

CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA FOR WORK SESSION
February 18, 2026, 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
- 7) Adjournment of Meeting

Posted by:  (Name)

this 13 day of February, 2026 at 11:23 a.m. p.m.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA DECEMBER REGULAR MEETING
Wednesday, February 18, 2026, 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=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 at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA DECEMBER REGULAR MEETING
Wednesday, February 18, 2026, 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

A. Nomination and Selection of the Board of Aldermen Member to Serve on the Parks & Recreation Advisory Committee (PRAC).

6. Public Hearings:

A. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Miscellaneous Business Services", and 2) "Miscellaneous Personal Services" (Construction/Trade Industry Contractor); within the C-3 "General Commercial Retail District" located at 341 Wiess Road, Cottleville, MO 63376 (Formerly a single-family residence; Eagle Construction & Design LLC Applicant; Name of Property Owner: Buchheit Properties 341, LLC).

B. A Public Hearing for the Consideration of a Rezoning Request from R1-A "Single Family Residential District" to RD "Recreational District" located at 5900 Highway N, Cottleville, MO 63304 and consisting of approximately 1.92-acre tract of land (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).

C. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Concession Stand" (when located on the same property as another principal use), 2) "Indoor **Volleyball**, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Courts", and 3) "Outdoor **Volleyball**, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Sports Courts with Lights"; within the RD "Recreational District" located at 5900 Highway N, Cottleville, MO 63304 (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).

D. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land use/business operation: 1) "Offices of Other Health Practitioners" within the C-3 "General Commercial Retail District" located at 5285 Highway N, Cottleville, MO 63304 (Within the Cottleville Center shopping center; Adriana Gelwix, dba "SoulTerra" Applicant; Name of Property Owner: TCI Holdings, LLC).

7. Citizen Petitions and Public Comments

8. Consent Agenda

- A. Approval of Minutes, January 21, 2026, Work Session
- B. Approval of Minutes, January 21, 2026, Regular Session
- C. Approval of Minutes, January 21, 2026, Closed Session
- D. Authorize Expenditure with Xumulus Inc. (City's current Website Designer and Host) to Upgrade the City Website to meet ADA Accessibility Compliance per the Department of Justice Guidelines. Task Order Not-to-exceed \$10,000.
- 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. 26-001 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Service Agreement with the St. Charles County Historical Society and Matters Related Thereto.

12. Bills for Introduction

- A. Bill No. 26-005 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Miscellaneous Business Services", and 2) "Miscellaneous Personal Services" (Construction/Trade Industry Contractor); within the C-3 "General Commercial Retail District" located at 341 Wiess Road, Cottleville, MO 63376 (Formerly a single-family residence; Eagle Construction & Design LLC Applicant; Name of Property Owner: Buchheit Properties 341, LLC).
- B. Bill No. 26-006 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) for the following land use/business operation: 1) "Offices of Other Health Practitioners" within the C-3 "General Commercial Retail District" located at 5285 Highway N, Cottleville, MO 63304 (Within the Cottleville Center shopping center; Adriana Gelwix, dba "SoulTerra" Applicant; Name of Property Owner: TCI Holdings, LLC).
- C. Bill No. 26-007 – An Ordinance of the City of Cottleville, Missouri, Approving the (Final) Record Plat for the Village at Twin Creeks subdivision located at Twin Creeks Lane and St. Charles Street, Cottleville, MO 63304 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).
- D. Bill No. 26-008 – An Ordinance of the City of Cottleville, Missouri, Granting a Twenty (20) Year Term Franchise to Operate a Natural Gas Distribution System within the City of Cottleville, Missouri, to Spire Missouri Inc.
- E. Bill No. 26-009 – An Ordinance of the City of Cottleville, Missouri, Authorizing the Cottleville Police Department Chief of Police to Negotiate and Execute a Lease Agreement by and Between the City of Cottleville, Missouri, and John "Pat" Dolan for the Lease of the Owner's Personal Certified Working Dual Purpose K9 for the Cottleville Police Department

Use and Matters Related Thereto.

- F. Bill No. 26-010 – An Ordinance of the City of Cottleville, Missouri, Amending Section 215.090 of Article III Weeds, High Grass or Other Vegetation, of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Section 215.090 of Article III Weeds, High Grass or Other Vegetation. (Adds and defines a new weed height limitation for right-of-way consisting of $\frac{3}{4}$ acre of continuous area.)
- G. Bill No. 26-011 – An Ordinance of the City of Cottleville, Missouri, Amending Subsection C.4 of Section 230.060 “City Solid Waste Service” of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection C.4 of Section 230.060 “City Solid Waste Service”. (Reduces the penalty charges for delinquent accounts from 20% to 10% of the total delinquent amount outstanding.)

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).

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 13 day of February, 2026 at 11:23 (A.M. / P.M.)