

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, SEPTEMBER 20, 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 7:05 p.m.

Amy C. Lewis, City Clerk, called roll and those present at roll were:

Alderman Guccione	Present
Alderman Colombatto	Absent
Alderman Gnau	Present
Alderman Krekeler	Present

There were three (3) members present and one (1) absent.

4. Mayor's Report

- A. A Proclamation Declaring September 17th through September 23rd as Constitution Week.

During this time Alderman Guccione presented the Daughters of the American Revolution a proclamation recognizing Constitution week.

5. Board of Aldermen's Report

None

6. Public Hearing

- A. A Public Hearing Establishing the Ad Valorem Taxes for All Real & Tangible personal property within the City of Cottleville, for the period January 1, 2023, to December 31, 2023.

Alderman Guccione moved to open item A above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Amy Lewis, Clerk-Treasurer stated the proforma received from the Missouri state Audtors office calculated a reduced property tax rate of .2458.

Alderman Guccione moved to close item A above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- B. A Public Hearing for a Conditional Use Permit for an Office and Clinic of Dentists at the northeast corner of Cottleville Parkway and Weiss Road.

Alderman Guccione moved to open item B above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Rich Francis, City Administrator stated the applicant has withdrawn.

Alderman Guccione moved to close item B above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) 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. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- A. Approval of Minutes, August 16, 2023, Work Session
- B. Approval of Minutes, August 16, 2023, Regular Session
- C. Approval of Building Elevations:
 - 1. Thrive Dispensary
- D. Approval to Pay:
 - 1. Haberberger, \$11,950.00, HVAC Repairs
 - 2. Concrete Masters, \$41,516.00, Street Repairs
 - 3. Knapheide, \$30,520.00, F-350 Truck Bed, Western Snowplow, and Western Salt Spreader
- E. Approval to Pay Change Order:
 - 1. Asphalt Paving & Concrete, Inc., \$7,190.00, Asphalt Repairs in Legacy Park
- F. Approval of Mayor's Appointments:
 - 1. Planning and Zoning Commission, Todd Smith, 79 Scotsdale, Term Expires September 30, 2026,
 - 2. Planning and Zoning Commission, Stephen East, 5 Wood Glen Drive, Term Expires September 30, 2026
- G. Approval of Escrow Release:
 - 1. Winterbrooke, \$116,150.97, Maintenance Escrow.
 - 2. Cottleville Holdings, \$20,000.00, Escrow for Legal Services
- H. Approval of Expenditures / Acknowledgement of any Financial Information
- I. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

None

11. Bills for Final Passage

- A. Bill No. 23-044 – An Ordinance of the City of Cottleville Missouri, Approving A Conditional Use Permit for Certain Property Located at 5055 Highway N, Suite 213, Within the C-3 General Commercial Retail District to Operate a Body Piercing and Tattooing Facility in Response to an Application Submitted by Dustin Berkemeier.

Alderman Guccione moved for the second reading of Bill # 23-044 **An Ordinance of the City of Cottleville Missouri, Approving A Conditional Use Permit for Certain Property Located at 5055 Highway N, Suite 213, Within the C-3 General Commercial Retail District to Operate a Body Piercing and Tattooing Facility in Response to an Application Submitted by Dustin Berkemeier.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 23-044. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

Ordinance 2103 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 23-045 – An Ordinance of the City of Cottleville Missouri, Approving A Conditional Use Permit for Certain Property Located at the Northeast Corner of Cottleville Parkway

and Weiss Road Within the C-3, General Commercial Retail District for an Office and Clinic of Dentists in Response to an Application Submitted by Bauerhaus Properties, LLC

Alderman Guccione made a motion to remove Bill 23-045 from the agenda. Alderman Gnau seconded the motion. Motion carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- B. * Bill No. 23-046** – 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 Hantho Farms LLC d/b/a Hantho Outdoor Services for the Bridge Repairs at Various Locations Throughout the City.

Alderman Krekeler moved for the first reading of Bill No. 23-046 **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 Hantho Farms LLC d/b/a Hantho Outdoor Services for the Bridge Repairs at Various Locations Throughout the City.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 23-046 **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 Hantho Farms LLC d/b/a Hantho Outdoor Services for the Bridge Repairs at Various Locations Throughout the City.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 23-046. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

Ordinance 2104 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-047** – An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 1B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Guccione moved for the first reading of Bill No. 23-047 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 1B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-048** – An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 2B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Guccione moved for the first reading of Bill No. 23-048 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 2B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 23-049** – An Ordinance of the City of Cottleville Missouri, Annexing an Adjacent Property Commonly Known and Numbered as 2 Wood Glen Drive into the City.

Alderman Guccione moved for the first reading of Bill No. 23-049 **An Ordinance of the City of Cottleville Missouri, Annexing an Adjacent Property Commonly Known and Numbered as 2 Wood Glen**

Drive into the City. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

F. Bill No. 23-050 - An Ordinance of the City of Cottleville, Missouri, Amending Schedule II of Title III of the Municipal Code of the City of Cottleville, Missouri, by Deleting Tables II-A, II-B, and II-C in their Entirety; and Enacting, in Lieu Thereof, New Tables II-A, II-B, II-C.

Alderman Guccione moved for the first reading of Bill No. 23-050 **An Ordinance of the City of Cottleville, Missouri, Amending Schedule II of Title III of the Municipal Code of the City of Cottleville, Missouri, by Deleting Tables II-A, II-B, and II-C in their Entirety; and Enacting, in Lieu Thereof, New Tables II-A, II-B, II-C.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

G. * Bill No. 23-051 – 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, 2023, to December 31, 2023.

Alderman Krekeler moved for the first reading of Bill No. 23-051 **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, 2023, to December 31, 2023.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 23-051 **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, 2023, to December 31, 2023.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 23-051. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

Ordinance 2105 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

H. * Bill No. 23-052 – 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 Alpha Fence Systems for the Fence Repairs on Jim Hennessey Trail.

Alderman Krekeler moved for the first reading of Bill No. 23-052 **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 Alpha Fence Systems for the Fence Repairs on Jim Hennessey Trail.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 23-052 **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 Alpha Fence Systems for the Fence Repairs on Jim Hennessey Trail.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 23-052. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

Ordinance 2106 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- I. * **Bill No. 23-053** – 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 Byrne & Jones Enterprises, Inc. d/b/a Byrne & Jones Construction for an Asphalt Overlay of Chestnut Street.

Alderman Krekeler moved for the first reading of Bill No. 23-053 **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 Byrne & Jones Enterprises, Inc. d/b/a Byrne & Jones Construction for an Asphalt Overlay of Chestnut Street.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 23-053 **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 Byrne & Jones Enterprises, Inc. d/b/a Byrne & Jones Construction for an Asphalt Overlay of Chestnut Street.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 23-053. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

Ordinance 2107 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- J. **Bill No. 23-054** - An Ordinance of the City of Cottleville, Missouri, Providing for the Acceptance of the Dedication of the Streets and Drainage Facilities in the Courtyards of Cottleville Subdivision.

Alderman Guccione moved for the first reading of Bill No. 23-054 **An Ordinance of the City of Cottleville, Missouri, Providing for the Acceptance of the Dedication of the Streets and Drainage Facilities in the Courtyards of Cottleville Subdivision.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) 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

Alderman Gnau moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.
7:20 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 10-18-23



Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, SEPTEMBER 20, 2023

The Board of Aldermen held their meeting on Wednesday, August 16, 2023, at City Hall located at 5490 5th Street Cottleville, Missouri.

Mayor Ronkoski called the meeting to order at 6:00 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	Absent

There were three (3) members present and one (1) absent.

Motion was made by Alderman Guccione, seconded by Alderman Krekeler to go into closed session at 6:02p.m., pursuant to 610.021 RSMo Litigation. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. Amy Lewis, City Clerk called roll:

Alderman Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	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 6:08pm. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Staff Reports

A. City Attorney

It was noted that the City Attorney is preparing a draft recreational zoning district for things such as miniature golf, soccer fields, etc.

B. City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda, public hearings, and other agenda items such as tonight's proclamation and the request from Bauer properties to withdraw their application as they plan to move the building. Rich Francis, City Administrator stated he spoke to the Bauer's and he has sent City staff over to inspect the site. It was noted it has been cleaned up but there is a shipping delay on their concrete storm sewer structures. Mr. Francis also reviewed a new elevation for the Thrive building which included tan exterior walls more like the original elevations. It was the consensus of the Board of Aldermen they were in favor of the elevations presented tonight. Mr. Francis also discussed an annexation request of the Keeven property. It was the consensus of the Board of Aldermen to request the needed Dardenne Greenway easements in the annexation documents. He also discussed a request for a stop at Main and Oak Streets.

Alderman Guccione moved to suspend the rules on Bills 23- 046, 051, 052 and 053. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Mr. Francis reported Wade & Susan Brewer have requested the City vacate approximately 6 city public parking spaces near Plank Road Pizza over to them. The City attorney again stated he advises against vacating city property or right of way that has been improved and is being used for public purposes such as public parking. It was the consensus of the Board of Aldermen to not vacate the right of way.

Mr. Francis updated the Board of Aldermen regarding the City of St. Peters plans to change their trash and recycling program in 2025. He stated the details are still being worked out, but they plan to invest 7 million into their new program. It was noted the City of Cottleville contracts with St. Peters for waste hauling service but will most likely need to review RFPs or Bids in the future.

Mr. Francis also reported Spire will soon be installing an upgraded line along Highway N in the utility right of way. He also reported Cottleville Trails is considering changing the housing product on Highway N but is still working on it.

C. Chief of Police

Dave McCune, Police Chief, did not have any comments.

D. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer provide a bill list, income charts and the property tax information.

Communications from the Alderman

None at this time.

Communications of the Mayor

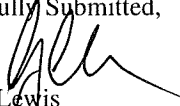
None

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 three (3) Aldermen. There were no nay votes and no abstentions.
7:04 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 10-18-23


Mayor Bob Ronkoski