

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, MAY 20, 2026**

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

Mayor Stephen Thompspon was present via zoom. Alderman Krekeler called the meeting to order at 7:05pm. 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. Recognizing America 250 - History Spotlight with Libby Davenport (7th Grade) and Jacob Chapman (4th Grade) from Saeger Middle School.

Nothing at this time.

**Board of Aldermen's Report**

Nothing further.

**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 Guccione moved to continue 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 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 Guccione moved to continue the public hearing item B. 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, April 15, 2026, Work Session

B. Approval of Minutes, April 15, 2026, Regular Session

C. Approval of Minutes, April 15, 2026, Closed Session

D. Declare Surplus Property:

Five (5) Stalker Radar Units and Donation to Byrnes Mill Police Department, itemized details below:

Unit 1 • Counting Unit S/N: DS32716 2|Page • Antenna S/N: KC114247 • Antenna S/N: KC114205

Unit 2 • Counting Unit S/N: DS001749 • Antenna S/N: KC015080 • Antenna S/N: KC015085

Unit 3 • Counting Unit S/N: DE005910 • Antenna S/N: KC031580 • Antenna S/N: KC031587

Unit 4 • Counting Unit S/N: DS34501 • Antenna S/N: KC0315796 • Antenna S/N: KC031591

Unit 5 • Counting Unit S/N: DS34499 • Antenna S/N: KC024853 • Antenna S/N: KC024869

E. Authorize the Purchase and Installation for two (2) Police Vehicles' Equipment from The Lights and Sirens Guys, LLC for \$14,544.00.

F. Authorize the Purchase and Installation of seven (7) laptops and eight (8) CPU computers from Venmar Systems IT & Telecommunication Solutions not to exceed \$22,000.00.

G. Authorize the Purchase of Scag Turf Tiger II Zero-turn 61" Radius Mower from St. Louis Equipment for \$13,415.22.

H. Authorize Supplemental Agreement #1 with Terra Engineering as part of Task Order #1: "Old Town Traffic, Parking, Pedestrian and Sidewalk Improvement Design" in the amount of \$20,560.00.

I. Authorize the acceptance of a "Peace Pole" donation from the Cottleville/Weldon Spring Rotary Club to be erected in Legacy Park.

J. Approval of Expenditures / Acknowledgement of any Financial Information K. Boards, Commission, and Staff Report

Alderman Guccione moved to approve the consent agenda above. Alderman Gnau 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**

None.

#### **Bills for Final Passage**

- A. Bill No 26-018- An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Grading Deposit Agreement with a Cash Escrow Deposit by and Between the City of Cottleville, Missouri, and Cottleville Smiles Family Dentistry, LLC, at 475 Miralago Shore Drive, St. Peters, Missouri, 63376 in the Amount of \$14,716.90.

Alderman Gnau moved for the second reading of Bill # 26-018 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Grading Deposit Agreement with a Cash Escrow Deposit by and Between the City of Cottleville, Missouri, and Cottleville Smiles Family Dentistry, LLC, at 475 Miralago Shore Drive, St. Peters, Missouri, 63376 in the Amount of \$14,716.90.** 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 # 26-018. 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 2265 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 26-019 - An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Donation Agreement with Justin Delivers Hope Related to a Monetary Donation to the City of Cottleville, Missouri, and Matters Related Thereto.

Alderman Gnau moved for the second reading of Bill # 26-019 **An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Donation Agreement with Justin Delivers Hope Related to a Monetary Donation to the City of Cottleville, Missouri, and Matters Related Thereto.** 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 # 26-019. 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 2266 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

#### **Adjourn Sine Die**

Alderman Guccione moved to adjourn sine die. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

#### **Administer Oath of Office to Re-elected City Officials**

**Alderman Ward 1 - Michael Guccione**

**Alderman Ward 2- Mike Krekeler**

Amy Lewis, Director of Administrative Services/City Clerk provided the oath of offices for the above newly reelected officials.

#### **Call Meeting to Order**

Alderman Krekeler called the meeting to order.

#### **Roll Call**

Mayor Stephen Thomspson was present via zoom.

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.

#### **Citizen's Petitions and Public Comments**

Nothing further.

#### **Board to Select Among Its Peers:**

##### **Acting President of the Board of Aldermen**

Alderman Gnau moved to appoint Alderman Micheal Guccione as the President of the Board of Aldermen. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

##### **Planning & Zoning Commission - Alderman Member**

Alderman Gnau moved to reappoint Alderman Mike Guccione to Planning and Zoning Commission. Alderman Guccione declined.

Alderman Krekeler moved to appoint Alderman Elizabeth Holt to the Planning and Zoning Commission. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

##### **Parks & Recreation Advisory Committee - Alderman Member**

Alderman Krekeler moved to appoint Alderman Krekeler to the Parks & Recreation Advisory Committee. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Mayor Thompson stated he planned to appoint Alderman Gnau to the newly formed Veterans Advisory Committee once it is complete.

#### **Mayor's Report**

##### **State of the City Address - Mayor Thompson**

Mayor Thompsons reported the State of the City Address will be at the next meeting when his attendance is in person.

#### **Board of Aldermen's Report**

Nothing further.

#### **Public Hearings:**

- A. Public Hearing for the Consideration of a Conditional Use Permit (CUP) for "Offices of Other Health Practitioners" within C-3 "General Commercial Retail District" located at 5285 Highway N, Suite 102, Cottleville, MO 63304 (TCI Holdings LLC, Owner; Hailey Andersen., applicant).

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

Dr. Hailey Anderson was present for the meeting to present her request. It was noted their grand opening will be the second weekend in July.

Alderman Guccione moved to close 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.

#### **Bills for Introduction**

Alderman Krekeler moved to suspend the rules on Bills 26-020, 26-023, and 26-024. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. Bill No. 26-020 - An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 5285 Highway N, Suite 102, to Allow "Offices of Other Health Practitioners" and Matters Related Thereto.

Alderman Holt moved for the first reading of Bill No. 26-020. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 5285 Highway N, Suite 102, to Allow "Offices of Other Health Practitioners" and Matters Related Thereto.** 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 for the second reading of Bill # 26-020 **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) at 5285 Highway N, Suite 102, to Allow "Offices of Other Health Practitioners" 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. Alderman Guccione moved to vote on Bill # 26-020. 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 2267 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. 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 first reading of 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 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. 26-022 - 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. 4 Page

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

- D. Bill No. 26-023 - An Ordinance of the City of Cottleville, Missouri, Approving the Amending of Article I of Chapter 135 of the Municipal Code of the City of Cottleville, Missouri, by Enacting a New Article II of Chapter 135; Creating the Veterans Advisory Committee, and Matters Related Thereto.

Alderman Guccione moved for the first reading of Bill No. 26-023. **An Ordinance of the City of Cottleville, Missouri, Approving the Amending of Article I of Chapter 135 of the Municipal Code of the City of Cottleville, Missouri, by Enacting a New Article II of Chapter 135; Creating the Veterans Ad-**

**visory Committee, and Matters Related Thereto.** Alderman Holt 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 # 26-023 **An Ordinance of the City of Cottleville, Missouri, Approving the Amending of Article I of Chapter 135 of the Municipal Code of the City of Cottleville, Missouri, by Enacting a New Article II of Chapter 135; Creating the Veterans Advisory Committee, and Matters Related Thereto.** 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 # 26-023. 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 2268 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

E. Bill No. 26-024 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Execute a Memorandum of Participation with the City of O'Fallon, Missouri, and Other Participating Agencies for Participation in the O'Fallon Real-Time Information Center (RTIC) and Matters Related Thereto.

Alderman Guccione moved for the first reading of Bill No. 26-024. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Execute a Memorandum of Participation with the City of O'Fallon, Missouri, and Other Participating Agencies for Participation in the O'Fallon Real-Time Information Center (RTIC) and Matters Related Thereto.** Alderman Holt 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 # 26-024 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Execute a Memorandum of Participation with the City of O'Fallon, Missouri, and Other Participating Agencies for Participation in the O'Fallon Real-Time Information Center (RTIC) and Matters Related Thereto.** 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 # 26-024. 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 2269 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.**

Motion was made by Alderman Guccione go into closed session in the conference room, seconded by Alderman Krekeler at 7:39p.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 |

The Mayor attended the closed session via zoom. 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. 9:22pm

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

**Comments Pertaining to Closed Session**

Nothing further.

**Adjournment of Meeting**

Alderman Guccione moved to adjourn the regular meeting. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 9:25pm

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Alderman Micheal Guccione

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**May 20, 2026**

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

Mayor Stephen Thompson was present via zoom. Alderman Mike Krekeler called the meeting to order at 5:32p.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.

Discussion was held regarding the City's fleet of mowers, including how many are currently in service and when the most recent mower was purchased.

Mr. Padella also stated he reviewed the inventory of City laptops and desktop computers. The City's IT provider has recommended a replacement schedule for the oldest equipment; however, two additional computers will also be needed to accommodate new staff positions.

It was noted that the Planning and Zoning Commission recommended approval of the Conditional Use Permit for 5285 Highway N, Suite 102, in Cottleville.

Mr. Padella reviewed Terra Engineering Task Order No. 1, which includes additional design work for improvements in the Lime, Main, and Chestnut Street areas.

In addition, the Rotary Club has requested permission to install a Peace Pole in Legacy Park. This item is included on the evening's agenda for Board consideration.

Mr. Padella also discussed the ordinance establishing the City's Veterans Advisory Committee, which is on the evening's agenda. The committee will be open to both residents and non-residents who are interested in serving.

**Police Chief**

During this time, Chief McCune explained the use of Flock cameras and it's audit system.

**City Clerk/Treasurer**

Amy Lewis, Director of Administrative Services – provided a bill list and noted the server has been up and down. She further stated the City is getting a new server. Mrs. Lewis also reviewed the City's reservable facilities and the current policies and procedures for reserving and using those spaces. Following

discussion, the consensus of the Board of Aldermen was to make no changes to the existing reservation policies or procedures.

**City Attorney**

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

**Communications from the Alderman**

Alderman Krekeler inquired about the condition of the historic bridge and or its components located within Cottleville Trails. He also asked about the status of a demolition permit for the vacant home located on Highway N at the entrance to his subdivision, Timberwoods Farms.

Alderman Holt inquired about the legality of the plastic storage sheds located at Frankie Martin's Garden that are visible from Highway N.

**Communications of the Mayor**

Nothing at this time.

**Miscellaneous**

Tom Goldkamp, City Engineer, stated he finished the MS4 permit renewal process for the City.

Mr. Padella also stated LOIs and RFPs are being solicited for the design work on the Kayak Access Landing and the TAP Grant project.

**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. 7:03 pm.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC  
Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Stephen Thompson