

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, AUGUST 19, 2026**

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

Mayor Stephen Thompspon called the meeting to order at 7:10pm. and the pledge of allegiance was recited.

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

|                   |         |
|-------------------|---------|
| Alderman Guccione | Present |
| Alderman Holt     | Present |
| Alderman Gnau     | Present |
| Alderman Krekeler | Present |

There were four (4) members present and zero (0) absent.

**Mayor's Report**

A. Proclamation Recognizing the Entrepreneurial Spirit of Sarah O'Kane and O'Kane's Kitchen.

Mayor Thompson read aloud a proclamation honoring Sarah O'Kane from O'Kane's Kitchen in Cottleville.

B. Special Guest Speaker: Associate Circuit Judge Denise Childress.

Judge Childress was not present.

C. Nomination of Jonathan Steo to the Parks & Recreation Advisory Committee (PARC) to fill a vacancy and an unexpired term through 01/21/28.

Mayor Thompson requested more time to review additional applications that were submitted this week. No further action taken.

Also Mayor Thompson reported the Cottleville Community Improvement District has contributed over \$1.8 million in infrastructure and beautification projects over the years to the city and he wanted to recognize that partnership.

**Board of Aldermen's Report**

During this time, Alderman Krekeler spoke regarding incorrect information posted on social media about him in relation to live music. He stated that there is nothing new in the ordinance or business regulations, and he should not be made out to be the bad guy. He noted that he can hear live music from inside his house. He explained that adding red, yellow, and green light devices is just another tool that can be used, similar to the decibel readers. He stated it could keep data and noted that when sound levels are read at the venues and are between 68 and 70 decibels, there are no problems. However, he mentioned that his neighbor is asking why nothing is being done about the noise of live music. Alderman Krekeler also stated that officers are currently only taking two-minute readings. He requested 15-minute readings. He noted that when Babylon and Piazza Messina had loud music issues, solutions were offered. He expressed a desire to reduce the allowed decibel levels so citations can be issued, adding that if the issue persists, the venues' licenses could be revoked. Additionally, he stated that City Administrator Michael Padella already has the authority to require additional equipment at the venues. He mentioned that he had tried to meet with the venues to resolve this, but no meetings happened.

**Public Hearings**

A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-II "Special District College Light

Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

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

Alderman Guccione moved to close the 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. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-R3 "Special District College Multi-family Subdistrict" located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). Applicant requests this item be postponed/continued to September.

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

Alderman Holt moved to close the public hearing item B. Alderman Guccione 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 the Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).

Alderman Holt moved to open the 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.

Jeff Schroeder with Lombardo Homes attended the meeting to present the request. It was noted that no additional units were added; however, the detention area was increased. The applicant requested a double reading.

Alderman Guccione moved to close the public hearing item C. Alderman Gnau 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 the Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant). 2 Page-Final Draft

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

Jeff Schroeder with Lombardo Homes was present for the meeting to present the above request. Nothing further.

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

E. A Public Hearing for the Consideration of Amending Section 410.330: Guarantee of Completion of Subdivision Improvements, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.

Alderman Holt moved to open the public hearing item E. Alderman Krekeler seconded the motion. Motion

was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Michael Padella, City Administrator, presented the details regarding the establishment of individual lot escrows via a code change. The Mayor and Board of Aldermen discussed the comments received from Planning and Zoning. It was noted that the code change would apply to same-owner subdivided small lots and that letters of credit would be accepted.

Jeff Schroeder, 4 Research Park, inquired if this individual lot would be released based on occupancy and how they would be treated if the home or townhomes remained unsold or vacant for a while.

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

F. A Public Hearing for the Consideration of Amending Section 405.540: Off-Street Parking Area Design Standards, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Establishment of Minimum Design Standards for Private Parking Areas and Matters Related Thereto. City Staff request this item be postponed indefinitely so additional research on the matter can be completed and a new proposal presented.

Alderman Holt moved to open the 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.

Michael Padella, City Administrator, stated staff needed more time to evaluate this amendment.

Alderman Krekeler moved to close the 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.

#### **Citizen Petitions and Public Comments**

Michelle Gnau, 122 Vistalago Place spoke in reference to Alderman Krekeler's comments regarding the topic of live entertainment. She stated that he spoke too long and for much longer than residents are permitted to speak. She further noted that he twice ignored the Mayor's request to keep his comments short tonight.

Luke Heintz, 1121 Boschert Road, inquired whether the Board of Aldermen was aware that Frankie Martin's Garden already uses a decibel meter of their own. He also asked if only Alderman Krekeler or if others are unhappy with the sound levels. Additionally, he questioned why Alderman Krekeler and his family can sleep during late-night high school football games and band performances nearby, but not through the sound of music coming from Frankie Martin's Garden. Mr. Heintz further noted he was not in favor of the proposed additional regulations on live music at Cottleville small businesses.

Daniel Mudd, 20 Upper Warson, stated that he works in and visits the area. He expressed that it is more important to keep Cottleville safe than to make an issue of sound levels from a venue that is not violating any codes. Furthermore, he inquired if Alderman Krekeler needed to be in bed by 10 p.m. to read the cartoon section and noted that local school bands and football games are much louder. He stated he is not in favor of adding any additional regulations to small businesses. Mr. Mudd mentioned that Alderman Krekeler requested the sound be measured in 15-minute intervals to catch the venue going over the limit briefly. He also stated that Alderman Krekeler made a false statement tonight claiming no neighbors come to listen, when in fact neighbors and friends do pull up to listen and or come inside. Finally, he shared that the Mayor's statement was correct in that small businesses are the backbone of Cottleville, and he looks forward to the announcement that there have been no citations issued to date regarding live entertainment.

Michael Thomas, 7005 Canyon Trail, shared his feedback regarding the live entertainment. He explained that the entertainment is a major reason why he chose to invest significantly in building his home and moving to Cottleville. He noted that he has no issues with any noise levels, his children sleep without any disruption, and he cannot hear the music inside his home nearby. Furthermore, when they are outside, they enjoy it, and he and his family love visiting Frankie Martin's Garden.

Ellen Gragg, 6074 St. Charles Street, stated that she can hear music from her deck but has never heard it inside her home. She noted that she grew up in the area, lived in the Kansas City area and Colorado, and was able to convince her husband to move back to Missouri due to Cottleville's vibrant community that includes entertainment. Additionally, she stated that she is opposed to additional regulations on small businesses, noting how difficult it already is to run one.

Kate Krepps, 4008 Inca Trail Court, stated the community, and entertainment is part of the reason she moved here. As a part-owner of the venue, she expressed a desire to work with the City to resolve any issues but requested that the discussion focus strictly on facts rather than emotions. Specifically, Mrs. Krepps inquired about any data demonstrating that their noise levels are violating City code or disturbing others. She noted that they employ individuals to monitor sound levels and have a sound engineer on staff. While she mentioned she is opposed to further regulations and is confused as to why this has become an issue, she emphasized her respect for law and order as her husband is in law enforcement.

Jacob Just, residing at 400 Magnolia Blossom Court, noted that the City's Twilight Tuesday's bands, the school marching band, and football games are much louder than local businesses. He mentioned that these venues use decibel readers and feels it is absurd to place more regulations on small businesses. Furthermore, he stated that while a few residents' dislike live entertainment, many more enjoy it, and it is unfair not to take their favorable opinions into consideration.

Stan Enloe, a long-time resident of 1300 Motherhead Road, and a member of the Planning and Zoning Commission, shared some feedback regarding our community. He expressed great pride in Cottleville, noting that people outside of town frequently comment on how wonderful Cottleville is. He also mentioned that he never hears complaints about live music when he is out in the community visiting. In his view, events like Twilight Tuesdays and local high school football games are louder than the local live music venues, but he enjoys all these sounds as part of the community. Additionally, Mr. Enloe expressed concern that finger-pointing by Aldermen could lead to lawsuits against the City. He noted that the City welcomes businesses to invest in our community only to change the expectations after they have established themselves here is not right.

Crystal Thompson of 5241 Gutermuth Road, mentioned that she knows Lt. Jon Araujo and, while she does not live in Cottleville she can hear live music at Gutermuth Road where she resides. She noted that she enjoys the school band's music and supports small businesses. However, she requested that the volume be lowered, stating that she feels held hostage by the noise levels.

Maxwell Fasmire, the production manager for Frankie Martin's Garden, expressed his gratitude for tonight's support and emphasized his commitment to maintaining a sustainable business. He reiterated that he utilizes the same decibel reader as the Cottleville Police Department and inquired about the Board's specific goals regarding noise monitoring and data collection. He noted that normal conversations at the venue typically range between 60-70 decibels and questioned whether the proposed decibel limits are lower than ambient crowd noise. Additionally, he mentioned that if measured over 15-minute intervals suggested by Alderman Krekler, the levels would likely be a bit lower. Lastly, he extended an open-door invitation to address any future concerns directly.

Michelle Hansen, the operations manager at Frankie Martins Garden, has requested that everyone step away from their emotions and look at the facts regarding this topic. She stated that they already monitor their sound with a decibel reader at the top of the property and at other locations. Additionally, she noted that she has not received an invitation from Alderman Krekler to meet and discuss the issue as suggested. She further stated that the complaints received are from a small number of people, and that Frankie Martin's Garden is already following the city rules; if the ordinance was violated, they would be held accountable. She requests that the City look closely at the data and stated that their music venue is not the real problem here.

David Femmer, 5327 Pinefield Drive, thanked the Mayor and Board of Aldermen for their service. He stated that his friends and neighbors agree the noise level is not too loud, a conclusion he believes any reasonable person would reach. He added that the live music scene is an integral part of the community, including the sound of church bells and football games, all of which he enjoys. Additionally, Mr. Femmer expressed that it was inappropriate for Alderman Krekler to threaten to revoke the Frankie Martins license

citing that was "not cool". He encouraged everyone to discuss the matter further if a genuine problem exists, though he does not believe there is one and that his neighborhood is not talking about it this issue like it is being portrayed.

Greg & Karen Farmer, 5235 Cedarfield Drive, Mr. Farmer, who mentioned he worked as the sound guy at The Babylon, noted that the City previously required The Babylon to lower its volume. He stated that Cottleville used to be quiet, but outdoor live music from local venues is now so loud that he can hear it inside his home's sound room. He added that the drums create a noticeable sonic vibration and expressed concern that these sound levels are "hurting people's ears". Additionally, he mentioned that even his deaf neighbor can hear and feel the live music. Finally, Mr. Farmer noted that venues play music at these high volumes intentionally to attract patrons.

Johnny Kruse, 20 Kruse Avenue, stated he is with the well-known Plastic Kings Band and expressed that music brings people together, asking those proposing more regulations to remember the positive impact music has on people's lives such as first date or first kiss. He hopes that live music will encourage residents to leave their homes and engage with the community. Additionally, he noted that he also has a recording studio, mentioning that outside sound cannot be heard within it, and expressed concern for individuals who may be uniquely affected by specific sound levels.

Darlene Hollister of 1416 Brittany Cove Drive, a 20-year resident, noted that while small businesses are good for Cottleville, she hopes everyone can work together and be good neighbors. She mentioned that some residents prefer contacting their Alderman rather than the police regarding these issues. Mrs. Hollister stated that she can sometimes hear live music from her house, but feels residents should not have to move, and requests that everyone take a step back to re-evaluate the situation.

Burton Lee, 5323 5<sup>th</sup> Street, stated he enjoys living in the heart of Cottleville further stating that nothing he has heard justifies adding an extra layer of regulations to small businesses. He noted that the Chief of Police has already requested that residents call the police if they are disturbed by music levels, just as they would for any other issue they handle. Furthermore, while Mr. Lee expressed past respect for Alderman Mike Krekeler, he noted he was embarrassed by the Alderman's actions tonight and the threat of revoking a business's license, citing it was disrespectful to do so at this point.

Jacob Kenndey, 901 Finberry Grove stated he supported the new requirements in tonight's Bill as he lives next to Cottle Village. He stated he would love to see the levels go down. He further stated he hears music 3-4 nights a week and his home life is much worse because of it.

#### **Consent Agenda**

- A. Approval of Minutes, July 15, 2026, Work Session
- B. Approval of Minutes, July 15, 2026, Regular Session
- C. Approval of Minutes, July 15, 2026, Closed Session
- D. Authorization of funding to purchase a 2027 Ford Super Duty F-350 Work Truck from Bozard Government Fleet for \$61,886.70 and includes an 8' Western Snowplow installed and 8-year extended warranty. Purchase utilizes Omnia Partners' cooperative purchasing agreement.
- E. Acknowledgement of the Bid Tabulations for the City Hall Fluid Cooling System Replacement Project.
- F. Authorization of funding to purchase and replace one (1) existing and add two (2) new parks water fountains with bottle filler features from Barco Products, LLC in the amount of \$13,366.02. Purchases to be made through the Sourcewell cooperative purchasing agreement.
- G. Acknowledgement of the FY 2024 Audited Financial Statements.
- H. Boards, Commission, and Staff Reports

Alderman Holt moved to remove A, B, and C (July 15<sup>th</sup> minutes) from 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.

Alderman Holt moved to add June 23<sup>rd</sup> and July 19<sup>th</sup> minutes to 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.

Alderman Guccione moved to approve the balance of the consent agenda above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

#### **Items Removed from the Consent Agenda**

Nothing further.

#### **Resolutions**

None.

#### **Bills for Final Passage**

A. Bill No 26-017 – 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 Lombardo Homes of St. Louis LLC Guaranteeing the Construction and Completion of Certain Improvements of Cottleville Trails Subdivision in the Amount of \$161,301.41.

Alderman Gnau moved for the second reading of Bill # 26-017. **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 Lombardo Homes of St. Louis LLC Guaranteeing the Construction and Completion of Certain Improvements of Cottleville Trails Subdivision in the Amount of \$161,301.41.** Alderman Guccione 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 vote on Bill # 26-017. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2283 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

A1. Request to Release the Final/Full Escrow for a Portion (All Builders' Common Infrastructure) of Cottleville Trails Subdivision which Guaranteed the Construction and Completion of Certain Improvements as Referenced in Letter of Credit No. 748 in the Amount of \$161,301.41.

Alderman Guccione moved to approve the above item in the amount of \$161,301.41. 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. 26-034 – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 1 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked 3[Page- Final Draft Creek (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC, Owner).

Alderman Guccione moved for the second reading of Bill # 26-034. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 1 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked 3[Page- Final Draft Creek.** 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 vote on Bill # 26-034. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2284 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

C. Bill No. 26-035 - An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 8 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked Creek (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC, Owner).

Alderman Krekeler moved for the second reading of Bill # 26-035 **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 8 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked Creek.** Alderman Guccione 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 vote on Bill # 26-035. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2285 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

D. Bill No. 26-037- An Ordinance of the City of Cottleville, Missouri, Annexing Certain Adjacent Property Generally Located South of Highway 364 Into the City and Authorizing the City Administrator to Negotiate and Execute an Annexation Agreement with Glennon J. Keeven and Karl L. Keeven and Lombardo Homes of St. Louis, LLC, and Matters Related Thereto (Voluntary Annexation of a Keeven owned parcel as part of the Cottleville Springs Development).

Alderman Gnau moved for the second reading of Bill # 26-035 **An Ordinance of the City of Cottleville, Missouri, Annexing Certain Adjacent Property Generally Located South of Highway 364 Into the City and Authorizing the City Administrator to Negotiate and Execute an Annexation Agreement with Glennon J. Keeven and Karl L. Keeven and Lombardo Homes of St. Louis, LLC, 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. Alderman Gnau moved to vote on Bill # 26-037. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2286 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

**Bills for Introduction**

Alderman Guccione moved to suspend the rules on Bill 26-40, 41, 43, and 46. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. Bill No. 26-039 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770- acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

Alderman Krekeler moved for the first reading of Bill No. 26-039. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770- acre tract of land.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. \*Bill No. 26-040 - An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant). Developer Requests a Double Reading.

Alderman Guccione moved for the first reading of Bill No. 26-040. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant). Developer Requests a Double Reading.** Alderman Gnau 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 # 26-040 **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant). Developer Requests a Double Reading.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Krekeler moved to vote on Bill # 26-040. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2287 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. \*Bill No. 26-041 - An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-ID "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant). Developer Requests a Double Reading.

Alderman Krekeler moved for the first reading of Bill No. 26-041. - **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-ID "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant**

**Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant). Developer Requests a Double Reading.** Alderman Guccione 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 # 26-041 - **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-ID "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant). Developer Requests a Double Reading.** Alderman Guccione 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 vote on Bill # 26-041. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2288 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

**D. Bill No. 26-042 - An Ordinance of the City of Cottleville, Missouri, Amending Section 410.330 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.**

Alderman Gnau moved for the first reading of Bill No. 26-042. - **An Ordinance of the City of Cottleville, Missouri, Amending Section 410.330 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits 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. 26-043 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Purchase and Installation Service Agreement for the City Hall Fluid Cooling System Replacement Project by and Between the City of Cottleville, Missouri, and DEKA Corporation dba DEKA Service in the Amount of \$78,259.00. Staff Requests a Double Reading.**

Alderman Krekeler moved for the first reading of Bill No. 26-043. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Purchase and Installation Service Agreement for the City Hall Fluid Cooling System Replacement Project by and Between the City of Cottleville, Missouri, and DEKA Corporation dba DEKA Service in the Amount of \$78,259.00.** Alderman Guccione 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 # 26-043 - **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Purchase and Installation Service Agreement for the City Hall Fluid Cooling System Replacement Project by and Between the City of Cottleville, Missouri, and DEKA Corporation dba DEKA Service in the Amount of \$78,259.00.** Alderman Guccione 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 vote on Bill # 26-043. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2289 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 26-044 - An Ordinance of the City of Cottleville, Missouri, Amending Section 4 Page-Final Draft G. H. 625.040: Live Entertainment Business License - Application Requirements and Review Procedures, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Installation of Decibel Reading Devices and Matters Related Thereto.

Alderman Guccione moved to amend the Bill 26-044 to remove the requirement to install three mounted decibel reading devices with light indicators at the live music venues. Alderman Gnau seconded the motion. Motion failed. There were two nay votes and no abstentions.

Alderman Holt moved to amend the Bill 26-044 to revise the requirement to install one mounted decibel reading device with light indicators at the live music venues. Alderman Krekeler seconded the motion. Motion failed. There were two nay votes and no abstentions.

Lt. Jon Araujo provided a summary of reports from the Cottleville Police Department, which highlighted the following details:

- 2026: 15 calls received, with 1 found to be over the decibel limit.
- 2025: 13 calls received, with 0 found to be over the decibel limit.

It was further noted that some of the calls listed above are from the same the complainants or locations.

Mayor Thompson encouraged the Board of Aldermen to work together and with the businesses to find a resolution.

Alderman Guccione stated a lot of time has been spent on this topic, and he was ready to move on and continue to advise residents to call the non-emergency dispatch non at 636-939-9966 when a resident feels it is too loud so it can be properly documented by a trained officer and follow the City policy. Alderman Guccione also noted as we have discussed the decibels levels tonight they have in spiked to 77 on his personal device inside this Board room tonight.

Alderman Krekeler stated the decibel levels taken at the venue need to come down.

Alderman Holt inquired why it amplifies toward his home and why can she hear the live music inside her house and requested the venue help her figure that out. Mr. Mike Reiter, with Frankie Martins Garden, stated, from the audience seating, that he would be willing to visit her home and work with the businesses to find a better solution.

Alderman Guccione moved to amend the Bill 26-044 to remove the requirement to install three mounted decibel reading devices with light indicators at the live music venues. Alderman Gnau seconded the motion. Amy Lewis took a roll call vote:

|                   |     |
|-------------------|-----|
| Alderman Guccione | Yea |
| Alderman Krekeler | Yea |
| Alderman Holt     | Yea |
| Alderman Gnau     | Yea |

Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Holt moved for the first reading of Bill No. 26-044. **An Ordinance of the City of Cottleville, Missouri, Amending Section 4 Page- Final Draft G. H. 625.040: Live Entertainment Business License Application Requirements and Review Procedures, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Installation of Decibel Reading Devices 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.

- G. Bill No. 26-045 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Memorandum of Understanding by and Between the City of Cottleville and the City of Dardenne Prairie, Missouri, and the City of Weldon Spring, Missouri, to Cooperate and Coordinate Joint Solicitation of Bids or Proposals for Certain Public Works Projects and Matters Related Thereto.

Alderman Guccione moved for the first reading of Bill No. 26-045. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Memorandum of Understanding by and Between the City of Cottleville and the City of Dardenne Prairie, Missouri, and the City of Weldon Spring, Missouri, to Cooperate and Coordinate Joint Solicitation of Bids or Proposals for Certain Public Works Projects 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.

- H. Bill No. 26-046 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Contract by and Between the City of Cottleville and Crawford, Murphy & Tilly, Inc. for Professional Engineering Services Pertaining to the Hwy N Pedestrian & Safety Improvement Project (TAP-5410 (639)) in the Amount of \$253,032.72. Staff Requests a Double Reading.

Alderman Gnau moved for the first reading of Bill No. 26-046. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Contract by and Between the City of Cottleville and Crawford, Murphy & Tilly, Inc. for Professional Engineering Services Pertaining to the Hwy N Pedestrian & Safety Improvement Project (TAP-5410 (639)) in the Amount of \$253,032.72.** Alderman Guccione 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 # 26-046 - **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Contract by and Between the City of Cottleville and Crawford, Murphy & Tilly, Inc. for Professional Engineering Services Pertaining to the Hwy N Pedestrian & Safety Improvement Project (TAP-5410 (639)) in the Amount of \$253,032.72.** Alderman Guccione 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 vote on Bill # 26-063. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Ordinance 2290 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

#### **Tabled Bills or Resolutions**

- A. Bill No. 25-038 - An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Article XI of Chapter 405 of the Municipal Code of the City of Cottleville, Missouri, - Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences).

Alderman Holt moved to remove Bill 25-038 from the table and table indefinitely. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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

Nothing at this time.

**Comments Pertaining to Closed Session**

Nothing further.

**Adjournment of Meeting**

Alderman Holt moved to adjourn the regular meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 9:23pm

Respectfully Submitted,

Amy C. Lewis  
Director of Administrative Services  
City Clerk, MPCC, CMC, CMO

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

\_\_\_\_\_  
Mayor Stephen Thompson

DRAFT

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**August 19, 2026**

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

Mayor Stephen Thompson was present and called the meeting to order at 5:31p.m.

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

|                   |         |
|-------------------|---------|
| Alderman Guccione | Present |
| Alderman Krekeler | Present |
| Alderman Gnau     | Present |
| Alderman Holt     | Present |

There were four (4) members present and zero (0) absent.

**Staff Reports**

City Administrator

During the meeting, City Administrator Michael Padella reviewed all the agenda items with the Mayor and Board of Aldermen including the rezoning request for 1340 St. Peters Cottleville Road. It was noted funding for an F350 Public Works truck, City Hall cooling system, and park bottle fillers were on the consent agenda.

Some noteworthy discussion was held regarding allowing gravel parking in certain districts or areas, such as the Recreational District, which would require a policy change. Mr. Padella suggested that the City review and develop a long-term infrastructure maintenance plan. It was noted that St. Charles County recently repaired and sealed several bridges in Cottleville. Mr. Padella provided a 50-year public infrastructure report. Additional discussion was held regarding private versus public streets in the proposed 69 home subdivision located off Highway K. Mr. Padella noted in his analysis, over the long term, property taxes from the homes would help fund maintenance if the streets were public, and the streets would remain on a routine maintenance schedule. It was further noted that it may not be feasible for homeowners to individually fund infrastructure maintenance costs, which could potentially result in streets becoming unsightly or unimproved. The responses and work on the Cottleville Trails erosion punch list remains to be worked on.

Some discussion was held regarding Bill 26-044 outdoor noise and live music. Alderman Krekeler and Alderman Holt stated they were requesting one decibel reader device not three per venue in the Bill. Mayor Thompson encourages the Board of Aldermen and local businesses to work together on resolving any issues relating to this.

It was noted that due to a deadline, 26-046 the rules will be suspended. Tom Goldkamp the City Engineer stated the Couty road board plans to participate in the funding or match.

Police Chief

Dave McCune was absent from the meeting. Lt. Jon Araujo was present. He provided a report regarding any noise complainants the police received, which in summary, Lt. Araujo stated the PD is not receiving violations of the ordinance. Also noting some are repeated callers.

City Clerk/Treasurer

Amy Lewis, Director of Administrative Services – provided a bill list, the audited financial statement for the year ending December 31, 2024 and a Treasurer Report. Mrs. Lewis requested the minutes be tabled for further work and review.

## City Attorney

Drew Weber, City Attorney, was present for the meeting. Nothing further at this time.

### Communications from the Aldermen

Alderman Krekeler moved to recess the work session meeting for the regular meeting at 7:05pm. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Holt moved to recess the work session meeting for the regular meeting at 9:25pm. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Krekeler requested more of average recording over a longer span when it comes to outdoor noise complaints.

Discussion continued regarding the off-site parking lot at Cottle Village. It was noted that an extension would be requested soon.

It was also noted that work continues on developing guidelines for allowing gravel parking in certain areas. Additionally, work continues on proposed amendments to the City's Alternative Vehicle Ordinance regarding e-bikes and scooters.

### Communications of the Mayor

Nothing at this time.

### Miscellaneous

Motion was made by Alderman Holt to go into closed session in the conference room, seconded by Alderman Krekeler at 10:06p.m., pursuant to 610.021 RSMo Litigation and Personnel. 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 Holt     | Yea |
| Alderman Gnau     | Yea |

Alderman Holt moved to adjourn the closed session. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 10:29pm

### Adjournment

Alderman Gnau moved to adjourn the work session meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 10:29pm.

Respectfully Submitted,

Amy C. Lewis  
Director of Administrative Services  
City Clerk, MPCC, CMC, CMO  
Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Stephen Thompson