

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, OCTOBER 15, 2025**

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

Mayor Stephen Thompson called the meeting to order at 7:11 p.m. The pledge of allegiance was recited and led by Jessica and Katya Otsup.

Amy C. Lewis, City Clerk, called roll and those present at roll 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. Certification Presentation for Amy C. Lewis, City Clerk, for achieving the designation as a Missouri Professional City Clerk by the Missouri City Clerks and Finance Officers Association. Certification presented by Tracy Williams, City Clerk of Flint Hill.

During this time Tracy Williams, City Clerk of Flint Hill, June Frazier, City of Clayton and Lisa Schroeder, City of St. Peters attended the Board of Aldermen meeting on behalf of the Missouri City Clerks and Finance Officers Association to recognize and celebrate a significant professional achievement by Cottleville's City Clerk, Amy Lewis.

- b. Letter of Commendation for Officer Colton LeGrand, for outstanding service in the line of duty. Commendation presented by Chief Dave McCune.

Chief Dave McCune presented Officer LeGrand a letter of commendation for his exemplary conduct and professionalism during an incident that occurred recently, involving a suicidal person armed with a knife.

- c. Proclamation Encouraging Residents to Participate in the Missouri Good Neighbor Week sponsored by the University of Missouri Extension.

Mayor Thompson read aloud the proclamation recognizing Missouri Good Neighbor Week Sept. 28 - Oct. 4.

Mayor Thompson also thanked the Board of Aldermen for giving their time at some lengthy meetings recently. He also stated we are a small community and encouraged residents not to waste their time communicating on social media but rather contact city officials.

**Board of Aldermen's Report**

Nothing at this time.

**Public Hearings**

- a. A Public Hearing for the Consideration of a Request to Rezone Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive from R1-A, "Single Family Residential District", I-1 "Light Industrial", and Unincorporated Land Currently "Not Zoned" to R1-D "Single Family Residential District" in the City of Cottleville, Missouri, and Matters Related Thereto (Lombardo Homes of St. Louis, LLC, Applicant).

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

Jeffrey Schroer from Lombardo Homes presented the plan to develop a 69-home subdivision on the 71 acres parcel above where currently a portion is not in Cottleville. However, the applicant wishes to annex into the City limits. He stated approximately 44 acres will remain common ground. The property will feature 2 detention ponds. Mr. Schroer described the process of seeking a no rise permit from the appropriate federal agencies.

Alderman Guccione moved to close public hearing item A above. Alderman Gnau 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**

Nancy McConnell, residing at 348 Round Tower and Owner of Stone Soup Cottage, again spoke to the Mayor and Board of Aldermen about how a moratorium has and will affect her and her property rights. Mrs. McConnell stated she has worked for 16 years to be able to buy 32 acres of the Wiese Farm. She further stated she has met with the Mayor and City Administrator numerous times regarding her desire to develop an upscale agrihood without high density. She said it would be a gem for Cottleville but she has lost two contracts and some earnest money due to the rumors of a moratorium. She further stated her plans do not include building in the floodway and she plans to preserve flowers, and wildlife habitat but the City is tying her hands. She said the City Attorney has pointed out that implementing a moratorium could lead to a litigation issue. She also pointed out the moratorium was recommended for denial by Planning and Zoning members.

Micah and Caroline Raposo along with their attorney Evelyn Sims, spoke to the Mayor and Board of Aldermen and provided a handout of amendments to Bill 25-044. Ms. Sims stated it was the applicant's desire to provide a classy establishment offering high end men's gifts such as knives, wallets, BBQ supplies, beard supplies, auto supplies, etc and including small batch liquors but will not be a "liquor store". It was noted they would like to offer special community events monthly geared toward men and would like operating hours until 10pm on some nights not 6pm. In addition, due to the high price of the specialty small batch liquors, she requested sales could be up to 75% of the total business sales but still would only be displayed on less than 10% of their floor space.

Larry Chapman, 108 S. Rockhill Road St. Louis, and part owner of Frankie Martin's Garden spoke regarding Bill 25-046 and stated he was here to be a good neighbor if complaints are being received and noted any sound issues at 9-mile garden have been resolved or mitigated to the best of their ability and he would like to do the same here at Frankie Martin's Garden.

Maxwell Fosmire, 5006 Lindenwood Avenue spoke in regard to Bill 25-046 as well and he stated he is the production and sound engineer for Frankie Martin's Garden. He stated he has dialed in the sound levels, and he further stated they have a SPL meter and he can run a log of dates and times of the sound levels but most all of them were under the levels permitted.

Mike Reiter, 712 Hillenkamp Drive and part owner of Frankie Martin's Garden, spoke regarding Bill 25-046 and agreed with Mr. Chapman and stated they want to be good neighbors and find solutions to work together and mitigate any sound complaints that might be received by the City.

Mark Wichern, 6020 St. Charles Street stated he lives in Cottleville Trails and enjoys the area and is not disturbed by any sounds coming from the old town area. He inquired where the complaints are coming from and noted none have been discussed in his neighborhood chats groups. He further inquired who Bill 25-046 would apply to when it comes to sound levels and if it would include things like fireworks, marching bands, sports games etc.

Chris Shreves, of 1198 Whitmore and Cottleville business owner stated the City is blessed to have Men's Modern General Store located in Cottleville. He stated successful small businesses are tough. He encouraged the Mayor and Board of Aldermen to support the applicant rather than restrict them so they don't go out of business.

## Consent Agenda

- A. Approval of Minutes, September 17, 2025, Work Session
- B. Approval of Minutes, September 17, 2025, Regular Session
- C. Approval of Minutes, September 17, 2025, Regular Session - Closed Session
- D. Authorize Funding for Task Order No. 1: Terra Engineering LTD, to provide surveying and engineering design services for:
  - a. St. Charles Street Sidewalk Extension (to/from 5<sup>th</sup> St. and Timberwood Farms) \$15,756.
  - b. Old Town Parking Additions (Lime St. and St. Charles St.) \$19,291.
- E. Approval of Expenditures / Acknowledgement of any Financial Information
- F. Boards, Commission, and Staff Reports

Alderman Guccione moved to approve the above consent agenda. 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

- A. Resolution No. 25-06 – A Resolution of the Board of Aldermen of the City of Cottleville, Missouri, Establishing an Employee Position's Pay Range Schedule and authorizing a one-time pay adjustment to current city employees' pay based upon market conditions and Missouri peer city analysis and matters related thereto.

Alderman Guccione moved to approve the above resolution 25-06. Alderman Gnau 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. 25-044 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for the sale of intoxicating liquor by the drink and original package” at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men's Modern General Store; Applicant: Micah Raposo) (See Bill No. 25-031 and Ord. No. 2218).

Alderman Gnau removed himself from the dais and sat in the audience.

Alderman Guccione moved to amend Bill 25-044 to allow for up to 75% of their sales to be alcohol related and to also allow business hours until 10pm. Motion failed due to lack of a 2nd.

Alderman Guccione moved to amend Bill 25-044 to coincide with the handout provide by the applicant's attorney. Motion failed due to a lack of a 2<sup>nd</sup>.

Alderman Guccione moved to amend Bill 25-044 to allow for the applicant to hold special events with extended operating hours up to 6 times per year. Alderman Holt seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen.

Alderman Holt moved for the second reading of Bill # 25-044 as amended. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for the sale of intoxicating liquor by the drink and original package” at 5208 Highway N, Cottleville, MO 63304.** Alderman Guccione seconded the motion. Alderman Holt moved to vote on Bill # 25-044. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione

Yea

|                   |     |
|-------------------|-----|
| Alderman Krekeler | Yea |
| Alderman Holt     | Yea |

Ordinance 2228 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau returned to the dais at this time.

- B. Bill No. 25-045 – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for the “Townes at Crooked Creek”, Village I of the Cottleville Trails Planned Unit Development in the City of Cottleville, Missouri, (Bax Engineering Co., Applicant on behalf of Lombardo Homes of St. Louis, LLC).

Alderman Gnau moved for the second reading of Bill # 25-045 as amended. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for the “Townes at Crooked Creek”, Village I of the Cottleville Trails Planned Unit Development in the City of Cottleville, Missouri.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 25-045. 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 2229 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-046 – An Ordinance of the City of Cottleville, Missouri, Amending Article IV of Chapter 215 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, in Lieu Thereof, Enacting a New Article IV of Chapter 215; Regulating Noise in the City, and Matters Related Thereto (Bill dealing with excessive noise/sound causing a public nuisance).

Alderman Guccione inquired that this Bill 25-046 is only changing the location of taking any sound measures at the permitter of the venue rather than at the complaints.

Alderman Holt moved for the second reading of Bill # 25-046 as amended. **An Ordinance of the City of Cottleville, Missouri, Amending Article IV of Chapter 215 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, in Lieu Thereof, Enacting a New Article IV of Chapter 215; Regulating Noise in the City, and Matters Related Thereto** Alderman Guccione seconded the motion. Alderman Gnau moved to vote on Bill # 25-046. 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 2230 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-048 – Consideration of a Moratorium on the Acceptance and Review of Applications for the Rezoning of Property to Planned Unit Development (PUD) in the City of Cottleville, Missouri, Pending the Commission’s Study and Review of Policies, Regulations, and Standards Pertaining thereto.

Alderman Johnny Gnau spoke to the Mayor and Board of Aldermen and reminded them to vote because of the trust placed in them by those who voted for them. He encouraged them to vote based on facts and step away from personal feelings but rather understand the broader implications of the Boards actions. He encouraged the board members to take small business owners, residents and visitors into consideration when voting.

Alderman Guccione moved for the second reading of Bill # 25-048 as amended. **Consideration of a Moratorium on the Acceptance and Review of Applications for the Rezoning of Property to Planned Unit Development (PUD) in the City of Cottleville, Missouri, Pending the Commission's Study and Review of Policies, Regulations, and Standards Pertaining thereto.** Alderman Gnau seconded the motion. Alderman Holt moved to vote on Bill # 25-048. 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 | Abstain |
| Alderman Krekeler | Yea     |
| Alderman Holt     | Yea     |
| Alderman Gnau     | Nay     |

Bill 25-048 failed.

#### **Bills for Introduction**

- A. Bill No. 25-049 - An Ordinance of the City of Cottleville, Missouri, Annexing Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive; also referred to as Parcel ID: 3-0107-8196-00-005A.0000000 and Parcel ID: 3-0018-8196-00-005A.0000000, Into the City of Cottleville, Missouri and Approving a Verified Petition for Voluntary Annexation Submitted by, Keeven Lesa J & Keeven Kari L Revocable Trusts.

Alderman Guccione moved for the first reading of Bill No. 25-049. **An Ordinance of the City of Cottleville, Missouri, Annexing Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive; also referred to as Parcel ID: 3-0107-8196-00-005A.0000000 and Parcel ID: 3-0018-8196-00-005A.0000000, Into the City of Cottleville, Missouri and Approving a Verified Petition for Voluntary Annexation Submitted by, Keeven Lesa J & Keeven Kari L Revocable Trusts.** Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-050 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request of Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive from R1-A, “Single Family Residential District”, I-1 “Light Industrial”, and Unincorporated Land Currently “Not Zoned” to R1-D “Single Family Residential District” in the City of Cottleville, Missouri, and Matters Related Thereto (Lombardo Homes of St. Louis, LLC, Applicant).

Alderman Gnau moved for the first reading of Bill No. 25-050. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request of Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive from R1-A, “Single Family Residential District”, I-1 “Light Industrial”, and Unincorporated Land Currently “Not Zoned” to R1-D “Single Family Residential District” in the City of Cottleville, Missouri, 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.

- C. Bill No. 25-051\* – 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 DJM Ecological Services Inc. for Bank Erosion Repair and Stabilization of Vantage Lake in Legacy Park.

Alderman Holt moved for the first reading of Bill No. 25-051. **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 DJM Ecological Services Inc. for Bank Erosion Repair and Stabilization of Vantage Lake in Legacy Park.** 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 for the second reading of Bill # 25-051 as amended. **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 DJM Ecological Services Inc. for Bank Erosion Repair and Stabilization of Vantage Lake in Legacy Park.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 25-051. 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 2231 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-052 – An Ordinance of the City of Cottleville, Missouri, Approving an Intergovernmental Cooperative Agreement Between the City of Cottleville, Missouri, and the City of St. Peters, Missouri, Providing for Solid Waste Collection Services and Matters Related Thereto.

Alderman Gnau moved for the first reading of Bill No. 25-052. **An Ordinance of the City of Cottleville, Missouri, Approving an Intergovernmental Cooperative Agreement Between the City of Cottleville, Missouri, and the City of St. Peters, Missouri, Providing for Solid Waste Collection Services 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.

- E. Bill No. 25-053 – An Ordinance of the City of Cottleville, Missouri, Exempting the City and All Licensees Therein from Section 311.2026, RSMO., Relating to Extended Hours for Liquor Service From June 11, 2026, Through July 19, 2026, During the 2026 FIFA World Cup Tournament.

Alderman Guccione moved for the first reading of Bill No. 25-053. **An Ordinance of the City of Cottleville, Missouri, Exempting the City and All Licensees Therein from Section 311.2026, RSMO., Relating to Extended Hours for Liquor Service from June 11, 2026, Through July 19, 2026, During the 2026 FIFA World Cup Tournament.** Alderman Gnau 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. 25-039 – 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 Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Article I of Chapter 135; Creating the Parks and Recreation Advisory Committee, and Matters Related Thereto.

Some discussion was held regarding having a City parks advisory board or committee versus having City parks board regulated by state statutes. It was noted due to the City's size and staff size, that a parks advisory committee is recommended to start with. It was noted that some cities seem to be in conflict or litigation with their parks boards.

Alderman Guccione moved to remove Bill 25-039 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 on Bill 25-039. 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 for the first reading of Bill No. 25-039. **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 Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Article I of Chapter 135; Creating the Parks and Recreation 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 for the second reading of Bill # 25-039 as amended. **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 Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Article I of Chapter 135; Creating the Parks and Recreation Advisory Committee, and Matters Related Thereto.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 25-039. 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 2232 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. 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 Holt moved for the first reading of 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.** Alderman Guccione seconded the motion. Motion was carried 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

None.

## Adjournment of Meeting

Alderman Holt moved to adjourn the regular meeting at 8:46pm, take a break and continue the work session meeting at 8:57pm. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

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

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

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**OCTOBER 15, 2025**

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

Mayor Thompson called the meeting to order at 5:01p.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     | Absent at roll call. |

Alderman Holt arrived at 5:04pm

There were four (4) members present and zero (0) absent.

**Staff Reports**

**A. City Administrator**

During this time, Michael Padella, City Administrator, updated the Board of Aldermen on all agenda items including the consent agenda items, awards, proclamation and a public hearing item. It was noted the engineering firm selected for items D.a and D.b was Terra Engineering. During this time the Mayor and Board of Aldermen reviewed the application from Lombardo Homes of St. Louis that is straddling multiple jurisdictions southwest of 364 and east of Highway K. It was further noted the property is accessible off Highway K and Pheasant Meadow Drive. It was also noted once annexed it would also help consolidate city limit boundaries. The 71-home development on a 69-acre tract will also complete a right of way or easement segment for the extension of the Dardenne Greenway trail. The development will include a bridge for pedestrians and vehicles over a tributary as well as featuring two detention basins or lakes. It was noted the development would have private streets, designated snow pile areas in the cul de sacs and mail kiosks.

During this time, Mr. Padella discussed the new employee pay ranges and adjustments established in Resolution 25-06. Both Mr. Padella and Chief McCune stated it has been hard to retain or fill vacancies as well.

Mr. Padella continued to review the agenda items and at this time reviewed the amendments requested to Bill 25-44 in a handout from the applicant's attorney regarding hours of operation, special events and the amount of small batch liquor sales. In addition, discussion was held regarding the moratorium and the mechanisms in place that already allow City officials to deny rezoning requests but if in place would also allow time to complete the comp plan. It was noted a moratorium may send a negative signal to the public; not just builders and developers, but small businesses who maybe thinking of relocating to Cottleville including a risk of missed opportunities for quality projects. It was noted the first Comp Plan workshop for Planning and Zoning is on November 3<sup>rd</sup> and will be conducted by PGAV.

Mr. Padella reviewed with the Board of Aldermen more bills on tonight's agenda regarding limiting liquor sales during the 2026 FIFA World Cup, renewing the waste hauling agreement with the City of St. Peters, and stabilizing Vantage Lake in Legacy Park.

Alderman Guccione moved to suspend the rules for Bill 25-052. 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 suspend the work session at 7:06pm. 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 resume the work session at 8:57pm. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

During this time Mr. Padella reviewed the traffic study prepared by an engineering firm with the Mayor and Board of Aldermen in order to determine if the Cottleville Trails bridge and corridor area should be preserved or not by the November 12<sup>th</sup> deadline. He shared a handout and project drawings on the board room tv screens. Mr. Padella stated an open house for public input would be later this month. He noted the entire old town area was taken into consideration and items that may be included could be a boulevard, vehicle and pedestrian bridge but also speed bumps, landscape buffering, roundabouts, making 2<sup>nd</sup> street a through street, adding crosswalks, parking etc. It was noted the project is estimated at \$12 million but would be a St. Charles County Road Board and East West Gateway project. It was further noted the preserved corridor, right of way or easements could be used as part or all of the City's required match.

**B. Police Chief**

Chief Dave McCune was present for the meeting. Nothing further at this time.

**C. City Clerk/Treasurer**

Amy Lewis, City Clerk - Treasurer – provided a bill list and minutes.

**D. City Attorney**

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

**Communications from the Alderman**

Nothing further.

**Communications of the Mayor**

Nothing further.

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

None.

**Adjournment**

Alderman Gnau moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.  
10:06 pm.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRCC, CMC

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

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