

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, FEBRUARY 19, 2025**

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 7:30 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 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. He also requested anyone wishing to speak tonight complete a form and give it to the City Clerk to be called.

5. Board of Aldermen's Report

None.

6. Public Hearing

A. 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-1C 1/3 acre), (Lombardo Homes St. Louis, Applicant).

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

Steve Valentine, with Lombardo Homes, was present for the meeting to discuss this new application featuring 10 home lots offering 3+ car side entry garages and a price point close to \$1.5 million. It was further noted the overall density was 2.4 acres and the applicant has agreed to a binding development agreement locking in the maximum of 10 residential single family home lots.

Mr. Valentine presented photos of the quality water basins they have been building for 15 years in other communities that do not fail. He stated they work with DJM Ecological Services to properly construct the basins as well as planting appropriate plants that have very deep stable root systems. It was noted this application was recommended for approval by the Planning and Zoning Commission.

Alderman Gnau moved to close the public hearing item. Alderman Guccione 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 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, January 15, 2025, Work Session
- B. Approval of Minutes, January 15, 2025, Closed Session
- C. Approval of Minutes, January 15, 2025, Regular Session
- D. Acknowledgement of or Approval to Purchases/Pay:
 - a. Authorize Funding for a Website Redesign and Update by Xumulus, Inc. (the current city website design and support provider) in the amount of \$20,000.
 - b. Declaration and Approval of Surplus Property of the Cottleville Police Department to be made available for sale to the public and published at a later date:
 - i. Malibu Multi Gym SN: 8wk0610028
 - ii. F80 Sole Treadmill SN: 580818201087761
 - iii. TSI True Strider Elliptical SN: 08-18113R
 - iv. R2 LifeSpan Bike SN: 096d0064
 - v. Fitness Reality Back Stretcher SN: 117561251000304
 - vi. Fitness Concepts Power Rack w/ Bench SN: 244608
 - vii. 180 Assorted Olympic Size Weight Plates
- 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. 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 second reading of Bill # 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 Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 25-001. 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	Nay
Alderman Krekeler	Nay
Alderman Gnau	Abstain
Alderman Colombatto	Nay

Bill Failed.

12. Bills for Introduction

- A. Bill No. 25-002 – 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-1C (1/3 acre)), (Lombardo Homes St. Louis, LLC, Applicant).

Alderman Guccione moved for the first reading of Bill No. 25-002. **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-1C 1/3 acre), (Lombardo Homes St. Louis, LLC, Applicant).** 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 # 25-002. **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-1C 1/3 acre), (Lombardo Homes St. Louis, LLC, Applicant).** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 25-002. 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	Nay
Alderman Gnau	Yea
Alderman Colombatto	Yea

Ordinance 2192 passed by affirmative votes of three (3) Aldermen. There was one nay vote and no abstentions.

- B. Bill No. 25-003 – An Ordinance of the City of Cottleville, Missouri, Amending Article VIII of Chapter 210 of the Municipal Code of the City of Cottleville by Deleting Section 210.460 Thereto, and Enacting a New Section 210.460 Prohibiting Public Urination and Defecation.

Alderman Gnau moved for the first reading of Bill No. 25-003. **An Ordinance of the City of Cottleville, Missouri, Amending Article VIII of Chapter 210 of the Municipal Code of the City of Cottleville by Deleting Section 210.460 Thereto, and Enacting a New Section 210.460 Prohibiting Public Urination and Defecation.** Alderman Colombatto 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 # 25-003. **An Ordinance of the City of Cottleville, Missouri, Amending Article VIII of Chapter 210 of the Municipal Code of the City of Cottleville by Deleting Section 210.460 Thereto, and Enacting a New Section 210.460 Prohibiting Public Urination and Defecation.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 25-003. 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 2193 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-004 – An Ordinance of the City of Cottleville, Missouri, Authorizing the Submittal of the 2025 Transportation Alternatives Program (TAP) Bicycle and Pedestrian Facilities Project Grant Application for Pedestrian Safety Improvements.

Alderman Guccione moved for the first reading of Bill No. 25-004. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Submittal of the 2025 Transportation Alternatives Program (TAP) Bicycle and Pedestrian Facilities Project Grant Application for Pedestrian Safety Improvements.** 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. 25-005 – An Ordinance of the City of Cottleville, Missouri, establishing a “No Parking” Restriction on One Side of St. Charles Street within the Cottleville Trails subdivision and matters related thereto.

Alderman Guccione moved for the first reading of Bill No. 25-005. **An Ordinance of the City of Cottleville, Missouri, establishing a “No Parking” Restriction on One Side of St. Charles Street within the Cottleville Trails subdivision 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.

- E. Bill No. 25-006 – An Ordinance of the City of Cottleville, Missouri, Adjusting the Posted Speed Limit on Each Street within the Cottleville Trails Subdivision to 20 MPH, and matters related thereto. *Streets to be included: St. Charles Street; Cottleville Trails Drive; Butte Trail Court; Santiago Trail; Cotswald Trail; Camino Trail; Muir Trail Court; Canyon Trek Trail; Pacific Crest Trail; Inca Trail Court; Bruce Trail Court.

Alderman Guccione moved for the first reading of Bill No. 25-006. **An Ordinance of the City of Cottleville, Missouri, Adjusting the Posted Speed Limit on Each Street within the Cottleville Trails Subdivision to 20 MPH, and matters related thereto.** Alderman Krekeler 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 Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
7:50 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk MRCC, CMC

Approval Date: 3/19/25


Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
FEBRUARY 19, 2025

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 5:30p.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.

Motion was made by Alderman Guccione, seconded by Alderman Gnau to go into closed session at 6:03pm., 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 Gnau seconded by Alderman Guccione, the Board voted to exit the closed session and return to the open meeting at 6:47 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 the new application from Lobmadro Homes for 10 new home lots on the 23.854 acre tract of land north of St. Charels Street and west of Crooked Creek. It was noted the application was approved by the Planning and Zoning Commission and a development agreement is now included for the 10 home lots.

Alderman Guccione moved to suspend the rules for Bill 25-002. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There was one nay votes and no abstentions.

Some discussion was held regarding the revised final plan for a coffee truck drive through at Frankie Martins Garden with a right in and right out, no blocking roadway signage and delineators. It was note dt he drive isle could double stack approximately 24 cars.

Alderman Gnau moved to table Bill 25-001 for more information. There was no second. Motion failed.

Alderman Guccione moved to suspend the rules for Bill 25-003. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Mr. Padella discussed Bill 25-004, formalizing the recent application to pursue grant funding improving and completing pedestrian safety projects through old town and beyond from Motherhead and Gutermuth all the way to Weiss Road and Cottleville Parkway. More details will be flushed out in the design process if the City is awarded the grant.

Lastly, Mr. Padella mentioned Bills 25-005 and 25-006 restricting parking to one of the street and reducing the speed limit in Cottleville Trails to 20 MPH on various streets within the subdivision.

a. Chief of Police

Dave McCune, Chief of Police stated the PD no longer uses the "work out room" therefore he was remodeling it into office space. He further stated most of the fitness equipment had been donated but it is on tonight's consent agenda to be declared surplus property and sold via bids at a later date.

b. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer - provided a year-end treasurer report, bill list, and minutes.

Communications from the Alderman

Nothing at this time.

Communications of the Mayor

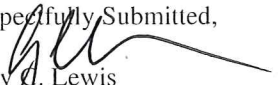
Nothing further.

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.
7:25 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 3/19/25


Mayor Bob Ronkoski