

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY DECEMBER 17, 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 7:06 p.m. 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	Present
Alderman Krekeler	Present

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

Mayor's Report

- a. Proclamation Honoring Old Town Donuts in Cottleville.

It was noted the owners of Old Town Donuts could not be here tonight but plan to attend a future meeting.

Mayor Thompson also shared the kids collaborative art that was donated to the City by those that attended a recent art class in conjunction with the Cottleville Christkindl event.

Board of Aldermen's Report

Nothing at this time.

Public Hearings

- b. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/commercial operations: 1) "Photographic Studios, Portrait", 2) "Miscellaneous Office Uses", and 3) "Small Meeting Space"; within the S-D/OT "Special District Old Town Cottleville" located at 5501 St. Charles Street, Cottleville, MO 63304 (Formerly "Tallulah's"; Name of Property Owner/Applicant: Brynic, LLC, formerly John and Tami Powers).

Alderman Holt moved to open 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.

The applicant was present at the meeting and provided a little history regarding the property and the buildings which now plans to be home to an HVAC office and a photographer including small events such as bridal or baby showers and birthday parties when the studio is not being used. It was noted that currently an insurance agent is located in the building as well. In addition, it was announced a salon is located in the brick home on the property. The applicant stated the City has agreed in the past to remove two angled parking spaces along Highway N to allow for access to a future parking lot should they install one their property at a later date. The applicant stated they would stripe the current parking spaces in front of the businesses.

No further public comment.

Alderman Holt moved to close 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.

Citizen Petitions and Public Comments

None.

Consent Agenda

- A. Approval of Minutes, December 8, 2025, Work Session (Rescheduled November Meeting)
- B. Approval of Minutes, December 8, 2025, Regular Session (Rescheduled November Meeting)
- C. Approval of Minutes, October 15, 2025, Closed Session
- D. Approval of Minutes, November 6, 2025, Special Meeting
- E. Approval of Expenditures / Acknowledgement of any Financial Information
- F. Boards, Commission, and Staff Reports

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

Items Removed from the Consent Agenda

Nothing further at this time.

Resolutions

None

Bills for Final Passage

- A. Bill No. 25-056 - An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2026, Ending December 31, 2026.

Alderman Gnau moved for the second reading of Bill # 25-056 as amended. **An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2026, Ending December 31, 2026.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. Alderman Krekeler moved to amend the budget documents to include various changes outlined by Mr. Padella nearing \$8,000.00. 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 # 25-056. 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 2239 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-058 – An Ordinance of the City of Cottleville Missouri, Amending Various Provisions In Title III (Traffic Code) of the Municipal Code Relating to Enforcement of Certain Devices or Vehicles and Matters Related Thereto (Mini-bike restrictions and provisions).

Alderman Guccione moved for the second reading of Bill # 25-058 as **An Ordinance of the City of Cottleville Missouri, Amending Various Provisions In Title III (Traffic Code) of the Municipal Code Relating to Enforcement of Certain Devices or Vehicles 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. Alderman Holt moved to vote on Bill # 25-058. 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
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Alderman Krekeler	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2240 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- A. Bill No. 25-059 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Transportation Alternatives Program Agreement with the Missouri Highways and Transportation Commission.

Alderman Guccione moved for the first reading of Bill No. 25-059. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Transportation Alternatives Program Agreement with the Missouri Highways and Transportation Commission.**

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. 25-060 – An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Memorandum of Understanding (MOU) By and Between the City of Cottleville, Missouri and the United States Marshals Service Relating to the Fugitive Task Force.

Alderman Guccione moved for the first reading of Bill No. 25-060. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Memorandum of Understanding (MOU) By and Between the City of Cottleville, Missouri and the United States Marshals Service Relating to the Fugitive Task Force.** Alderman Krekeler 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 suspend the rules on Bill 25-060. Alderman Krekeler 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 # 25-060 as **An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Memorandum of Understanding (MOU) By and Between the City of Cottleville, Missouri and the United States Marshals Service Relating to the Fugitive Task Force.** 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 vote on Bill # 25-060. Alderman Holt 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 2241 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-061 – An Ordinance of the City of Cottleville, Missouri, Amending Schedule II of Title III of the Municipal Code of the City of Cottleville, Missouri, By Adding Four-way Stop at Main Street and Chestnut Street Intersection.

Alderman Guccione moved for the first reading of Bill No. 25-061. **An Ordinance of the City of Cottleville, Missouri, Amending Schedule II of Title III of the Municipal Code of the City of Cottleville, Missouri, By Adding Four-way Stop at Main Street and Chestnut Street Intersection.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-062 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 5501 St. Charles Street to Allow “Photographic Studios, Portrait,” “Miscellaneous Office Uses,” and “Small Meeting Space” Commercial Uses and Matters Related Thereto.

Alderman Holt moved for the first reading of Bill No. 25-062. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 5501 St. Charles Street to Allow “Photographic Studios, Portrait,” “Miscellaneous Office Uses,” and “Small Meeting Space” Commercial Uses 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.

Tabled Bills or Resolutions

- E. 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)
- F. 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).
- G. 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).
- H. 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).
- I. Bill No. 25-052 – An Ordinance of the City of Cottleville, Missouri, Approving an Intergovernmental Cooperative Agreement Between the City of Cottleville, Missouri, and the City of St. Peters, Missouri, Providing for Solid Waste Collection Services and Matters Related Thereto.

Alderman Holt moved to remove Bill 25-052 from the table. 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 for the first reading of Bill 25-052. Motion failed. A first and second reading was already done at a previous meeting.

Alderman Gnau moved to vote on Bill # 25-052. 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 2242 passed 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.

None.

Comments Pertaining to Closed Session

Motion was made by Alderman Guccione to recess the regular meeting and go into closed session in the conference room, seconded by Alderman Gnau at 7:35p.m., pursuant to 610.021 RSMo Litigation. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Amy Lewis, City Clerk called roll:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Alderman Guccione moved to adjourn the closed session. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:57pm

The Mayor, Board of Aldermen and staff moved back into the board room.

Adjournment of Meeting

Alderman Guccione moved to adjourn the regular meeting. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 8:00pm

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
DECEMBER 17, 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	Present
Alderman Holt	Present

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

Staff Reports

A. City Administrator

During this time, Bill Malack City Administrator and Elliot Schneider, Manager of Environmental & Fleet Services both with the City of St. Peters were present for the work session meeting to discuss the City of Cottleville's waste hauling services and the agreement renewal with them. It was noted there was no plan for a rate increase through September of 2027. However, a 5-year agreement was needed for the ability to pay out capital costs such as new cans coming and new truck purchases. It was noted the services, price and plan mimic what is provided to their own residents in the City of St. Peters. Mr. Schneider stated the strategy going forward is to keep costs going down. He mentioned the new trucks allowed them to cut their fleet by more than half. He also mentioned the addition of new services such as the STP Collects app and the ability to add a contractor's trash bag alongside your can for an additional \$5 fee. He further noted other items such as shred it events, earth center services and rec-plex discounts remain in place however their *outdoor* pools have been added. Mr. Schneider also mentioned dead animals along the roadway may be disposed of at the earth center.

Michael Padella, City Administrator, updated the Board of Aldermen on all other agenda items including the consent agenda items, additional budget changes, minibikes, and projects already bid out so they're ready to go in the new year such as; the bank stabilization project at Vantage Lake.

Beth Verseman, 218 Kenicott Drive spoke to the Mayor and Board of Aldermen regarding the large area her subdivision is required by ordinance to maintain along Highway N between the roadway and their subdivision common ground. Discussion was also held regarding reducing that area that needs to be mowed by making it a prairie grass area. In addition, discussion was held regarding moving the trail back further off the highway along with the idea of adding a pedestrian bridge and or roundabout in the future.

Lastly, Mr. Padella stated Vetta has requested an extension for their improvement project as they are still working on plans and financing.

Tom Goldkamp, City Engineer, announced the City received a grant for various pedestrian improvements starting at Motherhead Road and Gutermuth Road all the way to Weiss Road.

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, sales tax totals chart 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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
7:02 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson