

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, MARCH 18, 2026**

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

Mayor Stephen Thomspson called the meeting top order at 7:05pm.

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.

Alderman Guccione moved to amend the agenda;

-Remove Item #3 - Invocation,

-Consent Agenda Item #9.E placing it under the section "Items Removed from the Consent Agenda,"

-Add an Agenda Item #9.K - "Change Order with Bommarito Construction for additional concrete slab and sidewalk work in the amount of \$41,046.48. Direct City Staff to explore options and pricing for adding a sidewalk connection at the entrance to Legacy Park.

-Amend Agenda Item #9.D to clarify that no additional mobilization charges will be incurred with the DJM spillway Change Order.

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

Invocation-Tim Mernak-Absent-Removed from Agenda

Mayor's Report

A. Recognizing America 250- History Spotlight with Sherly Guffey

During this time Mrs. Guffey spoke about the Cottle family who settled here and read a letter referring the Cottleville area as Happy Ground.

During this time Amy Lewis, City Clerk introduced Bernadette Hall who is coordinating the Revolutionary War Veteran Monument for the St. Charles County Daughter of the American Revolution.

B. Board of Adjustment Appointments:

- i. Reappointment of Mike Louis - Five-year term
- ii. Reappointment of Terry Loehrer - Three-year term
- iii. Reappointment of Nathan Tormala -- Four-year term
- iv. Reappointment of Thomas Longinette - Three-year term
- v. New Appointment of Serall Chezem - Five-year term

Alderman Holt moved to approve the above appointments in item, B. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

C. Recognition of Employee Achievement: Michael Padella earned the Certified Public Manager Accreditation through the University of Kansas Public Management Center.

During this time Mayor Thompson recognized Mike Padella, City Administrator for his recent achievement listed above and took a photo with him.

- D. D. Proclamation Declaring April as Child Abuse Awareness Month in Cottleville, Missouri - Presentation by The Child Advocacy Center of Northeast Missouri.

Mayor Thompson read the proclamation aloud at this time.

Mayor Thompson showed an ornament he received while traveling.

Mayor Thompson also thanked the Cottleville Police for the work during the Irishfest in Cottleville.

Board of Aldermen's Report

- A. Nomination and election of the Board of Aldermen Member to Serve on the Parks & Recreation Advisory Committee (PRAC)

Aldermen Johnny Gnau and Alderman Guccione thanked the City staff and Cottleville Police Department for their coordination in a successful Irishfest in Cottleville.

Alderman Holt stated she appreciated all the behind the scenes work the City staff does to support St. Patrick's Day and Irishfest around the City.

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 (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).

Alderman Holt moved to continue 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.

- B. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Concession Stand" (when located on the same property as another principal use), 2) "Indoor Volleyball, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Courts", and 3) "Outdoor Volleyball, Basketball, 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 Holt moved to continue the public hearing item B. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land use/business operation: 1) "Pet Grooming" within the SD/C-C2 "College General Commercial Subdistrict" located at 4504 Mid Rivers Mall Dr., Cottleville, MO 63376 (Applicant: Steven Barnhart, dba "Sparkles").

Alderman Holt moved to open 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.

The applicant, Mr. Barnhart stated that there are currently 500 Sparkles locations nationwide. He stated the facility will include six grooming tables, six tubs, and a small waiting area by appointment only. He further stated that dogs will not be kenneled and are not expected to wait for long periods. Alderman Holt inquired about cats. Mr. Barnhart stated they will not service cats. Additionally, he confirmed there will be no overnight boarding. Mr. Barnhart stated the walls are specifically engineered to reduce the sound of barking dogs and they plan to have dog waste bags station. He also stated the store front will have its own independent HVAC system.

Alderman Gnau moved to close public hearing item C. 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

- A. Approval of Minutes, February 18, 2026, Work Session
- B. Approval of Minutes, February 18, 2026, Regular Session
- C. Approval of Minutes, February 18, 2026, Closed Session
- D. Authorize Change Order No. 1 Expenditure with DJM Ecological Services Inc. (Contractor completing the bank stabilization and erosion mitigation at Vantage Lake) to repair and restore the Vantage Lake spillway/overflow. CO#1 Not-to-exceed \$32,750.00 that no additional mobilization charges will be incurred with the DJM spillway Change Order
- F. Authorize the Purchase, Install, and Data Integration of a Replacement Network Server system from Venmar Systems IT & Telecommunications Solutions (this is the City's current dedicated IT support provider) in an amount not-to-exceed \$24,000.
- G. Declaration of Surplus Property, Trade-in, and Purchase: The Cottleville Police Department requests that the 2015 Mini Cooper (VIN# WMWSS1C58FWN95201) be declared surplus property and authorized for trade-in (Mini valued at \$8,398) towards the purchase of a used 2015 Ford Explorer (VIN# 1FM5K7D83FGA95500) for \$12,777 or a net purchase of \$4,999.
- H. Authorization of Funding for the St. Charles County Drug Task Force. \$15,000 Annually.
- I. Approval of Expenditures / Acknowledgement of any Financial Information
- J. Boards, Commission, and Staff Reports
- K. Change Order with Bommarito Construction for additional concrete slab and sidewalk work in the amount of \$41,046.48. Direct City Staff to explore options and pricing for adding a sidewalk connection at the entrance to Legacy Park.

Alderman Gnau moved to approve the consent agenda. Alderman Krekeler 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

- E. Authorize Change Order No. 2 Expenditures with DJM Ecological Services Inc. to upgrade portions of the Legacy Park Trail system to meet multipurpose trail construction standards. CO#2 Not-to-exceed \$20,000.

Nothing further at this time.

Resolutions

- A. Resolution No. 26-03 - A Resolution Opposing Missouri House Bill 2155, House Bill 2429, and/or Any Related or Amended Bill Version which would Require Municipalities to Pay for the Relocation of Broadband and Cable Facilities Located in the Public Right-of-way.

Alderman Holt moved to approve Resolution 26-03 above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Resolution No. 26-04- A Resolution of the Board of Alderman of the City of Cottleville, Missouri, Declaring the Informally Projected and Nonbinding Tax Levy for the Year 2026.

Alderman Holt moved to approve Resolution 26-04 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. 26-007- An Ordinance of the City of Cottleville, Missouri, Approving the (Final) Record Plat for the Village at Twin Creeks subdivision located at Twin Creeks Lane and St. Charles Street, Cottleville, MO 63304 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).

Alderman Guccione moved for the second reading of Bill # 26-007 as amended. **An Ordinance of the City of Cottleville, Missouri, Approving the (Final) Record Plat for the Village at Twin Creeks subdivision located at Twin Creeks Lane and St. Charles Street, Cottleville, MO 63304 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).** 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 # 26-007. 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 2253 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 26-008- An Ordinance of the City of Cottleville, Missouri, Granting a Twenty (20) Year Term Franchise to Operate a Natural Gas Distribution System within the City of Cottleville, Missouri, to Spire Missouri Inc.

Alderman Guccione moved for the second reading of Bill # 26-008 as amended **An Ordinance of the City of Cottleville, Missouri, Granting a Twenty (20) Year Term Franchise to Operate a Natural Gas Distribution System within the City of Cottleville, Missouri, to Spire Missouri Inc.** Alderman Gnau 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 # 26-008. 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 2254 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 26-010- An Ordinance of the City of Cottleville, Missouri, Amending Section 215.090 of Article III Weeds, High Grass or Other Vegetation, of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a 3|Page New Section 215.090 of Article III Weeds, High Grass or Other Vegetation. (Adds and defines a new weed height limitation for right-of-way 50' wide or more from the roadway edge.)

Alderman Guccione moved for the second reading of Bill # 26-010 as amended **An Ordinance of the City of Cottleville, Missouri, Amending Section 215.090 of Article III Weeds, High Grass or Other Vegetation, of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a 3|Page New Section 215.090 of Article III Weeds, High Grass or Other Vegetation. (Adds and defines a new weed height limitation for right-of-way 50' wide or more from the roadway edge.)** 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 # 26-010. 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 2255 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

D. Bill No. 26-011- An Ordinance of the City of Cottleville, Missouri, Amending Subsection C.4 of Section 230.060 "City Solid Waste Service" of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection C.4 of Section 230.060 "City Solid Waste Service". (Reduces the penalty charges for delinquent accounts from 20% to 10% of the total delinquent amount outstanding.)

Alderman Gnau moved for the second reading of Bill # 26-011 as amended **An Ordinance of the City of Cottleville, Missouri, Amending Subsection C.4 of Section 230.060 "City Solid Waste Service" of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection C.4 of Section 230.060 "City Solid Waste Service". (Reduces the penalty charges for delinquent accounts from 20% to 10% of the total delinquent amount outstanding.** 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 # 26-011. 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 2256 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- A. Bill No. 26-012- An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 4504 Mid Rivers Mall Drive, Cottleville, MO 63376 to Allow "Pet Grooming" (Applicant: Steven Barnhart, dba "Sparkles"; Name of Property Owner: ASAISH Investments LLC & Geordi La Forge LLC).

Alderman Holt moved for the first reading of Bill No. 26-012. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 4504 Mid Rivers Mall Drive, Cottleville, MO 63376 to Allow "Pet Grooming" (Applicant: Steven Barnhart, dba "Sparkles"; Name of Property Owner: ASAISH Investments LLC & Geordi La Forge LLC).** Alderman Guccione 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. 25-029 – 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).

Alderman Guccione moved to remove Bill 25-042 from the table. 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 suspend the rules for Bill 25-042. 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 first reading of Bill No. 26-042. **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).** 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 for the second reading of Bill # 25-042 as amended **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).** 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 # 25-042. 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 2257 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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

None.

Comments Pertaining to Closed Session

Nothing further.

Adjournment of Meeting

Alderman Guccione moved to adjourn the regular meeting. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
8:02pm

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

RECEIVED

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
March 18, 2026

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

Mayor Stephen Thompson 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 hearings and consent agenda items.

A discussion was held regarding the repair of the damaged Vantage Lake Trail during the bank stabilization project. The Board of Aldermen considered whether to pay the difference to upgrade portions of the trail to current standards or to have the contractor perform a standard 2-inch overlay on the trail. It was noted that the previous standard overlay lasted 10-15 years and that the Parks and Recreation Advisory Committee (PRAC) had recommended approving the upgrade, pending final costs.

Those costs have since been finalized at \$78,153.56. Following review, it was the consensus of the Board of Aldermen not to pay the difference of \$78,153.56 for the upgrade.

Mr. Padella reviewed the Resolution 26-03 on tonight's agenda opposing Missouri House Bill 2429 requiring municipalities pay for broadband utility relocation.

Police Chief

Chief Dave McCune was present at the meeting and outlined the reasons for trading-in the recently purchased of Mini Cooper for a Ford Explorer that will be used by the Warren Elementary SRO. Chief McCune also reported the new camera system has assisted with solving the Crown Luxury Resale store break in.

City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer – provided a bill list, the non-binding property tax levy, sample business letters and minutes. Mrs. Lewis also reported the first senior bingos partnering with the CWS Rotary Club were a success as well as the first St. Charles Historical Society Cottleville Chapter kick off meeting. She further noted she attended the first PRAC meeting and took the minutes of which she noted a lot of enthusiasm among the members.

City Attorney

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

Communications from the Alderman

St. Charles Street Connector Sidewalk Project

Alderman Krekeler inquired about the St. Charles Street connector sidewalk. Mr. Padella reported that the project has been assigned to an engineering firm and design work is currently underway.

Mr. Padella also noted that the same firm is working on the design for additional parking spaces throughout the Old Town Cottleville area.

Alderman Holt thanked the Clerk's office for addressing business noise and temporary signs via written notification. Mrs. Holt also inquired about enforcement of electric scooters as she is still seeing dangerous activity. Mrs. Holt also requested a visit from the PD K9.

Communications of the Mayor

Mayor Thompson encouraged the Board of Aldermen to participate in writing blogs that will be posted on the City's website. He also mentioned he would like to allow more zoom attendance options.

Alderman Guccione moved to recess the work session meeting in the board room at 6:59pm. 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 reconvene the work session meeting in the board room at 8:05pm. 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 inquired about the status of looking into making 2nd street a through street and or adding additional parking spaces there.

Miscellaneous

Lohmar Lane Pedestrian Improvement Project: Design considerations and next steps.

After reviewing the aerial views of the area, Mr. Padella reported that the engineering firm is evaluating the west and north sides of the street for the installation of sidewalks and a pedestrian crossing.

Impact City FC Proposed Indoor/Outdoor Soccer Facilities - Traffic Study Results & Discussion.

Mr. Padella has reported that the traffic study is currently under review. The study does indicate that a traffic signal is warranted at this location. Mr. Padella will discuss this further with the applicant.

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

Motion was made by Alderman Guccione to recess the work session meeting and go into closed session in the conference room, seconded by Alderman Gnau at 8:46p.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. 8:49pm

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. 8:49 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson