

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, JULY 15, 2026**

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

Mayor Stephen Thompspon called the meeting to order at 7:12pm and the pledge of allegiance was recited.

Amy Lewis, City Clerk called roll and those present at roll call 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. Nomination for the Old Town Historic District Commission (OTHDC) - Marilyn Drafall, 3-year term.

Alderman Holt amended the agenda moving the above Mayor's appointment to after Bill 26-038. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Board of Aldermen's Report

Alderman Holt mentioned the recent tour at O'Fallon Police Department including RITC was awesome. She further stated she would love for Cottleville Police Department to do some kind of nerf wars with kids similar to something like O'Fallon does. Alderman Holt also reported the Board of Aldermen did a recent tour of the Cottleville Trails outstanding punch list items.

Alderman Krekeler reported the Parks and Recreation Advisory Committee is working on various things such as park honey suckle removal, Scott A. Lewis Park tree arboreum, family camp out and more.

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-11 "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).

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

Mr. Padella stated the applicant was not present by City error.

Alderman Guccione moved to close the public hearing item A. Alderman Krekeler 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

Judge Denise Childress, was present for the meeting and stated she would be back next month highlighting programs such as online court filing systems for veterans, victim of abuse, reporting abuse and following hearings etc.

Gary Grafeman, Owner Cottleville Wine Seller, stated that Alderman Mike Krekeler has been visiting the Cottleville Wine Seller to take his own decibel readings on his personal decibel device in a creepy, rude and unsettling manner, which has frightened some employees. Additionally, he noted that Alderman Krekeler has made very rude phone calls to the business demanding that the music be turned down. Mr. Grafeman, who has been in business for over 20 years, said he had never received complaints until Alderman Krekeler took office and began appearing on or near his property. He has requested that this behavior stop.

Mike Reiter, 712 Hillenkamp, stated he wanted to make the Mayor and other Aldermen aware of an incident that occurred on or about May 23rd, between 7:00 PM and 10:00 PM, during a performance by Petty Cash Junction at Frankie Martins Garden. According to Mr. Reiter, Alderman Mike Krekeler entered his property to take decibel recordings on a personal device, approached his employee the sound engineer, and engaged in an argument. The police responded to the situation and also confirmed they were in compliance. Mr. Reiter noted they monitor their own sound with a calibrated decibel recorder and that while there was a brief peak where the decibels exceeded the limit that night, the noise level did not exceed the limit for the sustained two-minute interval.

Pam and Burton Lee, 5323 5th Street stated they live in the heart of the old town Cottleville area and love it. He further stated the live music is not a nuisance. He stated he cannot hear it in his house. He also stated when they can hear it outside, they enjoy sitting on their own patio listening, having cigar or having guests over. He further stated the businesses that have made an investment in Cottleville and he loves the vibes they have created. Mrs. Lee stated don't hurt or take our live music businesses away.

Alderman Krekeler moved to recess the meeting to speak with the City Attorney at 7:34pm. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Mayor Thompson gavelled the meeting back into session at 7:41pm. 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 disputed the allegations above and stated he did not call the Cottleville Wine Seller. He further stated that he was standing across the street near the Post Office when he took the live music recordings on his personal decibel reader for Cottleville Wine Seller. He stated he did go to Frankie Martins Garden to record sound levels on his personal device and that he waited until the police arrived on May 23rd to discuss the sound levels and the manner in which the recordings were taken there with the officers.

Consent Agenda

Alderman Holt moved to correct the amount of item J.2 on the consent agenda to the amount of \$375, 500.00. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau moved to remove item J.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 from the consent agenda. Alderman Holt 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, 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: PBO0RQH2) 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 \$375,500.00 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 Buy Board.
 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

Alderman Holt moved to approve the balance of the consent agenda. Alderman Guccione 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.

Resolutions

None.

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).

Alderman Holt moved for the second reading of Bill # 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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Gnau moved to vote on Bill # 26-025. 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 2275 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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).

Alderman Gnau moved for the second reading of Bill # 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.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Gnau moved to vote on Bill # 26-026. 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 2276 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. 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).

Alderman Gnau moved for the second reading of Bill # 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.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Gnau moved to vote on Bill # 26-027. 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 2277 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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).

Alderman Holt moved for the second reading of Bill # 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.** 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 to vote on Bill # 26-028. 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
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Alderman Krekeler	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2278 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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

Alderman Gnau stated that he would like to reevaluate the agreement and drone use before the November 1st renewal date. It was noted that a 30 day notice is required for termination to this agreement. Additionally, he had questions regarding how the video footage is stored and the timeline for when it is deleted.

Alderman Gnau moved for the second reading of Bill # 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 3|Page and Operation of a Drone as First Responder (DFR) Program, and Matters Related Thereto.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Gnau moved to vote on Bill # 26-029. 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 2279 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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.

Alderman Gnau moved for the second reading of Bill # 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.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Gnau moved to vote on Bill # 26-030. 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 2280 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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).

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

- B. Bill No. 26-035 - 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).

Alderman Holt moved for the first reading of 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.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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 "Communi Tree" Grant Program with Forest ReLeaf of Missouri.

Alderman Holt moved to suspend the rules on Bill 26-036 and 26-038. Alderman Krekeler 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. 26-036. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate, Execute, and Submit an Application for "Communi Tree" Grant Program with Forest ReLeaf of Missouri.** Alderman Krekeler 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 # 26-036 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate, Execute, and Submit an Application for "Communi Tree" Grant Program with Forest ReLeaf of Missouri.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Gnau moved to vote on Bill # 26-036. 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 2281 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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).

Alderman Holt moved for the first reading of 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.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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.

Alderman Gnau moved for the first reading of 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.** Alderman Krekeler 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 # 26-038. **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.** Alderman Krekeler 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 # 26-038. 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 2282 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Krekeler moved to approve the appointment of Marilyn Drafall to the Old Town Historic District Commission for a 3-year term contingent upon her completed application is received. Alderman Holt 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. 25-038 – 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).

Remained 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, 4 Page 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)

Alderman Holt moved to remove Bill 26-017 from the table. Alderman Krekeler 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. 26-017. **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, 4 Page 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. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

B1. 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.

Nothing further.

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

Nothing at this time.

Comments Pertaining to Closed Session

Nothing further.

Adjournment of Meeting

Alderman Krekeler 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. 8:15pm

Respectfully Submitted,

Amy C. Lewis
Director of Administrative Services
City Clerk, MPCC, CMC, CMO

Approval Date: _____

Mayor Stephen Thompson