

CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA FOR WORK SESSION
July 15, 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) Ald. Krekeler to discuss the historic "Pitman Bridge" as part of the Cottleville Trails development.
 - b) Ald. Krekeler to discuss the noise/nuisance ordinance and decibel levels.
- 5) Communications from the Mayor
- 6) Miscellaneous
- 7) Adjournment of Meeting

Posted by: _____ (Name)

this 13 day of July, 2026 at 2:54 a.m. / p.m.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA REGULAR MEETING
Wednesday, July 15, 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 REGULAR MEETING
Wednesday, July 15, 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. Nomination for the Old Town Historic District Commission (OTHDC) – Marilyn Drafall, 3-year term.

5. Board of Aldermen's Report

6. Public Hearings:

- A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

7. Citizen Petitions and Public Comments

8. Consent Agenda

- A. Approval of Minutes, May 20, 2026, Work Session
- B. Approval of Minutes, May 20, 2026, Regular Session
- C. Approval of Minutes, May 20, 2026, Closed Session
- D. Approval of Minutes, June 17, 2026, Work Session
- E. Approval of Minutes, June 17, 2026, Regular Session
- F. Approval of Minutes, June 17, 2026, Closed Session
- G. Declaration of Surplus Property:
 - 1. Front Desk Laptop (S/N: PB00RQH2) 12 years old - Destroy, No Value,
 - 2. Clerk PC (S/N: PC0B5267) 10 years old - Destroy, No Value,
 - 3. Clerk Laptop (S/N: MJ0A099B): 10 years old - Destroy, No Value,
 - 4. Two (2) Broken Kiosks and Stands: 32-inch Android (S/N: 19220210015038 & S/N: 19220210015037) 5 years old, Destroy; no value.
 - 5. Server Room 8-port Switch (S/N: 4WU79C7R80321): 10 years old.
- H. Revoke authorization of funding to purchase 2024 Super Duty F-350 Work Truck from Broadway Truck Centers for \$58,833.00 and includes an 8' Western Snowplow installed.
- I. Approval of Liberty Tree Designation Request by the Daughters of the American Revolution (DAR) in Legacy Park.
- J. Approval of Expenditures / Acknowledgement of any Financial Information

1. Acknowledgement of \$96,869.67 payment to the Missouri Transportation Finance Corporation for the Reconstruction & Elevation of Hwy N per Ordinance No. 1534, payment 10 of 10 (Final Payment).
2. Acknowledgement of \$363,434.93 payment to First Community State Bank for Semi Annual Loan Payment 2020 Refinance per Ordinance No. 1847, payment 12 of 32.
3. Authorize additional funding over \$10,000 with Evans Facility Consultants for cubicle table, cubicle overhead cabinets, and office/conference room chairs not to exceed \$5,000. These purchases utilized the cooperative purchasing agreement through BuyBoard.
4. Authorize funding for Legacy Park Playground component replacements with The Playground Consultants in the amount of \$16,139.64. This purchase utilizes the cooperative purchasing agreement through Sourcewell.
5. Authorize Task Order No. 1 for Weiss Road Left Turn Lane at Roselake Circle Design with Horner & Shifrin, Inc in the amount of \$29,000.

K. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

10. Resolutions

11. Bills for Final Passage

- A. **Bill No. 26-025** – An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to a Conditional Use Permit (CUP) for “a time-extension request to obtain Site Plan Approval” within the C-3 “General Commercial Retail District” located at 341 Weiss Road, Cottleville, MO 63376 (Buchheit Properties 341 LLC, Owner; Eagle Construction Company LLC, Applicant).
- B. **Bill No. 26-026** – An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to the Planned Unit Development (PUD) Area Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- C. **Bill No. 26-027** – An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to the Planned Unit Development (PUD) Final Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- D. **Bill No. 26-028** – An Ordinance of the City of Cottleville, Missouri, Approving the Final Plat for Cottleville Trails Corners within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- E. **Bill No. 26-029** – An Ordinance of the City of Cottleville, Missouri, Authorizing the Mayor to Negotiate and Approve a Memorandum of Understanding (MOU) Between the City of O’Fallon, Missouri, and the City of Cottleville, Missouri, for the Shared Funding

and Operation of a Drone as First Responder (DFR) Program, and Matters Related Thereto.

- F. **Bill No. 26-030** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Approve a Memorandum of Understanding (MOU) Between Lombardo Homes of St. Louis, LLC, and the City of Cottleville, Missouri, Detailing the Requirements for Issuance of Building Permits and Construction of Homes within the Village at Twin Creeks Subdivision on Lots that are Currently Designated as within the Floodplain, Ahead of Approval of any Letter of Map Revision (“LOMR”) by FEMA.

12. Bills for Introduction

- A. **Bill No. 26-034** – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 1 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked Creek (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC, Owner).
- B. **Bill No. 26-035** – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 8 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked Creek (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC, Owner).
- C. **Bill No. 26-036** - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate, Execute, and Submit an Application for “CommuniTree” Grant Program with Forest ReLeaf of Missouri.
- D. **Bill No. 26-037** - An Ordinance of the City of Cottleville, Missouri, Annexing Certain Adjacent Property Generally Located South of Highway 364 Into the City and Authorizing the City Administrator to Negotiate and Execute an Annexation Agreement with Glennon J. Keeven and Kari I. Keeven and Lombardo Homes of St. Louis, LLC, and Matters Related Thereto (Voluntary Annexation of a Keeven owned parcel as part of the Cottleville Springs Development).
- E. **Bill No. 26-038** - An Ordinance of the City of Cottleville, Missouri, Amending Section 405.170 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Term Length of Members of the Old Town Historic District Commission.

13. Tabled Bills and Resolutions

- A. **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). *Staff requests for this item remain tabled.*
- B. **Bill No 26-017** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri,

and Lombardo Homes of St Louis LLC Guaranteeing the Construction and Completion of Certain Improvements of Cottleville Trails Subdivision in the Amount of \$161,301.41.
(First Reading)

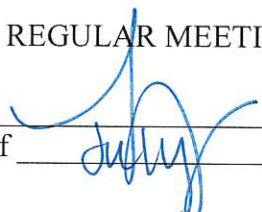
- a. Request to Release the Final/Full Escrow for a Portion (All Builders' Common Infrastructure) of Cottleville Trails Subdivision which Guaranteed the Construction and Completion of Certain Improvements as Referenced in Letter of Credit No. 748 in the Amount of \$161,301.41.

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 13 day of July, 2026 at 2:54 A.M. / P.M. 