

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN**  
TENTATIVE AGENDA FOR WORK SESSION  
August 20, 2025, at 5:30 PM  
City Hall Board Chambers  
5490 Fifth Street  
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Staff Reports:
  - a. City Administrator
  - b. Police Chief
  - c. City Clerk/Treasurer
  - d. City Attorney
    - Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021 RSMo.
4. Communications from the Aldermen
5. Communications from the Mayor
6. Miscellaneous
7. Adjournment of Meeting

Posted by: \_\_\_\_\_ (Name)  
this 19 day of August, 2025 at 11:38 a.m. / p.m.

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN  
TENTATIVE AGENDA FOR REGULAR MEETING  
Wednesday, August 20, 2025, at 7:00 PM  
City Hall Board Chambers  
5490 Fifth Street, Cottleville, Missouri 63304**

NOTICE IS HEREBY GIVEN: The Regular Board of Aldermen Meeting will be in person at 5490 Fifth Street, Cottleville, MO 63304. Also, the public can attend virtually by video-conference and/or audio-conference call. You may attend the meeting on a desktop, laptop, mobile device, or telephone by following the instructions below. Note, if you attempt to join the virtual meeting and are unable to or join but the meeting ends prematurely, there may be technical issues, we suggest you try to reconnect/rejoin the virtual meeting again. If issues persist, please contact the City Administrator at [michael.padella@cityofcottleville.com](mailto:michael.padella@cityofcottleville.com).

**Link to join Zoom Video-Conference Meeting:**

**<https://zoom.us/j/93923536080?pwd=3n0yflrELFhUt5b8vv6bm0A9w79pSv.1>**

**Meeting ID: 939 2353 6080**

**Meeting Passcode: 434005**

**One tap mobile:**

**+1-312-626-6799,,97533206007#,,, \*434005# US (Chicago)**

**Or by telephone dial:**

**+1-312-626-6799 US (Chicago)**

**Meeting ID: 939 2353 6080**

**Meeting Passcode: 434005**

**Notice:** If you have a disability and need to request special accommodations please do so by contacting the City Clerk at (636) 498-6565 or via email at [amy.lewis@cityofcottleville.com](mailto:amy.lewis@cityofcottleville.com) at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN  
TENTATIVE AGENDA FOR REGULAR MEETING  
Wednesday, August 20, 2025, at 7:00 PM  
City Hall Board Chambers  
5490 Fifth Street, Cottleville, Missouri 63304**

**1. Call Meeting to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Mayor's Report**

- a. Proclamation Honoring Jessica Cooke, Owner of the Yuppie Puppy.

**5. Board of Aldermen's Report**

**6. 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).
- 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).
- 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).
- 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. Luke's MOB Clinic"; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke's Medical Group).
- 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).
- 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).
- G. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.020

and 405.415 and Article XI of Chapter 405 of the Municipal Code – Amends these code sections relating to Prefabricated Structures (shipping containers).

- 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).
- 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).
- 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).

## **7. Citizen Petitions and Public Comments**

## **8. 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

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

## **10. Resolutions**

## **11. 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”.)
- 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.

## **12. 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)
- 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).

- 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).
- 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).
- 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: Cottlevillage Land Group, LLC).
- 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).
- 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).
- 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).
- 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).
- 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).
- 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.

- 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.
- 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).
- 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).
- 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).

**13. Tabled Bills and Resolutions**

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

**15. Comments Pertaining to Closed Session**

**16. Adjournment of Meeting**

AGENDA for the REGULAR MEETING of the COTTLEVILLE BOARD OF ALDERMEN,

Posted by: \_\_\_\_\_ (Name)  
this 18 day of August, 2025 at 1:45 A.M. / P.M.