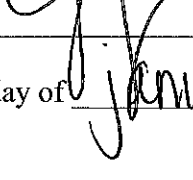


CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA FOR WORK SESSION
January 21, 2026, 5:30 PM
City Hall Board Chambers
5490 Fifth Street
Cottleville, Missouri 63304

- 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:
 - a) Noise/Nuisance Ordinance – Consider Reducing/Changing the Allowable Decibel Levels – Alderman Holt.
 - b) Review the Conditional Use Permit (CUP) Applicability and Process as it Relates to Liquor Sales – Alderman Gnau.
- 5) Communications from the Mayor:
 - a) Review the Status and Maintenance Responsibility of the “Pitman Family Cemetery” – Request for Assistance from the Legacy at Patriots Ridge HOA of the City.
 - b) Solid Waste Services Late Fee – Review and Discuss Possible Reduction of the Late Fee Percentage.
- 6) Miscellaneous
- 7) Adjournment of Meeting

Posted by:  (Name)
this 14 day of January, 2026 at 10:53 a.m. / p.m.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA DECEMBER REGULAR MEETING
Wednesday, January 21, 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, January 21, 2026, at 7:00 PM
City Hall Board Chambers
5490 Fifth Street, Cottleville, Missouri 63304**

1. Call Meeting to Order

2. Pledge of Allegiance – Led by Rina and Reyansh Gandhi from Warren Elementary School.

3. Roll Call

4. Mayor's Report

A. 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

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

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/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).

7. Citizen Petitions and Public Comments

8. Consent Agenda

- 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:
 - 1. 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.

- 2. Vehicle #2 = 2026 Dodge Durango Police Pursuit Vehicle for \$44,287 from Behlmann Dodge, Troy, MO, utilizing the Sourcewell Cooperative Purchasing Agreement.
- 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

8. Items Removed from the Consent Agenda

9. 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.
- 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.

11. 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.)
- 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).

12. 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.
- 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). ***The Applicant Request a Double Reading.**
- 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.) ***City Staff Request a Double Reading.**
- 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. ***City Staff Request a Double Reading.**

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

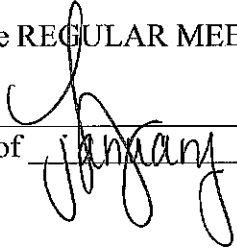
Monitoring of a Natural Gas Pipeline (these permanent easements are for an electrical connection to a ground bed and rectifier).

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:  (Name)
this 16 day of January, 2026 at 10:53 A.M. / P.M.