in Legacy Park and Matters Related Thereto.

Alderman Colombatto moved for the first reading of Bill No. 24-054. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Mayor to Execute an Athletic Field Improvement and Reservation Agreement with American Cricket Academy & Club for the Improvement and Reservation of Athletic Fields at Kochanski Multi Sports Field in Legacy Park 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.

E. Bill No. 24-055 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Execute an Intergovernmental Agreement by and between the City of Cottleville, Missouri, and St. Charles County, Missouri, for Use of St. Charles County Transportation Sales Tax Funds for Study of Cottleville Trails Drive Bridge and Matters Related Thereto.

Alderman Colombatto moved for the first reading of Bill No. 24-055. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Execute an Intergovernmental Agreement by and between the City of Cottleville, Missouri, and St. Charles County, Missouri, for Use of St. Charles County Transportation Sales Tax Funds for Study of Cottleville Trails Drive Bridge 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 Ganu moved for the second reading of Bill # 24-055. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Execute an Intergovernmental Agreement by and between the City of Cottleville, Missouri, and St. Charles County, Missouri, for Use of St. Charles County Transportation Sales Tax Funds for Study of Cottleville Trails Drive Bridge and Matters Related Thereto.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 24-055. 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 2186 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

F. Bill No. 24-056 - An Ordinance of the City of Cottleville, Missouri, Amending: Articles XIII of Chapter 500, Adopting the International Existing Building Code, 2021 Edition, and Providing for Amendments Thereto and Penalties for Violations of the Same; Section 500.298 of Article X of Chapter 500; Section 500.320 of Article XI of Chapter 500, and Section 500.330 of Article XI of Chapter 500; and Other Matters Related Thereto.

Alderman Guccione moved for the first reading of Bill No. 24-056. **An Ordinance of the City of Cottleville, Missouri, Amending: Articles XIII of Chapter 500, Adopting the International Existing Building Code, 2021 Edition, and Providing for Amendments Thereto and Penalties for Violations of the Same; Section 500.298 of Article X of Chapter 500; Section 500.320 of Article XI of Chapter 500, and Section 500.330 of Article XI of Chapter 500; and Other Matters Related Thereto.**

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

G. *Bill No. 24-057 - 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 Wiss, Janney, Elstner Associates, Inc. (WJE), for On-Call Professional Services.

Alderman Guccione moved for the first reading of Bill No. 24-057. **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 Wiss, Janney, Elstner Associates, Inc. (WJE), for On-Call Professional Services.** Alderman Krekleer seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Ganu moved for the second reading of Bill # 24-057. **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 Wiss, Janney, Elstner Associates, Inc. (WJE), for On-Call Professional Services.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 24-057. 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 2187 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.

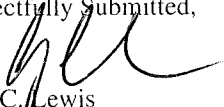
15. Comments Pertaining to Closed Session

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.
7:36 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 1/15/25


Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, DECEMBER 19, 2023

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.

Motion was made by Alderman Guccione, seconded by Alderman Gnau go into closed session at 5:32 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 Krekeler the Board voted to exit the closed session and return to the open meeting at 5:37 pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Staff Reports

A. City Attorney

Nothing further.

B. City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda, public hearings, and other agenda items such as; the rezoning and conditional use request for On the Rocks to be located at the southeast corner of Gutermuth Road and Highway 364. Mr. Francis provided a map showing the adjacent C-3 zoning areas. It was noted it was approved by Planning and Zoning but was contingent upon the dumpster material matching the building, sight proof fencing or landscaping is installed along the south and east property line, lighting is screened or shielded, and the building elevations are revised to include brick or stone at least 3 feet high on the front and two sides. Some discussion was held regarding traffic for a retail store vs. a day-care operation during peak hours.

Mr. Francis reviewed O’Kane’s Kitchens’ desire to provide wine with their to go and catering orders.

Mr. Francis requested bill 23-078 is removed from the agenda as it is a duplicate.

Alderman Krekeler suggested City employees clean out the rain garden area surrounding City Hall. Mr. Francis stated he recommends a license professional keep them maintained so they don't back up again and that City staff already has a lengthy to do list at this time.

Mr. Francis also provided draft information received to modify the Cottleville Trails PUD for a new housing product. It was the consensus of the Board of Aldermen that they liked the new modification better than the approved product at this time and were open to more discussion.

Alderman Mike Krekeler suggested the historic stone bridge abutments that were once over Crooked Creek be placed in a City Park rather than be used on the Cottleville Trails pathways. Mr. Francis stated he would ask the property owner for a plan showing how he plans to use his bridge abutments. It was also noted that the property owner is working with the Blue Way for a water access landing site in Cottleville Trails.

C. Chief of Police

Dave McCune, Police Chief, nothing at this time.

D. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer provided a bill list, sales tax chart and minutes. Rich Francis and Amy Lewis provided a final draft budget for 2024 and outlined the highlights as well as answered questions regarding the same.

Communications from the Alderman

Mr. Francis provided Alderman Krekeler and the entire Board of Aldermen a written response to his handout from the last meeting in regard to vinyl banners, Kochanski Multi Sports field improvements, number of trash containers at the street from the All State Insurance building, loud music at Cottleville Wine Seller, park boundary lines, and the Blue Way.

Communications of the Mayor

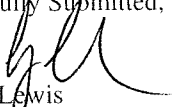
Nothing at this time.

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

Adjournment

Alderman 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.
7:05 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 1/15/25


Mayor Bob Ronkoski