

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN REGULAR SESSION MINUTES**  
**WEDNESDAY, DECEMBER 19, 2023**

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

Mayor Ronkoski called the meeting to order at 7:08 p.m.

Amy C. Lewis, City Clerk, called roll and those present at roll were:

Alderman Guccione	Present
Alderman Colombatto	Present
Alderman Gnau	Present
Alderman Krekeler	Present

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

**4. Mayor's Report**

At this time Rich Francis, City Administrator awarded a plaque to Mayor Bob Ronkoski for his 10 years of service to the City of Cottleville as Alderman and Mayor.

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

Nothing at this time.

**6. Public Hearing**

- A. A Public Hearing for a Rezoning Request from ARP Properties LLC to Rezone the Southeast Corner of Gutermuth Road and Highway 364 from C-1 Light Commercial Office to C-3 General Commercial Retail. *(Continued From Last Month)*

The applicant was present for the meeting to present his plan to operate "On the Rocks" liquor store and mini mart at the above location therefore requesting a rezoning, conditional use permit and site plan approval. The applicant stated it would be an approximately 7,000 square foot flat roof, stucco building with some stone. The building will be 1 unit and would feature two signs. The applicant encouraged the members to visit his St. Charles location. Currently he plans to have hours of operation such as 9am-10pm on weekdays and until midnight on Friday and Saturdays. He also said he plans to offer items wanted by those living in the Avalon Senior Living such as bread, milk, etc. Mayor Ronkoski stated he would like the exterior of the building to keep a classy look when it comes to lighting and signage.

Alderman Guccione moved to close 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 for a Conditional Use Permit Request from ARP Properties LLC to Operate a Packaged Liquor Store at the Southeast Corner of Gutermuth Road and Highway 364. *(Continued From Last Month)*

Nothing further.

Alderman Guccione moved to close item B above. 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 a Conditional Use Permit for Packaged Liquor Sales at O'Kane's Kitchen at 4765 Highway N.

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

It was noted that O'Kanes Kitchen would like to provide wine with their catering or to go orders.

Alderman Gnau moved to close item C above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## **7. Citizen Petitions and Public Comments**

None.

## **8. Consent Agenda**

Alderman Gnau moved to approve the consent without item D below. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. Approval of Minutes, November 15, 2023, Work Session
- B. Approval of Minutes, November 15, 2023, Regular Session
- C. Approval of Minutes, November 15, 2023, Closed Session
- D. Approval of Building Elevations:
  - 1. On the Rocks
- E. Approval of Mayoral Appointments
  - 1. Old Town Historical District, John Stiles, 1408 Colonial Dr., Term Expires 12-15-23
- F. Approval of Escrow Release
  - 1. Cottleville Hill, \$15,637.79 Maintenance Escrow
  - 2. Shamrock Storage, \$25,950.00, Grading Escrow
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission and Staff Reports

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

Alderman Gnau moved to table item D above. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## **11. Bills for Final Passage**

- A. Bill No. 23-062 - An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2024, Ending December 31, 2024.

Alderman Gnau moved for the second reading of Bill # 23-062 **An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2024, Ending December 31, 2024.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 23-062. 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 Gnau	Yea
Alderman Colombatto	Yea

**Ordinance 2124** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 23-063 – An Ordinance of the City of Cottleville Missouri, Annexing Adjacent Property Commonly Known and Numbered as 25 La Cotte Avenue Into the City.

Alderman Gnau moved for the second reading of Bill # 23-063 **An Ordinance of the City of Cottleville Missouri, Annexing Adjacent Property Commonly Known and Numbered as 25 La Cotte Avenue Into the City.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 23-063. 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 Gnau	Yea
Alderman Colombatto	Yea

**Ordinance 2125** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-069 – An Ordinance of the City of Cottleville Missouri, Amending Schedule III of Title III of the Municipal Code and Prohibiting Parking on Certain Sections of St Charles Street and Authorizing the Installation of No Parking Signs by the Traffic Engineer.

Alderman Guccione moved for the second reading of Bill # 23-069 **An Ordinance of the City of Cottleville Missouri, Amending Schedule III of Title III of the Municipal Code and Prohibiting Parking on Certain Sections of St Charles Street and Authorizing the Installation of No Parking Signs by the Traffic Engineer.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 23-069. 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 Gnau	Yea
Alderman Colombatto	Yea

**Ordinance 2126** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 12. Bills for Introduction

- A. Bill No. 23-070 - An Ordinance of the City of Cottleville, Missouri, Amending the Zoning Ordinance and Zoning Map of the City, and Providing for the Rezoning of Certain Property Located at the Southeast Corner of Gutermuth Road and Highway 364 From C-1, Light Commercial Office District to C-3, General Commercial District Within the City.

Alderman Gnau moved for the first reading of Bill No. 23-070 **An Ordinance of the City of Cottleville, Missouri, Amending the Zoning Ordinance and Zoning Map of the City, and Providing for the Rezoning of Certain Property Located at the Southeast Corner of Gutermuth Road and Highway 364 From C-1, Light Commercial Office District to C-3, General Commercial District Within the City.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 23-071 - An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Generally Located at the Southeast Corner of Gutermuth Road and Highway 364 Within the C-3, General Commercial District for the Operation of a Liquor Store in Response to an Application submitted by ARP Properties LLC. A Missouri Limited Liability Company.

Alderman Gnau moved for the first reading of Bill No. 23-071 **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Generally Located at the Southeast Corner of Gutermuth Road and Highway 364 Within the C-3, General Commercial District for the Operation of a Liquor Store in Response to an Application submitted by ARP Properties LLC. A Missouri Limited Liability Company.** Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-072 - An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Generally Located at 4765 Highway N Within the C-3, General Commercial District for Package Liquor Sales in Response to an Application submitted by Lil Lo O LLC.

Alderman Guccione moved for the first reading of Bill No. 23-072 **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Generally Located at 4765 Highway N Within the C-3, General Commercial District for Package Liquor Sales in Response to an Application submitted by Lil Lo O LLC.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 23-073 - An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a General Services Contract by and Between the City of Cottleville Missouri and DJM Ecological Services, Inc., for Stormwater Services.

Alderman Colombatto moved for the first reading of Bill No. 23-073 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a General Services Contract by and Between the City of Cottleville Missouri and DJM Ecological Services, Inc., for Stormwater Services.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 23-074 - An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 3B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Gnau moved for the first reading of Bill No. 23-074 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 3B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 23-075 - An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 4B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Colombatto moved for the first reading of Bill No. 23-075 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 4B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No. 23-076 - An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Prairie Bluff and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Guccione moved for the first reading of Bill No. 23-076 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Prairie Bluff and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No 23-077 - 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 Prairie Bluff Development LLC Guaranteeing the Construction and Completion of Certain Improvements at Prairie Bluff Subdivision.

Alderman Gnau moved for the first reading of Bill No. 23-077 **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 Prairie Bluff Development LLC Guaranteeing the Construction and Completion of Certain Improvements at Prairie Bluff Subdivision.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- I. Bill No. 23-078 - An Ordinance of the City of Cottleville, Missouri, Providing for the Acceptance of the Dedication of the Streets and Drainage Facilities in the Cottleville Hill Subdivision.

Alderman Guccione moved to remove Bill No. 23-078 from the agenda. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

### 13. Tabled or Emergency Bills

None.

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

None.

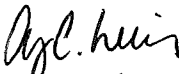
### 15. Comments pertaining to Closed Session.

None.

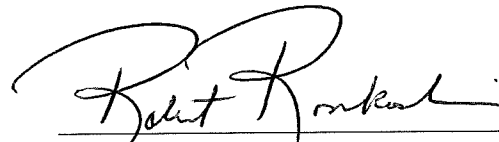
### 16. Adjournment

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.  
7:20 pm.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: 1-17/24

  
Mayor Bob Ronkoski

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**WEDNESDAY, DECEMBER 19, 2023**

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

Mayor Ronkoski called the meeting to order at 5:30 p.m.

Amy C. Lewis, City Clerk called roll and those present at roll were:

Alderman Guccione	Present
Alderman Krekeler	Present
Alderman Gnau	Present
Alderman Colombatto	Present

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

Motion was made by Alderman Guccione, seconded by Alderman Gnau go into closed session at 5:32 p.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 Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Colombatto	Yea

On motion of Alderman Guccione seconded by Alderman Krekeler the Board voted to exit the closed session and return to the open meeting at 5:37 pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

**Staff Reports**

A. City Attorney

Nothing further.

B. City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda, public hearings, and other agenda items such as; the rezoning and conditional use request for On the Rocks to be located at the southeast corner of Gutermuth Road and Highway 364. Mr. Francis provided a map showing the adjacent C-3 zoning areas. It was noted it was approved by Planning and Zoning but was contingent upon the dumpster material matching the building, sight proof fencing or landscaping is installed along the south and east property line, lighting is screened or shielded, and the building elevations are revised to include brick or stone at least 3 feet high on the front and two sides. Some discussion was held regarding traffic for a retail store vs. a day-care operation during peak hours.

Mr. Francis reviewed O'Kane's Kitchens' desire to provide wine with their to go and catering orders.

Mr. Francis requested bill 23-078 is removed from the agenda as it is a duplicate.

Alderman Krekeler suggested City employees clean out the rain garden area surrounding City Hall. Mr. Francis stated he recommends a license professional keep them maintained so they don't back up again and that City staff already has a lengthy to do list at this time.

Mr. Francis also provided draft information received to modify the Cottleville Trails PUD for a new housing product. It was the consensus of the Board of Aldermen that they liked the new modification better than the approved product at this time and were open to more discussion.

Alderman Mike Krekeler suggested the historic stone bridge abutments that were once over Crooked Creek be placed in a City Park rather than be used on the Cottleville Trails pathways. Mr. Francis stated he would ask the property owner for a plan showing how he plans to use his bridge abutments. It was also noted that the property owner is working with the Blue Way for a water access landing site in Cottleville Trails.

C. Chief of Police

Dave McCune, Police Chief, nothing at this time.

D. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer provided a bill list, sales tax chart and minutes. Rich Francis and Amy Lewis provided a final draft budget for 2024 and outlined the highlights as well as answered questions regarding the same.

**Communications from the Alderman**

Mr. Francis provided Alderman Krekeler and the entire Board of Aldermen a written response to his handout from the last meeting in regard to vinyl banners, Kochanski Multi Sports field improvements, number of trash containers at the street from the All State Insurance building, loud music at Cottleville Wine Seller, park boundary lines, and the Blue Way.

**Communications of the Mayor**


Nothing at this time.

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

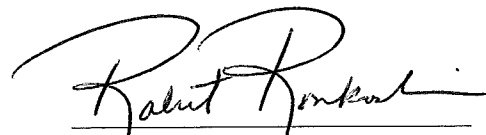
**Adjournment**

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.  
7:05 pm.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: 1-17-24

  
Mayor Bob Ronkoski