

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN REGULAR SESSION MINUTES**  
**WEDNESDAY, SEPTEMBER 17, 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 7:08 p.m. and the pledge of allegiance was recited.

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**

Mayor Thompson announced that Missouri Municipal League conference attendees elected to tour Cottleville on Sunday. He thanked the sponsors, Sheriff Lewis and City staff for participating and showcasing the City.

A. Proclamation Recognizing the United States of America's Constitution Week.

During this time a proclamation recognizing constitution week was presented to members of the Daughters of the American Revolution local chapter.

B. Proclamation Recognizing National POW/MIA Remembrance Day.

During this time a proclamation was presented recognizing National POW/MIA Remembrance Day. Cottleville resident Eric Larson donated supplies for a "Missing Man Table" which is set up in the City Hall lobby. He also read aloud the meaning of each item on the table.

C. Appointment to Old Town Historic Commission.

Alderman Krekeler moved to approve the appointment Melissa Tasios to the Old Town Historic Commission to fill a vacancy for an unexpired term through 6/1/27. C above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

**Board of Aldermen's Report**

Nothing at this time.

**Public Hearings**

A. A Public Hearing for the 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 Holt moved to open 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.

Nancy McConnell, owner of Stone Soup Cottage also residing at 348 Round Tower 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, 12 hours a day to be able to afford to buy the 32 acres of Wiese Farm. She stated she has met with the City Administrator and Mayor several times regarding her desire to develop an upscale Agri-hood including luxury free standing French style villas that would complement the Cottage and the Farm. However, she has recently lost two real estate contracts including some earnest money due to rumors of the City implementing some kind of moratorium soon. She further stated she does not desire any apartments or high rises. She noted the constitutional rights of land owners and their property rights to use their land should be considered and therefore she requested the Board of Aldermen stop the moratorium and the rumors regarding the same.

Alderman Holt 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.

**B. A Public Hearing Establishing the Ad Valorem Taxes for All Real & Tangible personal Property within the City of Cottleville, Missouri for the period of January 1, 2025 to December 31, 2025**

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

Amy Lewis, City Treasurer announced the proforma received from the State of Missouri and St. Charles County lists the property tax at .2310, down slightly from .2462.

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

Micah Raposo, owner of Men's Modern General Store stated he was present for the meeting if the Board had any questions.

Darlene Holister, 1416 Brittany Cove stated she has been a resident of 19 years and has frequently been to meetings to complain but she was here tonight to thank the Cottleville Police Department for their work in resolving an issue in their subdivisions where arrests were made. Alderman Gnau and Guccione also thanked them as well.

**Consent Agenda**

- A. Approval of Minutes, Audit 7, Special Board Meeting
- B. Approval of Minutes, August 20, 2025, Work Session
- C. Approval of Minutes, August 20, 2025, Regular Session
- D. Approval of Minutes, August 20, 2025, Work Session - Closed Session
- 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**

None.

**Bills for Final Passage**

- 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 RI-A "Single Family Residential District to RD "Recreational District" (Project Name: "Impact City FC Soccer Complex"; Applicant: Vessel Architecture on behalf of Impact City)

Tabled during the work session.

- 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).

Tabled during the work session.

- C. Bill No. 25-032 -An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new "Medical Hospital and Clinic" on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: "St. Luke's MOB Clinic"; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke's Medical Group).

Alderman Gnau moved for the second reading of Bill# 25-032. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit (CUP) Request for a new "Medical Hospital and Clinic" on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376.** Alderman Guccione seconded the motion. Alderman Krekeler moved to vote on Bill # 25-032. 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 2221 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-034 -An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 400.130.G of the Municipal Code of the City of Cottleville, Missouri, Regulating the time Period of Validity for Conditional Use Permits (increases the standard validity period from 180 days to 365 days).

Alderman Guccione moved for the second reading of Bill # 25-034. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 400.130.G of the Municipal Code of the City of Cottleville, Missouri, - Regulating the time Period of Validity for Conditional Use Permits.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 25-034. 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 2222 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 25-036 -An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Section 405.615 Subsection D of the Municipal Code of the City of Cottleville, Missouri, - Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).

Aldennan Guccione moved for the second reading of Bill# 25-036. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Section 405.615 Subsection D of the Municipal Code of the City of Cottleville, Missouri, - Enacting a new Subsection D of Section 405.615.** Aldemrnn Gnau seconded the motion. Aldennan Gnau moved to vote on Bill# 25-036. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldennan. There were no nay votes and no abstentions. A vote was then taken:

Alderman Guccione	Yea
Alderman Krekeler	Yea
Aldennan Holt	Yea
Aldennan Gnau	Yea

Ordinance 2223 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 25-037 -An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code of the City of Cottleville, Missouri, - Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).

Aldennan Gnau moved for the second reading of Bill# 25-037. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code of the City of Cottleville, Missouri, -Adopting a new Off-street Parking Requirements Schedule.** Alderman Krekeler seconded the motion. Aldennan Guccione moved to vote on Bill# 25-037. 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:

Aldennan Guccione	Yea
Alderman Krekeler	Yea
Alderman Holt	Yea
Alderman Gnau	Yea

Ordinance 2224 passed by affirmative votes of four (4) Aldennan. There were no nay votes and no abstentions.

- G. Bill No. 25-041 -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 at the Townes at Crooked Creek (Village I of Cottleville Trails).

Alderman Guccione moved for the second reading of Bill# 25-041. **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 at the Townes at Crooked Creek** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill# 25-041. 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
Aldennan Holt	Yea
Alderman Gnau	Yea

Ordinance 2225 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No. 25-042 -An Ordinance of the City of Cottleville, Missouri, Approving and Authorizing the Mayor to Negotiate and Execute the Granting of Pennanent Utility Easements between and to Spire Missouri, Inc. for the Construction, Maintenance, and Monitoring of a Natural Gas Pipeline (these pennanent easements are for an electrical connection to a ground bed and rectifier).

Tabled in the worksession.

- I. Bill No. 25-043 -An Ordinance of the City of Cottleville, Missouri, Approving Amendments to Chapter 230 of the Municipal Code of the City of Cottleville, Missouri, - Providing for the Solid Waste Collection and Billing of Multiple Housing Facilities (reclassifies multifamily residential complexes to "commercial" for solid waste collection purposes).

Aldennan Guccione moved for the second reading of Bill# 25-043. **An Ordinance of the City of Cottleville, Missouri, Approving Amendments to Chapter 230 of the Municipal Code of the City of Cottleville, Missouri, - Providing for the Solid Waste Collection and Billing of Multiple Housing Facilities.** Aldennan Gnau seconded the motion. Aldelman Guccione moved to vote on Bill# 25-043. Alderman Gnau seconded the motion. Motion was canied 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
Aldelman Gnau	Yea

Ordinance 2226 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

#### **Bills for Introduction**

- 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 Modem General Store; Applicant: Micah Raposo) (See Bill No. 25-031 and Ord. No. 2218).

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

Alderman Guccione stated the applicant has been before the City 4 times, the public hearing is closed, and planning and zoning has recommend approval therefore he made a motion to suspend the rules for two readings tonight. Motioned failed as there was no second.

Aldennan Holt moved for the first reading of Bill No. 25-044. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Perm it (CUP) Request for the sale of intoxicating liquor by the drink and original package" at 5208 Highway N, Cottleville, MO 63304 with 50% or less of the total sales are liquor and only 10% of the first floor space can display liquor.** Aldelman Guccione seconded the motion. Motion was canied by affirmative votes of three (3) Aldennen. There were no nay votes and no abstentions.

- J. 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).

Johnny Gnau returned to the dais.

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

- K. Bill No. 25-046-An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 215.130 Subsection B of the Municipal Code of the City of Cottleville, Missouri, - Enacting a new Section 215.130 Subsection B and matters related thereto (Ordinance dealing with excessive noise causing a public nuisance).

Alderman Holt moved for the first reading of Bill No. 25-046. **An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Certain Modifications and Amendments to Section 215.130 Subsection B of the Municipal Code of the City of Cottleville, Missouri, - Enacting a new Section 215.130 Subsection B 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.

- L. **Bill No. 25-047\* -An Ordinance of the City of Cottleville, Missouri, Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville for the Period of January 1, 2025, to December 31, 2025. \*Two Readings Requested**

Alderman Krekeler moved for the first reading of Bill No. 25-047. **An Ordinance of the City of Cottleville, Missouri, Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville for the Period of January 1, 2025, to December 31, 2025.** 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 second reading of Bill# 25-047. **An Ordinance of the City of Cottleville, Missouri, Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville for the Period of January 1, 2025, to December 31, 2025.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill# 25-047. 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 2227 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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

- 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 offences (establishes setback and placement re-

quirements for fences).

Remained tabled.

- B. 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 Holt moved to remove Bill 25-039 from the table. Alderman Krekeler seconded the motion. Motion was canied 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. 25-046. **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 Krekeler seconded the motion. Motion was canied by affinnative 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.**

Motion was made by Alderman Guccione, seconded by Alderman Holt to go into closed session in the conference room at 8:10p.m., pursuant to 610.021 RSMo Litigation, Real Estate. Motion was canied 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

On motion of Alderman Holt, seconded by Alderman Krekeler the Board voted to exit the closed session and return to the open meeting in the Board room at 9:17 pm. Motion was canied by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

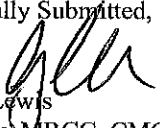
#### **Comments Pertaining to Closed Session**

None

#### **Adjournment of Meeting**

The Board of Aldermen moved back into the board room and Alderman Guccione moved to adjourn the regular meeting. Aldennan Holt seconded the motion. Motion was cmTied by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.  
9:18 pm.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: 10/15/25

  
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Mayor Stephen Thompson

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**SEPTEMBER 17, 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 5:32p.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**

**A. City Administrator**

During this time, Michael Padella, City Administrator, updated the Board of Aldermen on all agenda items including the consent agenda items, proclamations and both public hearing items. Discussion and review was held regarding the pros and cons of putting a moratorium in place and the message it could send to other businesses considering locating in Cottleville as well as the impact it may have now or in the future on the City. However, it was noted it would allow time for the comp plan to be completed which cost \$110,000.00. Alderman Gnau pointed out the Planning and Zoning Commission recommend that the moratorium be denied. He also stated he would hate for there to be any missed opportunities for the City due to placing a moratorium that might be misunderstood especially when the City can currently deny any rezonings already. Drew Weber, City Attorney provided some insight on moratoriums in the area, and the rights landowners have. He stated cities should not do blanket moratoriums because if it were challenged in court that City would lose. Mr. Padella noted on tonight's agenda is a moratorium on PUDs only. Alderman Holt stated she would like a moratorium to be in place until the updated comprehensive plan is finished. Mayor Thompson stated applications can be reviewed that have been recently submitted. It was noted there is a waiver process after 90 days in tonight's Bill regarding a moratorium. Alderman Krekeler stated everyone wants to be here and there is too much traffic, too much development and he said a moratorium would slow it all down. Alderman Guccione also mentioned that PUD and rezonings can be denied currently and inquired if any feedback has been received on this matter.

Alderman Holt moved to table Bills 25-029 and 25-030 at the applicants request while they are having a traffic study done. 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 inquired if there was an alternative location or if the size could be reduced for the additional Spire pipeline easement needed. Alderman Gnau stated it may be needed for grounding purposes.

During this time, Mr. Padella continued to review the bills on tonight's agenda relating to any code changes. The Board of Aldermen then discussed the request on tonight's agenda to sell liquor at 5208 Highway N, Men's Modern General Store. It was noted the applicant wishes to sell small batch liquors not found in big box stores and the bill tonight limits liquor sales to 50% or less of the total sales and can only be displayed on 10% or less of floor space. Alderman Krekeler and Alderman Holt inquired if wall space is counted.

Alderman Krekeler and Alderman Holt stated they have gotten noise complaints. Chief Dave McCune reiterated what he would like residents to do if they need to make a noise complaint which is call the 24 hours dispatch at 636-939-9966 when it is happening because the police department has only received a



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, minutes and property tax proforma. She further stated the proforma is due back to St. Charles County later this month.

Alderman Guccione moved to suspend the rules for Bills 25-047. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

D. City Attorney

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

**Communications from the Alderman**

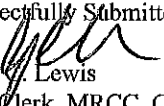
**Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate and Personnel pursuant to 610.021RsMo.**

None.


**Adjournment**

Alderman Guccione moved to adjourn the meeting. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.  
7:00 pm.

Respectfully Submitted,

  
Amy J. Lewis  
City Clerk, MRCC, CMC

Approval Date: 10/15/25

  
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Mayor Stephen Thompson