

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, AUGUST 20, 2025

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

Mayor Stephen Thompson called the meeting to order at 7:11 p.m. and the pledge of allegiance was recited.

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

Alderman Guccione	Present
Alderman Holt	Present
Alderman Gnau	Absent
Alderman Krekeler	Present

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

Mayor's Report

Mayor Thompson announced the names of those recently recognized at the Purple Heart luncheon held at City Hall. He also announced that although the local businesses have not been in violation of the noise ordinance, he asked that they work together with the community in a respectful way to continue quality of life for area residents. In addition, Mayor Thompson thanked Michael Padella for submitting a recent invoice for streetlights to the Old Town CID.

A. Proclamation Honoring Jessica Cooke, Owner of the Yuppy Puppy.

During this time Mayor Thompson read and presented a proclamation to Jessica Cooke the Owner of The Yuppy Puppy in Cottleville.

Board of Aldermen's Report

Nothing at this time.

Public Hearings

A. A Public Hearing for a Request for Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A "Single Family Residential District to RD "Recreational District" (Project Name: Impact City FC Soccer Complex; Applicant: Vessel Architecture on behalf of Impact City FC).

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

Peter Schwartz with Vessel Architecture and Jamie Wagner, owner presented the plan for Impact Soccer to allow for improved fields, lights and a concession building with a bit of retail that would be home to the faith-based soccer program. The applicant stated they plan to build this in phases. It was noted a traffic study and light study would be required. The applicant stated CBB has started on the traffic study already.

Brad Aslin of Calvary Church spoke in support of the project and stated the congregation and church board are also in full support.

Stephen Savage, 1155 Motherhead Road stated his daughters are in the Impact Soccer program and would love to be able to stay in Cottleville instead of driving to Maryland Heights or Chesterfield for games and practices.

Terry Hogan, 399 Weiss Road spoke in favor of the project but requested the logo and branding say Cottleville Campus instead of St. Louis.

Alderman Guccione moved to close public hearing item A above. Alderman Krekeler 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 (CUP) Requesting “Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building” at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: Impact City FC Soccer Complex” Applicant: Vessel Architecture on behalf of Impact City FC).

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

Nothing further.

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

C. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “retail sales of intoxicating liquor by the drink and original package” at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men’s Modern General Store; Applicant: Micah Raposo).

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

Micah Raposo, the applicant, was present at the meeting to describe his desire to open a Men’s Modern General Store by August 30th therefore he would like to request two readings tonight. He further described his desire to sell high quality men’s items and gifts often made the USA such as; wallets, watches, knives, cutting boards, small batch bourbon, BBQ supplies, beard/hair supplies and maybe cigars in the future. He also provided a revised handout.

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

A motion was made by Alderman Guccione to suspend the rules on Bill 25-031 and remove the portion liquor by the drink and original package from the ordinance. Alderman Holt seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

D. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “Medical Hospital and Clinic” on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Lukes MOB Clinic” Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).

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

Allison Gauch with Stock & Associates presented the plan for St. Luke’s to erect a new medical building. Ms. Gauch provided a slide presentation with building elevations, landscaping and more. It was noted that the building will have eight exam rooms.

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

E. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “Automobile

Parking (Lot)" at 6494 Highway N, Cottleville, MO 63304 (Project Name: "Cottle Village Overflow Parking Lot West" ; Applicant: Cottlevillage Land Group, LLC).

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

Stephen Savage, applicant and owner presented his request to provide an additional parking lot at Cottle Village adding 255 spaces. He stated they currently have been using shuttles and erecting no parking signs on Highway N and neighboring streets. He stated employees will park the furthest away and kitchen staff are commonly gone by 9pm.

Alderman Guccione stated this is a public safety issue and appreciated the applicant getting this addressed. It was noted the new parking lot lighting will be up and working even during the initial phase of being gravel. However, it was also noted the parking lot is required to be concrete or asphalt within 12 months.

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

F. A Public Hearing to Consider Certain Modifications and Amendments to Section 400.130.G of the Municipal Code - Regulating the time Period of Validity for Conditional Use Permits (increases the standard validity period from 180 days to 360 days).

Alderman Holt moved to open public hearing item F above. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

No further discussion or comments other than it should be 365 days not 360.

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

G. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.020 3 | Page and 405.415 and Article XI of Chapter 405 of the Municipal Code - Amends these code sections relating to Prefabricated Structures (shipping containers).

Alderman Holt moved to open public hearing item G above. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

No further discussion or comments.

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

H. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code - Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).

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

No further discussion or comments.

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

I. A Public Hearing to Consider Adoption of Section 405.615 Subsection D of the Municipal Code - Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).

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

No further discussion or comments.

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

- J. A Public Hearing to Consider Adoption of Article XI of Chapter 405 of the Municipal Code
 - Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences).

Alderman Holt moved to open public hearing item J above. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

No further discussion or comments.

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

Citizen Petitions and Public Comments

Rodney Sherman, 437 Knaust Road stated he owns a 3-acre tract of abandoned property at 5636 Gutermuth Road on the boarder of the Cottleville city limits in unincorporated St. Charles County. He stated he currently has a conditional use permit from the County. He further stated he is interested in providing a long-term lease to someone to enhance his retirement.

Lisa Schmitt, 1425 Brittany Cove stated their subdivision is currently without any trustees or HOA members because they have moved or resigned. She further stated the subdivision is in terrible shape and she has requested code enforcement site homeowners that have violations. In addition, she stated excessive speeding has increased in the neighborhood and she has requested a police presence to address issues but has not heard back from anyone.

Consent Agenda

- A. Approval of Minutes, July 16, 2025, Work Session
- B. Approval of Minutes, July 16, 2025, Work Session - Closed Session
- C. Approval of Minutes, July 16, 2025, Regular Session
- D. Acknowledgement of or Approval to Purchases/Pay:
- E. Approval of Expenditures / Acknowledgement of any Financial Information
- F. Boards, Commission, and Staff Reports

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

Items Removed from the Consent Agenda

None.

Resolutions

None.

Bills for Final Passage

- A. Bill No. 25-025 – An Ordinance of the City of Cottleville, Missouri, Amending Various Sections of Chapter 630 of the Municipal Code of the City of Cottleville, Related to Mobile Vendors. (Modifies

certain regulations for “mobile vendors”.)

Alderman Krekeler moved for the second reading of Bill # 25-025. **An Ordinance of the City of Cottleville, Missouri, Amending Various Sections of Chapter 630 of the Municipal Code of the City of Cottleville, Related to Mobile Vendors.** Alderman Guccione seconded the motion. Alderman Krekeler moved to vote on Bill # 25-025. Alderman Guccione 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 Holt	Yea

Ordinance 2216 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-027 – An Ordinance of the City of Cottleville, Missouri, Amending Subsection (B) of Section 510.280 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection (B) of Section 510.280; Regulating Grading Permit Escrow Requirements.

Alderman Krekeler moved for the second reading of Bill # 25-027. **An Ordinance of the City of Cottleville, Missouri, Amending Subsection (B) of Section 510.280 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection (B) of Section 510.280; Regulating Grading Permit Escrow Requirements.** Alderman Guccione seconded the motion. Alderman Krekeler moved to vote on Bill # 25-027. Alderman Guccione 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 Holt	Yea

Ordinance 2217 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- A. Bill No. 25-029 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A “Single Family Residential District to RD “Recreational District” (Project Name: “Impact City FC Soccer Complex”; Applicant: Vessel Architecture on behalf of Impact City).

Alderman Holt moved for the first reading of Bill No. 25-029. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A “Single Family Residential District to RD “Recreational District”.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-030 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Requesting “Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building” at 3998 Mid Rivers Mall. Drive, Cottleville, MO 63376 (Project Name: “Impact City FC Soccer Complex”; Applicant: Vessel Architecture on behalf of Impact City FC).

Alderman Guccione moved for the first reading of Bill No. 25-030. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Requesting “Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building” at 3998 Mid**

Rivers Mall, Drive, Cottleville, MO 63376. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-031 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “general retail sales and sales of intoxicating liquor by the drink and original package” at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men’s Modern General Store; Applicant: Micah Raposo).

Alderman Guccione moved for the first reading of Bill No. 25-031 without sales of intoxicating liquor by the drink and original package. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “general retail sales at 5208 Highway N, Cottleville, MO 63304.** Alderman Krekeler 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 # 25-031. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “general retail sales at 5208 Highway N, Cottleville, MO 63304.** Alderman Holt seconded the motion. Alderman Krekeler moved to vote on Bill # 25-031. Alderman Guccione 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 Holt	Yea

Ordinance 2218 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-032 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “Medical Hospital and Clinic” on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).

Alderman Guccione moved for the first reading of Bill No. 25-032. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “Medical Hospital and Clinic” on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”;** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 25-033 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304 (Project Name: “Cottle Village Overflow Parking Lot West”; Applicant: Cottle Village Land Group, LLC).

Alderman Krekeler moved for the first reading of Bill No. 25-033. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Krekeler moved for the second reading of Bill # 25-033. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 25-033. 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 Holt	Yea

Ordinance 2219 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 25-034 – An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 400.130.G of the Municipal Code of the City of Cottleville, Missouri, – Regulating the time Period of Validity for Conditional Use Permits (increases the standard validity period from 180 days to 360 days).

Alderman Holt moved for the first reading of Bill No. 25-034. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 400.130.G of the Municipal Code of the City of Cottleville, Missouri, – Regulating the time Period of Validity for Conditional Use Permits (increases the standard validity period from 180 days to 365 days).**

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

- G. Bill No. 25-035 – An Ordinance of the City of Cottleville, Missouri, Approving the Adoptions of Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code of the City of Cottleville, Missouri, – Amends these code sections relating to Prefabricated Structures (shipping containers).

Alderman Holt moved to suspend the rules for bill 25-035. Alderman Krekeler 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 first reading of Bill No. 25-035. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoptions of Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code of the City of Cottleville, Missouri.** Alderman Holt 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 # 25-035. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoptions of Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code of the City of Cottleville,.** Alderman Krekeler seconded the motion. Alderman Holt moved to vote on Bill # 25-035. Alderman Guccione 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	Nay
Alderman Krekeler	Nay
Alderman Holt	Nay

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

- H. Bill No. 25-036 – An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Section 405.615 Subsection D of the Municipal Code of the City of Cottleville, Missouri, – Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).

Alderman Guccione moved for the first reading of Bill No. 25-036. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Section 405.615 Subsection D of the Municipal Code of the City of Cottleville, Missouri, – Enacting a new Subsection D of Section 405.615.** Alderman Holt seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- I. Bill No. 25-037 – An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code of the City of Cottleville, Missouri, – Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).

Alderman Guccione moved for the first reading of Bill No. 25-037. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code of the City of Cottleville, Missouri.** Alderman Holt seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- J. 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 table Bill 25-038. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- K. Bill No. 25-039 – An Ordinance of the City of Cottleville, Missouri, Approving the Amending of Article I of Chapter 135 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Article I of Chapter 135; Creating the Parks and Recreation Advisory Committee, and Matters Related Thereto.

Alderman Holt moved to table Bill 25-039. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- L. Bill No. 25-040 – An Ordinance of the City of Cottleville, Missouri, to Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials, and Matters Related Thereto.

Alderman Holt moved for the first reading of Bill No. 25-040. **An Ordinance of the City of Cottleville, Missouri, to Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials, and Matters Related Thereto.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Holt moved for the second reading of Bill # 25-040. **An Ordinance of the City of Cottleville, Missouri, to Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials, and Matters Related Thereto.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 25-040. Alderman Holt 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 Holt	Yea

Ordinance 2220 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- M. Bill No. 25-041 – 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 at the Townes at Crooked Creek (Village I of Cottleville Trails).

Alderman Guccione moved for the first reading of Bill No. 25-041. **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 at the Townes at Crooked Creek.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- N. Bill No. 25-042 – An Ordinance of the City of Cottleville, Missouri, Approving and Authorizing the Mayor to Negotiate and Execute the Granting of Permanent Utility Easements between and to Spire Missouri, Inc. for the Construction, Maintenance, and Monitoring of a Natural Gas Pipeline. (these permanent easements are for an electrical connection to a ground bed and rectifier).

Alderman Guccione moved for the first reading of Bill No. 25-042. **An Ordinance of the City of Cottleville, Missouri, Approving and Authorizing the Mayor to Negotiate and Execute the Granting of Permanent Utility Easements between and to Spire Missouri, Inc. for the Construction, Maintenance, and Monitoring of a Natural Gas Pipeline.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- O. Bill No. 25-043 – An Ordinance of the City of Cottleville, Missouri, Approving Amendments to Chapter 230 of the Municipal Code of the City of Cottleville, Missouri, – Providing for the Solid Waste Collection and Billing of Multiple Housing Facilities. (reclassifies multifamily residential complexes to “commercial” for solid waste collection purposes).

Alderman Holt moved for the first reading of Bill No. 25-043. **An Ordinance of the City of Cottleville, Missouri, Approving Amendments to Chapter 230 of the Municipal Code of the City of Cottleville, Missouri, – Providing for the Solid Waste Collection and Billing of Multiple Housing Facilities.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) 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.

None.

Comments Pertaining to Closed Session

Motion was made by Alderman Holt, seconded by Alderman Krekeler to go into closed session in the conference room at 8:45p.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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Holt	Yea

On motion of Alderman Holt, seconded by Alderman Krekeler the Board voted to exit the closed session and return to the open meeting in the Board room at 9:31 pm. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Adjournment of Meeting

Alderman Krekeler moved to adjourn the meeting. Alderman Holt seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.
9:34 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

DRAFT

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
AUGUST 20, 2025

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

Mayor Thompson 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	Absent
Alderman Holt	Present

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

Staff Reports

A. City Administrator

During this time, Michael Padella, City Administrator, updated the Board of Aldermen on all agenda items including the consent agenda items, proclamation and all the public hearing items. Discussion and review was held regarding the new St. Lukes Medical building, Impact City FC soccer Complex rezoning and the Men's Modern General Store conditional use permit on tonight's agenda. It was noted that the Men's Modern General Store would be selling various men's gifts and specialty items such as; clothing, knives, wallets, watches, BBQ items, spices, beard care items and more. However, they would like to also sell and offer tastings of small batch bourbons not typically sold in big box stores. It was the consensus of the PZ Commission to recommend they only allow liquor sales on the first floor, be 50% of the total sales and encompass up to 10% of the floor area. Some discussion was held regarding conditional uses continuing with the property and not the business itself which is by Missouri State Statute. Mayor Thompson and Alderman Guccione suggested the City investigate conditional uses continuing with a business rather than the property. However, Drew Weber, City Attorney did not recommend moving forward with that for Cottleville, a 4th class City. It was also noted the City is working on a list of conditional uses that go along with each property in the City which would include age documents or old information. Alderman Krekeler and Alderman Holt had concerns with allowing a conditional use for any liquor sales at all at 5208 Highway N. Alderman Holt inquired if the City could approve a men's general store marketed toward men only. Alderman Guccione suggested separating the retail portion vs. the liquor sales of the conditional use in order to not hold the applicant up from opening.

Next the Board of Aldermen reviewed the parking lot addition for Cottle Village. It was noted two readings may be needed due to safety concerns with overflow parking on neighboring roads and streets.

Alderman Guccione moved to suspend the rules for Bills 25-033. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

At this time, Mr. Padella began reviewing the ordinances pertaining to code changes such as regulating storage or shipping containers and providing fence permits. Alderman Krekeler suggested the bill on tonight's agenda did not accomplish regulating shipping containers. Mr. Padella stated some clean up still needs to be done on the bill regulating fences such as providing for a permit process, allowing wrought iron style fencing, variations on commercial lots and large residential lots vs subdivision lots. Mr. Padella also reviewed the bills on tonight's agenda updating the validity period for conditional uses, granting Spire an additional easement, reclassifying multifamily-senior housing for solid waste purposes, allowing archway signage, updating medical office use and senior living parking requirements and updating construction escrows requirements.

In addition, Mr. Padella discussed the bills on tonight's agenda allowing for a parks advisory board or committee vs. a full parks board. He shared pros and cons for such.

It was noted the updated conflicts of interest ordinance is due back to the Mo Ethic Commission by September 15th. Alderman Guccione moved to suspend the rules for Bills 25-040. Alderman Holt seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

B. Police Chief

Chief Dave McCune was present for the meeting. Nothing further at this time.

C. City Clerk/Treasurer

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

D. City Attorney

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

Communications from the Alderman

Nothing further.

Communications of the Mayor

Nothing further.

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

None.

Adjournment

Alderman Guccione moved to adjourn the meeting. Alderman Krekeler 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: _____

Mayor Stephen Thompson