

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN**  
TENTATIVE AGENDA FOR WORK SESSION  
September 17, 2025, at 5:30 PM  
City Hall Board Chambers  
5490 Fifth Street  
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Staff Reports:
  - a. City Administrator
  - b. Police Chief
  - c. City Clerk/Treasurer
  - d. City Attorney
    - Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021 RSMo.
4. Communications from the Aldermen
5. Communications from the Mayor
6. Miscellaneous
7. Adjournment of Meeting

Posted by: \_\_\_\_\_ (Name)

this 15 day of September, 2025 at 11:25 (a.m.) p.m.

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN  
TENTATIVE AGENDA FOR REGULAR MEETING  
Wednesday, September 17, 2025, at 7:00 PM  
City Hall Board Chambers  
5490 Fifth Street, Cottleville, Missouri 63304**

NOTICE IS HEREBY GIVEN: The Regular Board of Aldermen Meeting will be in person at 5490 Fifth Street, Cottleville, MO 63304. Also, the public can attend virtually by video-conference and/or audio-conference call. You may attend the meeting on a desktop, laptop, mobile device, or telephone by following the instructions below. Note, if you attempt to join the virtual meeting and are unable to or join but the meeting ends prematurely, there may be technical issues, we suggest you try to reconnect/rejoin the virtual meeting again. If issues persist, please contact the City Administrator at [michael.padella@cityofcottleville.com](mailto:michael.padella@cityofcottleville.com).

**Link to join Zoom Video-Conference Meeting:**

<https://zoom.us/j/93923536080?pwd=3n0yflrELFhUt5b8vv6bm0A9w79pSv.1>

**Meeting ID: 939 2353 6080**

**Meeting Passcode: 434005**

**One tap mobile:**

**+1-312-626-6799,,97533206007#,,,,\*434005# US (Chicago)**

**Or by telephone dial:**

**+1-312-626-6799 US (Chicago)**

**Meeting ID: 939 2353 6080**

**Meeting Passcode: 434005**

**Notice:** If you have a disability and need to request special accommodations please do so by contacting the City Clerk at (636) 498-6565 or via email at [amy.lewis@cityofcottleville.com](mailto:amy.lewis@cityofcottleville.com) at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN  
TENTATIVE AGENDA FOR REGULAR MEETING  
Wednesday, September 17, 2025, at 7:00 PM  
City Hall Board Chambers  
5490 Fifth Street, Cottleville, Missouri 63304**

**1. Call Meeting to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Mayor's Report**

- A. Proclamation Recognizing the United States of America's Constitution Week.
- B. Proclamation Recognizing National POW/MIA Remembrance Day.
- C. Appointment of Melissa Tasios to the Old Town Historic Commission to fill a vacancy for an unexpired term through 06/01/2027.

**5. Board of Aldermen's Report**

**6. 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.
- B. A Public Hearing Establishing the Ad Valorem Taxes for All Real & Tangible Personal Property within the City of Cottleville, Missouri, for the period January 1, 2025, to December 31, 2025.

**7. Citizen Petitions and Public Comments**

**8. Consent Agenda**

- A. Approval of Minutes, August 7, 2025, 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

**9. Items Removed from the Consent Agenda**

**10. Resolutions**

**11. 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 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. 25-032 – 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).
- 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 360 days).
- 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).
- 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).
- 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).
- 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 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).
- 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).

## **12. 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 Modern

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

- 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).
- 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).
- D. **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.**
- E. 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.

### 13. Tabled Bills and 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).
- 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.

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

### 15. Comments Pertaining to Closed Session

### 16. Adjournment of Meeting

AGENDA for the REGULAR MEETING of the COTTLEVILLE BOARD OF ALDERMEN,

Posted by: \_\_\_\_\_ (Name)  
this 15 day of September, 2025 at 11:25 (A.M.) P.M.