

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, AUGUST 21, 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 7:05 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 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. 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.

- a. Introduce Officer Reece Martin to the Cottleville Police Department.

At this time, Amy Lewis, City Clerk gave the oath of office to Officer Martin who is Cottleville Police Department's newest officer.

At this time, Micheal Padella City Administrator welcomed residents to tonight's meeting and public hearings. He further stated the recent meeting held at city hall was not a city public meeting but rather a HOA style meeting between residents and the builder of Cottleville Trails therefore an invite was not shared with all the elected officials, so they were not there at no fault of their own. He further stated all our elected officials and staff love Cottleville and care. He said they are here tonight to hear your comments and concerns.

5. Board of Aldermen's Report

None.

6. Public Hearing

- a. Public Hearing of a Partial Amended Planned Urban Development (PUD) Area Plan for Cottleville Trails. *Applicant requests to withdraw this item from consideration.*

Alderman Gnau 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. Public Hearing of a Partial Amended Planned Urban Development (PUD) Final Plan for Cottleville Trails. *Applicant requests to withdraw this item from consideration.*

Alderman Guccione moved to closed public hearing item B. Alderman Colombatto 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 for a Request for Rezoning of 5800 St. Charles St. from Single-Family Residential District (R-1A) to Recreational District (RD). *Applicant requests to withdraw this item from consideration.*

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

- d. A Public Hearing for a Conditional Use Permit (CUP) to locate and operate a Concession Stands and Outdoor Soccer Fields with Lights at 5800 St. Charles St., Cottleville, MO 63304. *Applicant requests to withdraw this item from consideration.*

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

- e. Public Hearing of a Partial Amended Planned Urban Development (PUD) Area Plan for Cottleville Trails (Village G, H, and I phases).

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

Jeff Simmon with Bax Engineering presented the applicant's proposed amending plans, which currently are approved and show a 5-story apartment building on Village I, but this is proposed to be changed to 81 for sale townhome units. For Village H, which is currently approved to have an indoor and outdoor storage facility and site, is now proposed to be changed to 84 for sale townhome units; there would be no change to the planned 100 ft. landscaped barrier between Village H and Village B. He also stated that the townhomes will have a farmhouse style look and feature a courtyard, fire pit, dog park, pool, pool house, sand volleyball court and golf cart parking facilities.

Stephen Valentine with Lombardo Homes was also present at the meeting who stated the changes are market driven.

Shannon George, 106 Scenic Pass spoke from her seat and inquired about the price points. A gentleman spoke from his seat requesting the applicant get rid of apartments. Mayor Ronkoski requested those wishing to speak complete a comment card and submit it to the City Clerk.

The applicants Jeff Kolb and Connor Kolb were also present. Jeff Kolb spoke in regard to the new proposal and mentioned that the City and County have a duty to revisit roadway and traffic matters in an effort to ensure that current and future roadway infrastructure needs can be adequately addressed. Therefore, the developer is willing to preserve the corridor for a period of time in order to allow the City and County to further investigate if such a future connection would be warranted and beneficial to the community at large. Jeff Kolb stated that the market is changing, and a storage facility or apartment building which was thought to be a great idea six years ago no longer makes as much sense today. This is why the developer is proposing townhomes and home ownership instead. He stated over the last 15 years, the entire project has evolved just as it did after Highway 364 went through his family's farmland.

Lisa Lampley, 6056 Highway N spoke from the rear of the room and inquired about the creek, flooding and height of the levee near her home.

Alderman Micheal Guccione noted the previously approved plans with villas were planned to be marketed toward senior living of age 55 years and older.

Tom Burnhardt, 212 Kennicott Drive spoke from his seat and inquired about tornado shelters.

Bill Argan, unknown address, spoke from his seat in regard to roundabouts and a new road and bridge.

Jim Zaloudek, 521 Waterside Court spoke from his seat and stated he has a concern regarding rentals and drug dealers coming to the area. He asked for the developer to get rid of the rentals and provide home ownership only. He further stated golf carts could be stolen from the covered parking areas.

Jeff Kolb the applicant stated there have been other roads improved over the years such as Highway N, Gutermuth, and area roundabouts and over passes added. Stephen Valentine with Lombardo Homes, stated studies show that out of 189 townhomes approximately 13 school age kids would be added.

Carole Tipton, 618 St. George's Chapel Court inquired where she can get a full set of plans to review.

Shannon George, 106 Scenic Pass spoke regarding offering different types of single-family housing that people downsizing or first starting out can afford with a variety of price points to keep families here in Cottleville.

Phillip Roy, 206 Kennicot Drive stated he has concerns regarding traffic, noise, speeding and no additional lanes on Highway N. He further stated he likes this plan better but still does not want rentals.

Evonne Grither, 416 Moraine Court requested a compromise on the new plan however, she does have a concern about noise from 18 wheelers going by that she can hear from her bedroom.

Mary Troia, 505 Waterside Court stated she has concerns regarding traffic and noise. She further said people who rent often are not invested in the neighborhoods and excessive crime can occur.

Mark Wichern, 6020 St. Charles Street filled out a form but chose not to speak at this time.

Bill Reichmuth, 1021 Castlevue Ct stated he opposed the project and noted his subdivision put up a gate due to traffic turning around within it. He further stated he was not in favor of any more rentals homes. In addition, he said the open covered golf cart parking is a thief's den and should be enclosed.

Derek Wagner, 5028 Pacific Trail stated he wanted it on record that he is not in favor of by-passing the old town Cottleville area with a new road and bridge running on the outer area of Cottleville Trails subdivision. He stated it would not be beneficial to the businesses in Cottleville to divert around them. He also had questions regarding the CID and if more amenities are coming.

Art Goltz, 4 Muri Trail Court, stated he moved here a year ago and said he is fine with townhomes but not rentals. He is concern with the proposed new road and bridge. He is also concerned with speeding dump trucks and stated it took him 10 minutes to get here to city hall tonight. He suggested a new route around the subdivision.

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

- f. Public Hearing of a Partial Amended Planned Urban Development (PUD) PUD Final Plan for Cottleville Trails (Village G, H, and I phases).

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

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

- g. Public Hearing for a Conditional Use Permit (CUP) for Multiple Family Dwellings for Cottleville Trails (Village H phase).

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

- h. Public Hearing to Consider the Approval of Request of Property Owner to Remove Certain Parcels of Real Property from the Boundaries of the Cottleville Greenway Community Improvement District (CID).

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

Scott Riley, representing the Greenway Community Improvement District stated the CID was formed in 2019 and was amended in 2022. He further stated there was housekeeping needed to remove vacant farmland from the CID that is separated by Highway 364. He also stated the parcel was inadvertently added to the CID previously and is not part of the Cottleville Trails subdivision. He also said this is not a rate increase.

Mayor Ronkoski inquired if anyone present had any further questions. However, no one came forward at this time.

Alderman Guccione moved to closed public hearing item H. Alderman Krekeler 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 during this time.

8. Consent Agenda

Alderman Gnau moved to approve the consent agenda. Alderman Guccione 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, July 17, 2024, Work Session
- B. Approval of Minutes, July 17, 2024, Regular Session
- C. Acknowledgement of or Approval to Purchases/Pay:
 - 1) Approval to purchase a Pedestrian Flashing Beacon system from “mobotrex” in the amount of \$11,884.00 to accommodate a new pedestrian crossing in the Old Town Historic District.
 - 2) Approval to award service contract for certain storm water basin repairs at the Columbus Pointe subdivision’s second basin to S&S Utilities in an amount not-to-exceed \$12,500.00.
 - 3) Request authorization to fund the installation of ‘rumble strip pavement grooves’ along the shoulders of Hwy N between the Old Town monument markers and Piazza Messina’s entrance not-to-exceed \$11,500.00.
- 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. 24-033 – 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 The Cottleville Greenway Community Improvement District and DCM Land, LLC, Approving a First Amendment to the Cooperative Agreement Dated July 19, 2019.

Alderman Guccione moved for the second reading of Bill # 24-033. **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 The Cottleville Greenway Community Improvement District and DCM Land, LLC, Approving a First Amendment to the Cooperative Agreement Dated**

July 19, 2019. Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-033. 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 2167 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 24-034 – 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 The Cottleville Greenway Community Improvement District, Approving the Removal of Certain Real Property Parcels from the Boundaries of the CID.

Alderman Colombatto moved for the second reading of Bill # 24-034. **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 The Cottleville Greenway Community Improvement District, Approving the Removal of Certain Real Property Parcels from the Boundaries of the CID.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 24-034. 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 2168 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- 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 Guccione moved for the first reading of 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 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 24-036 - 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 moved for the first reading of 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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No 24-037 - 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 moved for the first reading of 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 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. 24-038 – 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 Colombatto moved for the first reading of 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 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.

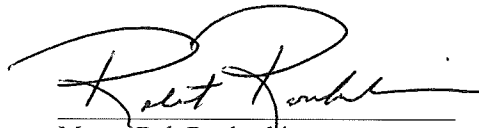
16. Adjournment of Meeting

Mayor Ronkoski thanked everyone for coming and for communicating in a respectful manner.

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.
8:31 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC
Approval Date: 9/18/24


Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
AUGUST 21, 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 5:30 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.

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 5:34 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 5:46 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 that public hearing items A, B, C, and D on the regular agenda which have been withdrawn by the applicant. The Board of Aldermen further reviewed any amendments submitted by the applicants and developers of Cottleville Trails which could include townhomes that are not rentals and removing the storage facility.

Mr. Padella reviewed with the Board of Aldermen the idea of preserving a roadway corridor for a possible future connection to Cottleville Trails if it would be considered justified by traffic engineers. Some additional comments included adding additional ingress and egress, emergency response times and reducing traffic onto Highway N at 5th Street.

Some discussion was held regarding sending the revised Cottleville Trails submittal back to planning and zoning for more input. Alderman Guccione moved to send the revised Cottleville Trails application back to Planning and Zoning for their review and recommendation. 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 reviewed the consent agenda items with the Board of Aldermen which included purchasing a flashing beacon at the new cross walk on Highway N, adding rumble strips on Highway N going out of the

town area and storm water basin repairs in the Columbia Pointe area. He also reviewed the requested CID changes as well as the changes coming to the 2030 snow plowing and road maintenance agreements with St. Charles County.

Lastly, Mr. Padella noted the parking analysis open house is scheduled for 8/27/24 from 4:30-6:30 pm.

C. Chief of Police

Dave McCune, Chief of Police stated he plans to install flock cameras in the city and its parks which is included in an intergovernmental agreement with St. Peters as one of them are on their poles. He further stated flock cameras were used to solve the recent theft at Maui's Liquor and can detect any sexual predators entering the parks.

D. City Clerk/Treasurer

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

Communications from the Alderman

Alderman Krekeler inquired about installing a decibel reader at the outdoor entertainment venues. Chief McCune noted a peace disturbance violation would have to be taken at the complaint's location/residence.

Discussion was held about some board members' lack of attendance at or not being notified of a meeting regarding Cottleville Trails. It was noted it was not a city public meeting but rather a HOA style meeting between residents and the builder of Cottleville Trails therefore an invite was not shared with all the elected officials.

A brief discussion was held regarding recording and or offering a live stream option for the meetings. It was noted additional staff and or equipment for retention may be needed if recorded. It was the consensus of the Board of Aldermen that they needed more information on the matter.

Communications of the Mayor

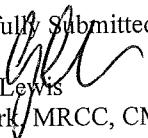
Nothing further.

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

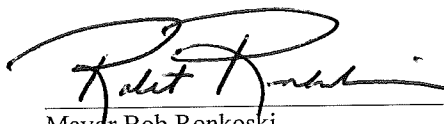
Adjournment

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.
7:03 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk/MRCC, CMC

Approval Date: 9/18/24


Mayor Bob Ronkoski