

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
MONDAY DECEMBER 8, 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 7:34 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. Planning & Zoning Commission Appointment Nomination:
Maria Conte King, PE - To fill an unexpired term to 09/30/26 (tentative).

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

Mayor Thompson thanked his wife and Jason Gutleber for their work on the first annual Christkindl event in Cottleville. He encouraged the Aldermen to also give a report at each meeting.

Board of Aldermen's Report

Alderman Holt welcomed the City's new K9 Zeke and stated she would like to improve the City's dog park.

Alderman Krekeler stated he was happy the City is establishing a parks advisory board.

Alderman Gnau thanked the police department for all their hard work and noted everywhere he goes someone has something positive to say about the department, even kids.

Alderman Guccione thank City staff for all their hard work throughout the year.

Public Hearings

None.

Citizen Petitions and Public Comments

Burton Lee, 5323 5th Street spoke to the Mayor and Board of Aldermen and requested they reconsider using alternative methods to protect Vantage Lake from erosion with something other than rip rap rock in order to maintain its natural beauty.

Consent Agenda

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

A. Approval of Minutes, October 15, 2025, Work Session

- B. Approval of Minutes, October 15, 2025, Regular Session
- C. Approval of Minutes, October 15, 2025, Closed Session
- D. Approval of Minutes, November 6, 2025, Special Meeting
- E. Authorize Final Escrow Release for Roundabout Grading and Landscaping of Gutermuth Rd./Hwy 364 & Crooked Creek to The Entrust Group, Inc. FBO Jeffrey David Kolb Roth IRA in the amount of \$8,670.10.
- F. Declare the following non-capital assets as "Surplus Property" to allow for disposal of items:
 - a. Five (5) Samsung Monitors -S/N: 2XDLHTPDL00035N, 2XDLHTJD900077E, 2XDLHTRD900177J, 2XDLHTRD900190B, 2XDLHT50900143J
 - b. Three (3) Dell Monitors – S/N: 02Y315-716-18-455-DMU6, 07X345-FCC00-848-AAV6- A64, 07X5HS-FLL00-848-AAYU-A0M
 - c. Two (2) ViewSonic Monitors – S/N: T71150422227, UBW 155 000972
 - d. Two (2) Lenovo Monitor – S/N: VL MD829, VL NL880
 - e. One (1) HP Monitor – S/N: CNC 702PWCT
 - f. Two (2) Panasonic Monitors – S/N: 6KK5A92895, 6KUSA92880
 - g. One (1) Sceptre Monitor – S/N: N36J205BTA6233
- G. Authorize the Purchase of a Color Copier Machine from CDS Office Technologies in the amount of \$6,025.
- H. Authorize the Purchase of a new Scag Turf Tiger II Zero-turn Radius 61" Mower from Saint Louis Equipment in the amount of \$13,415.22 through a Sourcewell Cooperative Purchasing Agreement.
- I. Approval of Expenditures / Acknowledgement of any Financial Information
- J. Boards, Commission, and Staff Reports

Alderman Guccione moved to approve the balance of the consent agenda without items C & D. Alderman Holt 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. Items C & D remain removed.

Resolutions

- a. Resolution No. 25-08 – A Resolution of the City of Cottleville, Missouri, Authorizing the City Administrator to Transfer Ownership of K9 Bach to the Lake Saint Louis Police Department, and Matters Related Thereto.

Alderman Guccione moved to approve the above resolution 25-08. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Final Passage

- A. Bill No. 25-049 - An Ordinance of the City of Cottleville, Missouri, Annexing Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive; also referred to as Parcel ID: 3-0107-8196-00-005A.0000000 and Parcel ID: 3-0018-8196-00-005A.0000000, Into the City of Cottleville, Missouri and Approving a Verified Petition for Voluntary Annexation Submitted by, Keeven Lesa J & Keeven Kari L Revocable Trusts.

Alderman Guccione moved for the second reading of Bill # 25-049 as amended. **An Ordinance of the City of Cottleville, Missouri, Annexing Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive; also referred to as Parcel ID: 3-0107-8196-00-005A.0000000 and Parcel ID: 3-0018-8196-00-005A.0000000, Into the City of Cottleville, Missouri and Approving a Verified Petition for Voluntary Annexation Submitted by, Keeven Lesa J & Keeven Kari L Revocable Trusts.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 25-049. 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	Nay
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2235 passed by affirmative votes of three (3) Aldermen. There was one (1) nay votes and no abstentions.

- B. Bill No. 25-050 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request of Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive from R1-A, “Single Family Residential District”, I-1 “Light Industrial”, and Unincorporated Land Currently “Not Zoned” to R1-D “Single Family Residential District” in the City of Cottleville, Missouri, and Matters Related Thereto (Lombardo Homes of St. Louis, LLC, Applicant).

Alderman Krekeler moved for the second reading of Bill # 25-050 as amended. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request of Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive from R1-A, “Single Family Residential District”, I-1 “Light Industrial”, and Unincorporated Land Currently “Not Zoned” to R1-D “Single Family Residential District” in the City of Cottleville, Missouri, and Matters Related Thereto.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 25-050. 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	Nay
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2236 passed by affirmative votes of three (3) Aldermen. There was one (1) nay votes and no abstentions.

- C. 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 Krekeler moved for the second reading of Bill # 25-052 as amended. **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 Gnau seconded the motion. There were no nay votes and no abstentions

Discussion was held regarding the length of the agreement with St. Peters for waste hauling services. It was noted there was no rate increase in 2026. It was further noted that St. Peter’s goal is no rate increase for waste hauling in 2027 as well, but it’s not a guarantee in the agreement which expires at the end of the year. Discussion regarding St. Peters is now providing a more efficient all-inclusive service featuring new trucks with cameras and single-stream recycling which could assist with keeping rates down in the future. Alderman Holt stated she wanted to review other rates and carriers further again since she has seen rate increases in the past. Alderman Gnau and Micheal Padella, City Administrator stated that has already been explored and noted the agreement is expiring soon. Mr. Padella stated he would explore a 3-year agreement with St. Peters but did not believe they would entertain such as a 5-year agreement was requested for the infrastructure pay out. Mr. Padella also noted St. Peters has allowed multifamily including Avalon senior living complex to seek their own carrier in this new agreement. Chief McCune shared his rates from the City of O’Fallon which were similar but not all inclusive.

Alderman Krekeler moved to table Bill 25-052. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions

- D. Bill No. 25-053 – An Ordinance of the City of Cottleville, Missouri, Exempting the City and All

Licensees Therein from Section 311.2026, RSMO., Relating to Extended Hours for Liquor Service From June 11, 2026, Through July 19, 2026, During the 2026 FIFA World Cup Tournament.

Alderman Gnau moved for the second reading of Bill # 25-053 as amended. **An Ordinance of the City of Cottleville, Missouri, Exempting the City and All Licensees Therein from Section 311.2026, RSMO., Relating to Extended Hours for Liquor Service From June 11, 2026, Through July 19, 2026, During the 2026 FIFA World Cup Tournament** Alderman Guccione seconded the motion. Alderman Holt moved to vote on Bill # 25-053. 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 2237 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- E. 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 Guccione moved for the first reading of 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 Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. **Bill No. 25-057*** - An Ordinance of the City of Cottleville Missouri, Setting the Filing Dates, Time, and Place for the General Municipal Election to be Held on April 7, 2026, in the City of Cottleville, Missouri.

***Two Readings Requested.**

Alderman Guccione moved to suspend the rules for Bill 25-057. Alderman Holt 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 first reading of Bill No. 25-057. **An Ordinance of the City of Cottleville Missouri, Setting the Filing Dates, Time, and Place for the General Municipal Election to be Held on April 7, 2026, in the City of Cottleville, Missouri** Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Holt moved for the second reading of Bill # 25-057 as amended. **An Ordinance of the City of Cottleville Missouri, Setting the Filing Dates, Time, and Place for the General Municipal Election to be Held on April 7, 2026, in the City of Cottleville.** Alderman Krekeler seconded the motion. Alderman Gnau moved to vote on Bill # 25-057. 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 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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 first reading of 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.** 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

- 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).

Alderman Guccione moved to remove Bill 25-042 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.

Discussion was held regarding the permanent utility easements requested by Spire gas infrastructure improvement project who is offering to compensate the City for such. Mr. Padella shared 3 new location options for their ground bed with the Mayor and Board of Aldermen. It was the consensus of the Board of Aldermen to choose location labeled #1. Some discussion was held regarding what level of property maintenance Spire might do.

Alderman Guccione moved to table Bill 25-042. 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.

None.

Comments Pertaining to Closed Session

None.

Adjournment of Meeting

Alderman Guccione moved to adjourn the meeting. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 8:42pm

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

DRAFT

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
December 8, 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 7:00p.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, Michael Padella, City Administrator, reviewed and provided a 2026 budget overview in a slide presentation as well as a summary handout. The overview included results of a board survey prioritizing parks, public infrastructure, public safety, government operations and economic development. Some discussion was held regarding the sale of park land to Spire that was originally purchased with the city hall and park project with capital projects funds and has an outstanding loan regarding the same. The budget and its overview included; employees raises with a cola, police equipment and technology support, new IT investments, new parks maintenance positions, park improvements and new amenities, trail maintenance connections, lake and bank stabilization projects, new police and public works vehicles, completing comp plan updates, streets and sidewalk repairs or improvements, parking enhancements, and engineering.

Staff requested the Board review the budget documents and get any comments back to them soon.

B. Chief of Police

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, updated sales tax totals report, investment summary 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 Gnau moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:32pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson