

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN REGULAR SESSION MINUTES**  
**WEDNESDAY, JANUARY 15, 2025**

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

Mayor Ronkoski called the meeting to order at 7:30 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 thanked City staff, police officers and public works employees for their work during the recent snowstorms. He provided the below declaration for the City of Cottleville which mirrors the states declaration. Mayor Ronkoski stated the efforts may help with obtaining some reimbursement for the snowstorm expenses.

- A. Executive Order 25-01 – Declaration of a State of Emergency in the City of Cottleville, Missouri.

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 for valuable and accurate information.

**5. Board of Aldermen's Report**

None.

**6. Public Hearing**

- A. A Public Hearing for a Request to Amend the PUD Final Plan for Frankie Martin's Garden (5372 St. Charles Street) to Allow for a Drive-through Coffee Truck on Premise (Cottleville Gardens, LLC Applicant).

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

Mike Reiter, the applicant and business manager were present for the meeting to discuss their desire to operate a coffee truck with a drive-through at Frankie Martin's Garden during non-peak months. It was noted that the plan shows about 12 vehicles could stack in a single lane. The applicant states the hours of operation would be from approximately 6am-2pm. He further requests the truck be allowed to be left there overnight due to the early morning hours. Michael Padella, City Administrator stated the code does not provide for trucks to be left unattended.

Elizabeth Holt, 2029 Blossom Bay Court spoke in opposition to the coffee truck due to traffic concerns and being left there overnight in the Old Town Historic District.

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.

## 7. Citizen Petitions and Public Comments.

Elizabeth Holt, 2029 Blossom Bay Court stated if the City buys a new snow plow truck and doesn't require a CDL they cannot pull any trailers with it. The City Administrator, Michael Padella stated the city will comply with all state and CDL laws. Mrs. Holt further stated she was concerned about the proposed lakes in relation to Bill 24-052 and stated they should have caged rocked on the banks in an effort for it not to become a future maintenance expense for the home owners or HOA.

Joe Hessel, 5002 Pacific Crest Trail stated he was bringing the issues in Cottleville Trails to the Board of Aldermen's attention in regard to some amenities installed are under whelming or not built as promised such as, the quality number of playgrounds and pool size. He further stated home owners were promised a golf cart friendly subdivision and beach but now the developer has erected signs stating no golf carts on private subdivision trails and no swimming at the lake or beach. Michael Padella, City Administrator stated the City has not approved any changes from the original amenities plan submitted and approved.

## 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, December 18, 2024, Work Session
- B. Approval of Minutes, December 18, 2024, Closed Session
- C. Approval of Minutes, December 18, 2024, Regular Session
- D. Acknowledgement of or Approval to Purchases/Pay:
  - a. Authorize Funding to purchase a F-350 Crew Cab 4x4 Heavy-Duty Pickup Truck with snow removal equipment under the State Contract (MoDOT's Cooperative Procurement) in an amount not to exceed \$85,000.
  - b. Authorize Funding to purchase a F-750 Heavy-Duty Dump Truck with snow removal equipment under the State Contract (MoDOT's Cooperative Procurement) in an amount not to exceed \$195,000.
- 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

- A. Resolution No. 25-01 – A Resolution Directing the City Clerk to Submit to the St. Charles County Election Authority a Sample Ballot for the General Municipal Election to be Held on April 8, 2025, in the City of Cottleville, Missouri.

Alderman Colombatto moved to approve resolution 25-01 above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 11. Bills for Final Passage

- 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 second reading of Bill # 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.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-051. 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 2188 passed 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).

During this time the Board of Aldermen asked how the applicant plans to construct the lakes in this new 11 home subdivision. Steve Valentine with Lombardo Homes stated the lakes will be constructed properly in order to become long lasting lakes and not to become a burden on the homeowners or HOA in the future. He also stated they plan to add fountains.

Alderman Guccione moved for the second reading of Bill # 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)).** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-052. 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	Abstained from voting.
Alderman Gnau	Yea
Alderman Colombatto	Nay

Bill fails. There was one nay vote and one abstention.

- 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 second reading of Bill # 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. Alderman Colombatto moved to vote on Bill # 24-053. 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 2189 passed 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 Guccione moved for the second reading of Bill # 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 Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 24-054. 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 2190 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. 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 second reading of Bill # 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. Alderman Gnau moved to vote on Bill # 24-056. 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 2191 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 12. Bills for Introduction

- A. A Bill No. 25-001 – An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to the PUD Final Plan for Frankie Martin’s Garden (5372 St. Charles Street) to Allow for a Drive-through Coffee Truck on Premise. (Cottleville Gardens, LLC Applicant).

Alderman Guccione moved for the first reading of Bill No. 25-001. **An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to the PUD Final Plan for Frankie Martin’s Garden (5372 St. Charles Street) to Allow for a Drive-through Coffee Truck on Premise.** 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.  
8:00 pm.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: \_\_\_\_\_

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Mayor Bob Ronkoski

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**JANUARY 15, 2025**

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

Mayor Ronkoski called the meeting to order at 5:30p.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.

B. City Administrator & Public Works Director

During this time Michael Padella, City Administrator, updated the Board of Aldermen on the agenda items including tonight's building code amendments, an executive order relating to the snowstorm and the public hearing item to allow a drive through at Frankie Martin's Garden. It was noted the executive order mirrored the Governor's State of Missouri declaration and reinforces City personnel's ability to tap into resources that may become available as well as going extraordinary lengths to ensure public safety. The Board of Aldermen also reviewed the PZ contingencies that were added to Bill 25-01 regarding the drive through coffee truck which were:

1. *Add vehicle stacking count for vehicles exiting the drive thru and entering Hwy N.*
2. *Add signage at the entrance from Hwy N stating that vehicles cannot block Hwy N when attempting to enter the property.*
3. *Add comment to the Final Plan stating that "No more than one (1) drive-thru mobile vending vehicle will be on site or in operation at any given time."*
4. *Add comment to the Final Plan stating that "Drive-thru mobile vending vehicle service will only be offered during times when 'walk-up' mobile vending vehicles are not on site or in operation."*
5. *The Final Plan must show double-stacking of vehicles in the drive thru.*

It was the consensus of the Board of Aldermen they had concerns of blocking or stacking traffic on Highway N as well as making right vs. left turns when leaving the drive through.

Mr. Padella continued to review the agenda items with the Board of Aldermen such as the 2025 election ballot, opposing an Ameren UE rate increase and the consent agenda items. Mr. Padella informed the Board of Aldermen that one F350 truck and plow is in the budget, but the 2<sup>nd</sup> F750 truck and plow would be purchased with fund balance. He further stated the prices for both are significantly less than what is on the agenda due to a cooperative purchasing agreement or state contract pricing. He also noted that not buying a "freight liner" significantly reduced the price as well. In addition, he said both trucks will have salt spreaders.

The Board of Aldermen also discussed Bill 24-052 the request to rezone a tract of land from R-1A to R-1D single family residential for 11 new homes with 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 19,280sf. nearly ½ acre lot size. Discussion was held regarding how the lake banks will be stabilized and if rip rap will be used or not.

It was noted the American Cricket Club plans to improve and use Kochanski Multi Sports Field in Legacy Park which hopes to bring in some park revenue from the field. However, when the club is not using or reserving the field it will still be offered to the public or used for open play. It was noted the field currently is not getting much use and was installed with a grant.

Lastly, the Board of Aldermen reviewed the Spire temporary and permanent construction easements in the City and that they are providing compensation to the City for them. It was noted that Spire plans to bore under Dardenne Creek.

a. Chief of Police

Dave McCune, Chief of Police stated he promoted Jon Araujo to Lieutenant and Jeremy O'Hearn to Detective.

b. City Clerk/Treasurer

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

Motion was made by Alderman Guccione, seconded by Alderman Colombatto to go into closed session at 7:10pm., pursuant to 610.021 RSMo Litigation and Real Estate. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Colombatto	Yea
Alderman Gnau	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 7:25 pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

**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. 7:25 pm.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Bob Ronkoski