

CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA FOR WORK SESSION
December 17, 2025, 5:30 PM
City Hall Board Chambers
5490 Fifth Street
Cottleville, Missouri 63304

- 1) Call Meeting to Order
- 2) Roll Call
- 3) Staff Reports:
 - i) City Administrator
 - ii) Police Chief
 - iii) City Clerk/Treasurer
 - iv) City Attorney
 - (1) 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
 - a) Winterbrooke HOA Presentation & Discussion
- 7) Adjournment of Meeting

Posted by: _____ (Name)

this 15 day of december, 2025 at 11:01 p.m.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA DECEMBER REGULAR MEETING
Wednesday, December 17, 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.

Link to join Zoom Video-Conference Meeting:

<https://zoom.us/j/93923536080?pwd=3n0yfIrELFhUt5b8vv6bm0A9w79pSv.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 at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA DECEMBER REGULAR MEETING
Wednesday, December 17, 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 Old Town Donuts in Cottleville.

5. Board of Aldermen's Report

6. Public Hearings:

A. 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) "Miscellaneous Personal Services" (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).

7. Citizen Petitions and Public Comments

8. 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. Vetta Woodlands, located at 2 Woodlands Parkway, Conditional Use Permit (CUP) for "Outdoor Soccer Fields with Lights" 180-day time extension request.
- F. Approval of Expenditures / Acknowledgement of any Financial Information
- G. Boards, Commission, and Staff Reports

8. Items Removed from the Consent Agenda

10. Resolutions

11. 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.

- 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).

12. 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. (TAP Grant Agreement for Pedestrian Safety Improvements from Motherhead/Gutermuth Rd. to Wiess/Kisser/Cottleville Parkway.)
- 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. (Agreement allowing the CPD to work with and participate in the Regional Fugitive Task Force operations.)
- 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. (Enables the enforcement of a new four-way stop at this intersection in Old Town.)
- 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 “Miscellaneous Personal Services” (Small Meeting Space) Commercial Uses and Matters Related Thereto. (Formerly “Tallulah’s”; Name of Property Owner/Applicant: Brynic, LLC, formerly John and Tami Powers).

13. Tabled Bills and Resolutions

- 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. 25-038 – 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).
- D. 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).

- E. 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.

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: [Signature] (Name)
this 15 day of December, 2025 at 11:01 A.M. P.M.