

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY JANUARY 21, 2026**

The Board of Aldermen held their meeting in the City Hall boardroom located at 5490 5th Street Cottleville, Missouri.

Alderman Mike Krekeler called the meeting to order at 7:06 p.m. Mayor Stephen Thompson attended via zoom. The pledge of allegiance was recited and led by Rina and Reyansh Gandhi from Warren Elementary. 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.

The owner of Old Town Donuts could not be here tonight.

- b. Parks & Recreation Advisory Committee (PRAC) Member Appointments:

- i. Andy Brown (Ward 1) = 1 year term
- ii. Jamie Goodwin (Ward 1) = 2 year term
- iii. Scott Liebel (Ward 1) = 1 year term
- iv. Lea Ann Grimshaw (Ward 2) = 2 year term
- v. Scott Rogers (Ward 2) = 1 year term
- vi. Mary Ann Fink (Ward 2) = 2 year term

- c. MU Extension Office in St. Charles County Presentation by Deana Dothage.

Deana Dothage was present for the meeting to discuss everything the MU Extension Office in St. Charles has to offer area residents.

Board of Aldermen's Report

Nothing at this time.

Public Hearings

A. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Miscellaneous Retail (Sales) Uses", and 2) "Miscellaneous Personal Services" (Small Meeting Space); within the S-D/OT "Special District Old Town Cottleville" located at 5525 Oak Street, Cottleville, MO 63304 (Formerly "Cottleville Cookies n' Cream"; Name of Property Owner: JSAC Holdings, LLC).

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

The applicant, Wade Brewer, was present at the meeting and stated he planned to open a boutique at the location above which was formerly Cottleville Cookies & Cream.

No further public comment.

Alderman Guccione moved to close public hearing item A. Alderman Holt 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

Alderman Holt moved to amend the consent agenda to included items E c. and d. 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, December 17, 2025, Work Session
- B. Approval of Minutes, December 17, 2025, Regular Session
- C. Approval of Minutes, December 17, 2025, Closed Session
- D. Grading Escrow Release Request for Mid Rivers Mall Dr. Site (north of Hutchens Funeral Home), Owned by Mid Rivers Investment Group LP.
- E. Authorize the expenditure and purchase of two (2) police pursuit vehicles:
 - a. Vehicle #1 = 2024 Dodge Durango Police Pursuit Vehicle fully outfitted with police vehicle equipment by "VIP", a law enforcement outfitted company, for \$40,099 from Lou Fusz Dodge, O'Fallon, MO.
 - b. Vehicle #2 = 2026 Dodge Durango Police Pursuit Vehicle for \$44,287 from Behlmann Dodge, Troy, MO, utilizing the Sourcewell Cooperative Purchasing Agreement.
 - c. *Turnkey Mobile, not to exceed \$13,000.00, Police Vehicle Equipment*
 - d. *Motorola Systems, not to exceed \$17,000.00, Police Vehicle Equipment*
- F. Cottleville Smiles Family Dentistry, located at 475 Miralago Shore Dr., Site Plan to expand and modify the existing site, 12-month time extension request from February 8, 2026.
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission, and Staff Reports

Alderman Guccione moved to approve 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.

Items Removed from the Consent Agenda

Nothing further at this time.

Resolutions

- A. Resolution No. 26-01 – A Resolution Directing the City Clerk to Submit to the St. Charles County Election Authority a Sample Ballot for the General Municipal Election to be Held on April 7, 2026, in the City of Cottleville, Missouri.

Alderman Guccione moved to approve Resolution 26-01. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Resolution No. 26-02 – A Resolution Opposing Missouri Legislative Proposals to Eliminate the Traditional April Municipal Elections and Move Municipal Elections to the November General Election Date.

Alderman Guccione moved to approve Resolution 26-02. Alderman Gnau 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. 25-059 – 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.)

Alderman Holt moved for the second reading of Bill # 25-059 as amended. **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 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 # 25-059. 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 2243 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

It was noted Bill 25-060 was passed last month.

- B. 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.)

Alderman Holt moved for the second reading of Bill # 25-061 as amended. **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 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 # 25-061. 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 2244 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. 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).

Alderman Guccione moved for the second reading of Bill # 25-062 as amended. **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.** 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 to vote on Bill # 25-062. 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
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Alderman Krekeler	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2245 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- 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.

Alderman Guccione moved for the first reading of 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.** 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. 26-002* – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) for the following land uses/business operations: 1) “Miscellaneous Retail (Sales) Uses”, and 2) “Miscellaneous Personal Services” (Small Meeting Space); within the S-D/OT “Special District Old Town Cottleville” located at 5525 Oak Street, Cottleville, MO 63304 (Formerly “Cottleville Cookies n’ Cream”; Name of Property Owner: JSAC Holdings, LLC).

Alderman Guccione moved to suspend the rules for Bill 26-002. 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. 26-002. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) for the following land uses/business operations: 1) “Miscellaneous Retail (Sales) Uses”, and 2) “Miscellaneous Personal Services”** 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 # 26-002 as amended. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) for the following land uses/business operations: 1) “Miscellaneous Retail (Sales) Uses”, and 2) “Miscellaneous Personal Services”.** Alderman Guccione 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 # 26-002. 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 2246 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 26-003* – 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 Immigration and Customs Enforcement and Homeland Security Investigations. (Agreement allowing the CPD to work with and perform certain Homeland Security Investigations operations and duties.)

Alderman Guccione moved to suspend the rules for Bill 26-003. Alderman Krekeler 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 No. 26-003. **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 Immigration and Customs Enforcement and Homeland Security Investigations.** 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 second reading of Bill # 26-003 as amended. **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 Immigration and Customs Enforcement and Homeland Security Investigations.** 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 # 26-003. 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	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2247 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 26-004* – **An Ordinance of the City of Cottleville, Missouri, Authorizing the Cottleville Police Department Chief of Police to Negotiate and Execute a Purchase and Service Agreement Between the City of Cottleville, Missouri, and Utility Associates, Inc, Providing for Police Body/Vehicle Camera and Technology Equipment and Support Services and Matters Related Thereto.**

Alderman Holt moved to suspend the rules for Bill 26-004. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau moved for the first reading of Bill No. 26-004. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Cottleville Police Department Chief of Police to Negotiate and Execute a Purchase and Service Agreement Between the City of Cottleville, Missouri, and Utility Associates, Inc, Providing for Police Body/Vehicle Camera and Technology Equipment and Support Services and Matters Related Thereto.** Alderman Guccione 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 # 26-004 as amended. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Cottleville Police Department Chief of Police to Negotiate and Execute a Purchase and Service Agreement Between the City of Cottleville, Missouri, and Utility Associates, Inc, Providing for Police Body/Vehicle Camera and Technology Equipment and Support Services 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 # 26-004. 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	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2248 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Tabled Bills or Resolutions

- D. 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)
- E. 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).
- F. 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).
- G. 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).

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 go into closed session in the conference room, seconded by Alderman Krekeler at 7:40p.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. 8:55pm

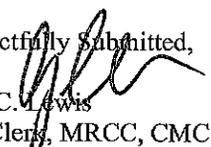
The Mayor, Board of Aldermen and staff moved back into the board room.

Nothing further.

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. 8:58pm

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 2/18/20


Alderman Mike Krekeler

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
January 21, 2026

The Board of Aldermen held their meeting at City Hall located at 5490 5th Street Cottleville, Missouri.

Alderman Krekler called the meeting to order at 5:30p.m. Mayor Thompson attended the meeting via zoom.

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, Micheal Padella, City Administrator reviewed the agenda items with the Mayor and Board of Aldermen including the public hearing for a boutique at 5525 Oak Street formerly Cookies and Cream. He also reviewed the consent agenda items and noted an escrow release, an extension for Cottleville Smiles building expansion as well as the purchase of two police vehicles.

Mr. Padella updated the Board of Aldermen about the resolutions on tonight's agenda which includes the sample election ballot and a resolution opposing moving the municipal elections to November each year. The City Clerk then provided a copy of the sample ballot to the staff, Mayor and Board of Aldermen to proof.

Mr. Padella reviewed all the bills for final passage which included a CUP for 5501 St. Charles Street and a TAP grant application for pedestrian safety improvements from Motherhead Road to Cottleville Parkway. It was noted an ordinance providing for a four way stop to be installed at Main Street and Chestnut Street was also on the agenda.

In addition, Mr. Padella reviewed the Bills for introduction which includes support for the St. Charles County Historical Society, an agreement between homeland security and CPD as well as the purchase of police body cameras.

Some non-agenda items were noted such as the hourly rate increases for the City's prosecuting attorney and the City attorney.

A lengthy discussion regarding the Mayor's proposal to reduce late fees for the City's waste hauling service.

The City Clerk and City Administrator noted that they have not received any recent complaints regarding the current late fee percentage. Mr. Padella advised that it may be more appropriate to address this during the next budget cycle, as the adopted 2026 budget for the waste hauling fund is currently projected to barely break even. He noted that reducing late fees could cause the fund to operate at a deficit for 2026, especially following the recent removal of multi-family units from the City's service agreement. The fund currently holds a balance of approximately \$150,000 to \$200,000, which represents just over one billing cycle and has taken 20 years to accumulate.

The City Clerk suggested instead increasing the senior discount and noted that customers are already offered a one-time, no-excuse late fee waiver. She also outlined the current process for handling delinquent accounts, which includes mailing letters, sending emails, can repossessions and redeliveries, and establishing payment arrangements.

Following the discussion, the consensus of the Board of Aldermen was to not move forward with reducing the late fee amount at this time.

Alderman Guccione moved to recess the work session meeting at 7:00pm. 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 reconvene the work session meeting in the board room at 8:59pm. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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, sample ballot and minutes.

D. City Attorney

Drew Weber, City Attorney, was present for the meeting. Nothing further at this time.

Communications from the Alderman

The mayor was not present via zoom any longer.

A lengthy discussion was held regarding the reduction of acceptable noise levels for outdoor live music in the city code. The conversation included the possibility of requiring additional sound studies, house sound systems or specialized monitoring equipment, such as the "red light, green light" system suggested by Alderman Krekeler.

It was noted that the code was recently revised last fall, and many businesses have not hosted outdoor music during the winter months. Consequently, city staff requested an opportunity to enforce the current ordinance following Chief McCune's recommended procedure: residents should call the 24-hour non-emergency number at 636-939-9966 to report disturbances. Chief McCune reported receiving 13 noise complaints last year, noting that 12 of these were filed by Alderman Holt and Alderman Krekeler. He also observed that the City's own events, including Twilight Tuesdays and the Kris Kringle event, produced the highest recorded sound levels, exceeding city code.

Alderman Krekeler expressed a desire to further reduce sound levels and requested a meeting with local businesses. Alderman Holt suggested that these establishments maintain their own sound level logs. The City Clerk will have staff reach out to these businesses this spring and notify them of the new code.

The City Clerk requests clear direction from a quorum of the Board or the City Administrator well in advance of the June 30th live music license expiration date. This will ensure businesses have adequate notice should the City decide to require additional studies or equipment purchases.

Communications of the Mayor

Nothing further.

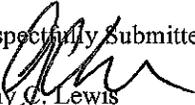
Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate and Personnel pursuant to 610.021RsMo.

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.
9:40 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC
Approval Date: 2/18/24


Alderman Mike Krekeler