

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, JUNE 17, 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 7:06pm. Christina Thompson lead a prayer and then 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. A. Recognizing America 250 - History Spotlight with Jacob Chapman (4th Grade) from Sae-ger Middle School.

Jacob Davenport was present for the meeting and delivered a presentation on the history of U.S. currency.

- B. B. State of the City Address - Mayor Thompson

Mayor Stephen Thompson read aloud a "State of the City Address".

Board of Aldermen's Report

- A. Veterans' Advisory Committee - Alderman Member

Alderman Guccione moved to appoint Alderman Johnny Gnau to the City's newly formed Veterans Advisory Committee. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Elizabth Holt thanked City Staff, CPD and volunteer for their efforts on the America 250 event.

Alderman Mike Krekeler reported the Parks, Recreation Advisory Committee has been working on various items such as coordinating a family camp out event, planter garden ideas and honey suckle hacks.

Public Hearings

- A. 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 (Al-tea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).

Alderman Gnau moved to close the 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.

- B. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the fol-lowing land uses/business operations: 1) "Concession Stand" (when located on the same property as another principal use), 2) "Indoor Volleyball, Basketball, Racquet-ball, Tennis, Pickleball, and Other Similar Courts", and 3) "Outdoor Volleyball, Bas-

ketball, 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).

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

- C. Public Hearing is recommended to be Continued until Applicant is ready to present with a site plan. A Public Hearing for the Consideration of 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 Gnau moved to open the public hearing item C. Alderman Krekeler 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 close the public hearing item C. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. A Public Hearing for the Consideration of an Amendment to the Planned Unit 2 Page 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 Holt moved to open the public hearing item D. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Kevin Kast was present for the meeting and spoke to the Mayor and Board of Aldermen. It was noted there would not be a public restaurant in the building, but they do offer a restaurant for those that live there and they can have guests join them.

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

- E. A Public Hearing for the Consideration of 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 Holt moved to open the public hearing item E. 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 close the public hearing item E. 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

During this time Ryan Graham with Lombardo Homes spoke to the Mayor and Board of Aldermen regarding the back logged in processing LOMR application due to the federal government shutdowns.

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. 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.
- E. Approval of Expenditures / Acknowledgement of any Financial Information F. Boards, Commission, and Staff Reports

Alderman Krekeler moved to remove A, B, and C 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.

Alderman Krekeler moved to approve the balance of the consent agenda above. Alderman Holt 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

None.

Resolutions

- A. Resolution No. 26-07 - A Resolution of the Board of Aldermen of the City of Cottleville, Missouri, Encouraging Civil Discourse, Respectful Community Engagement, and the Fair Treatment of All Persons.

Alderman Holt moved to approve resolution 26-07 above. Alderman Krekeler 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. 26-021 – An Ordinance of the City of Cottleville Missouri, Authorizing the Chief of Police to Negotiate, Execute, and Submit a Traffic Enforcement Application to the Missouri Department of Transportation, Traffic and Highway Safety Division, for a DWI Enforcement Grant.

Alderman Gnau moved for the second reading of Bill # 26-021 **An Ordinance of the City of Cottleville Missouri, Authorizing the Chief of Police to Negotiate, Execute, and Submit a Traffic Enforcement Application to the Missouri Department of Transportation, Traffic and Highway Safety Division, for a DWI Enforcement Grant.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Alderman Krekeler moved to vote on Bill # 26-021. 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 2270 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. Bill No. 26-022 - An Ordinance of the City of Cottleville Missouri, Authorizing the Chief of Police to Negotiate, Execute, and Submit a Traffic Enforcement Application to the Missouri Department of Transportation, Traffic and Highway Safety Division, for a Hazardous Moving Enforcement Grant.

Alderman Holt moved for the second reading of Bill # 26-022 **An Ordinance of the City of Cottleville Missouri, Authorizing the Chief of Police to Negotiate, Execute, and Submit a Traffic Enforcement Application to the Missouri Department of Transportation, Traffic and Highway Safety Division, for**

a Hazardous Moving Enforcement Grant. 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 # 26-022. 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 2271 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- 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). 3
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Alderman Guccione moved for the first reading of 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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 26-026 - 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 first reading of 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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 26-027 - 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 Krekeler moved for the first reading of 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.** Alderman Gnau seconded the motion. Motion was carried 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 first reading of 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 Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 26-029 - 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.

Alderman Guccione moved for the first reading of 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.** Alderman Gnau seconded the motion. Motion was carried 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 first reading of 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 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 suspend the rules on Bills 26-031, 26-032, and 26-033. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No. 26-031 - An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Grant Agreement Between the Missouri State Council on the Arts, and the City of Cottleville, Missouri.

Alderman Holt moved for the first reading of Bill No. 26-031 - **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Grant Agreement Between the Missouri State Council on the Arts, and the City of Cottleville, Missouri.** Alderman Guccione 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 second reading of Bill # 26-031 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Grant Agreement Between the Missouri State Council on the Arts, and the City of Cottleville, Missouri.** Alderman Guccione 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 # 26-031. Alderman Guccione 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 2272 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No. 26-032 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Francis Howell R-III School District for School Resource Officer (SRO) Services.

Alderman Holt moved for the first reading of Bill No. 26-032 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Francis Howell R-III School District for School Resource Officer (SRO) 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 for the second reading of Bill # 26-032 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville, Missouri and Francis Howell R-III School District for School Resource Officer (SRO) Services.** 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 # 26-032. 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 2273 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- I. Bill No. 26-033 - An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Execute and Submit a St. Charles County Road Board Funding Application for Funds to Improve Hwy N Pedestrian & Safety Improvements.

Alderman Holt moved for the first reading of Bill No. 26-033 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Execute and Submit a St. Charles County Road Board Funding Application for Funds to Improve Hwy N Pedestrian & Safety Improvements.** 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 second reading of Bill # 26-033 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Execute and Submit a St. Charles County Road Board Funding Application for Funds to Improve Hwy N Pedestrian & Safety Improvements.** 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 # 26-033. 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 2274 passed 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, 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.

Remained tabled.

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 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. 8:24pm

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
June 17, 2026

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

Mayor Stephen Thompson was present and called the meeting to order at 5:30p.m.

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

City Administrator

During the meeting, City Administrator Michael Padella reviewed the agenda items with the Mayor and Board of Aldermen, including the public hearing, consent agenda, and other business items. The Board also reviewed the plans for the additional building at Avalon Park along with staff.

Discussion was held regarding the need for building elevations for the Avalon Park addition.

It was noted that the siding had arrived and has been installed at 341 Weiss Road. In addition, it was noted that Broadway Truck may be closing in relation to Item 8D.

Mayor Thompson encouraged the passage of Resolution No. 26-07 in order to improve the City's digital footprint.

Police Chief

During this time, a lengthy discussion was held regarding Bill No. 26-029 and the City's participation in the O'Fallon DFR Program versus the St. Charles County program. It was noted that the City's cost share would be approximately \$68,000 for the first 6 months; however, a grant may be available to offset a portion of the cost during the first half of the year. It was also noted that the City would have the option to opt out of the program in future years if desired. It was further noted that the program was scheduled to go live on July 1.

City Clerk/Treasurer

Amy Lewis, Director of Administrative Services – provided a bill list and a sales tax report.

City Attorney

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

Communications from the Alderman

Alderman Holt moved to recess the work session meeting for the regular meeting 6:58pm. 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 reconvene the work session meeting at 8:30pm after the regular session concluded. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Discussion items continued regarding police grants on the evening's agenda, the proposed annexation of portions of Gutermuth Road in an effort to reduce the speed limit, establishing a public hearing procedure and script, and pursuing certain code enforcement matters related to terms.

In addition, City Administrator Michael Padella discussed the deficiencies at Cottleville Trails that were identified on a punch list prepared by the City Engineer. It was noted that the Board of Aldermen planned to tour the erosion deficiencies on June 23 at 5:30 p.m., pending everyone's availability.

Staff will also review revisions to the City Code to establish individual building lot cash escrows.

Communications of the Mayor

Nothing at this time.

Miscellaneous

Motion was made by Alderman Guccione go into closed session in the conference room, seconded by Alderman Krekeler at 9:49p.m., pursuant to 610.021 RSMo Litigation and Personnel. 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.
10:15pm

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

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.
10:15pm.

Respectfully Submitted,

Amy C. Lewis
Director of Administrative Services
City Clerk, MPCC, CMC, CMO
Approval Date: _____

Mayor Stephen Thompson