

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, OCTOBER 18, 2023

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

Mayor Ronkoski called the meeting to order at 7:010 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

None.

5. Board of Aldermen's Report

None

6. Public Hearing

- A. A Public Hearing to Amend Section 400.090 of the Municipal Code of the City of Cottleville Related to the City's Board of Adjustment.

Alderman Guccione moved to open 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.

No comments at this time.

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 to Amend Chapter 405 of the City Municipal Code to Provide a New Recreational Zoning District.

Alderman Colombatto moved to open 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.

No comments at this time.

Alderman Guccione moved to close item B above. Alderman Collombatto 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 Rezoning Request to Rezone 5854 Highway N from R-1A Single Family District to RD Recreational District.

Alderman Guccione moved to open item 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.

The applicant was present for the meeting. No comments at this time.

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

- D. A Public Hearing for a Conditional Use Permit for Cottleville City Fields at 5854 Highway N to Operate an Outdoor Soccer Field with Lights, a Concession Stand and Mobile Food Vendors.

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

The applicant was present for the meeting. No comments at this time.

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

- A. A Public Hearing for a Conditional Use Permit for an Office and Clinic of Dentists at the northeast corner of Cottleville Parkway and Weiss Road.

Alderman Guccione moved to open item B above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Rich Francis, City Administrator stated the applicant has withdrawn.

Alderman Guccione moved to close item B above. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of three (3) 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. 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, September 20, 2023, Work Session
- B. Approval of Minutes, September 20, 2023 Closed Session
- C. Approval of Minutes, September 20, 2023, Regular Session
- D. Approval of Building Elevations:
 - 1. Oak Street Inn
- E. Approval to Pay:
 - 1. Omnigo, \$11,228.99, PD Records Management Software
- F. Approval to Release Escrows:
 - 1. Cottleville Trails, \$551,494.17, Construction Escrow
 - 2. Avalon Park, \$15,996.00, Construction Escrow
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

None

11. Bills for Final Passage

- A. Bill No. 23-047 – An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 1B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Guccione moved for the second reading of Bill # 23-047 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 1B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 23-047. Alderman Colombatto 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
Colombatto	Yea

Ordinance 2109 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 23-048 – An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 2B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.

Alderman Guccione moved for the second reading of Bill # 23-048 **An Ordinance of the City of Cottleville Missouri, Approving a Record Plat for Cottleville Trails Plat 2B and Authorizing the City Clerk to Attest and Certify Approval of Said Record Plat.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 23-048. 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
Colombatto	Yea

Ordinance 2110 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-049 –An Ordinance of the City of Cottleville Missouri, Annexing Adjacent Property Commonly Known and Numbered as 2 Wood Glen Drive into the City.

Alderman Colombatto moved for the second reading of Bill # 23-049 **An Ordinance of the City of Cottleville Missouri, Annexing Adjacent Property Commonly Known and Numbered as 2 Wood Glen Drive into the City.** Alderman Guccione seconded the motion. Alderman Gnau moved to vote on Bill # 23-049. 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
Colombatto	Yea

Ordinance 2111 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-050 - An Ordinance of the City of Cottleville, Missouri, Amending Schedule II-Stop Signs of Article III-Traffic Code of the Municipal Code of the City of Cottleville, Missouri, by Enacting a New Table II-C Relating to Three-Way Stop Signs: and Establishing Permanent Three-Way Stop Signs at Main Street and Oak Street in the City.

Alderman Guccione moved for the second reading of Bill # 23-050 **An Ordinance of the City of Cottleville, Missouri, Amending Schedule II-Stop Signs of Article III-Traffic Code of the Municipal Code of the City of Cottleville, Missouri, by Enacting a New Table II-C Relating to Three-Way Stop Signs: and Establishing Permanent Three-Way Stop Signs at Main Street and Oak Street in the City.** Al-

derman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 23-050. 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
Colombatto	Yea

Ordinance 2112 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 23-054 - An Ordinance of the City of Cottleville, Missouri, Providing for the Acceptance of the Dedication of the Streets and Drainage Facilities in the Courtyards of Cottleville Subdivision.

Alderman Colombatto moved for the second reading of Bill # 23-054 **An Ordinance of the City of Cottleville, Missouri, Providing for the Acceptance of the Dedication of the Streets and Drainage Facilities in the Courtyards of Cottleville Subdivision.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 23-054. 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
Colombatto	Yea

Ordinance 2113 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 23-056 – An Ordinance of the City of Cottleville Missouri, Amending Section 400.090 of the Municipal Code of the City of Cottleville Related to the City's Board of Adjustment.

Alderman Guccione moved for the first reading of Bill No. 23-056 **An Ordinance of the City of Cottleville Missouri, Amending Section 400.090 of the Municipal Code of the City of Cottleville Related to the City's Board of Adjustment.** Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. * **Bill No. 23-057** – An Ordinance of the City of Cottleville Missouri, Amending Chapter 405 of the Municipal Code of the City of Cottleville, and Providing for a New Recreational District.

Alderman Colombatto moved for the first reading of Bill No. 23-057. **An Ordinance of the City of Cottleville Missouri, Amending Chapter 405 of the Municipal Code of the City of Cottleville, and Providing for a New Recreational District.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Colombatto moved for the second reading of Bill # 23-057 **An Ordinance of the City of Cottleville Missouri, Amending Chapter 405 of the Municipal Code of the City of Cottleville, and Providing for a New Recreational District.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 23-057. 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
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Alderman Krekeler	Yea
Alderman Gnau	Yea
Colombatto	Yea

Ordinance 2114 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. * **Bill No. 23-058** – 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 5854 Highway N within the City.

Alderman Colombatto moved for the first reading of Bill No. 23-059. – **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 5854 Highway N within the City.** Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Colombatto moved for the second reading of Bill # 23-059 **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 5854 Highway N within the City.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 23-059. 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
Colombatto	Yea

Ordinance 2116 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. * **Bill No. 23-059** – An Ordinance of the City of Cottleville Missouri, Approving a Conditional Use Permit for Certain Property Generally Located at 5854 Highway N Within the “RD” Recreational District for the Operation of Outdoor Soccer Fields with Lights, a Concession Stand, and Mobile Food Vendors in Response to an Application Submitted by Cottleville City Fields Holdings LLC.

Alderman Guccione moved for the first reading of Bill No. 23-058. **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 5854 Highway N within the City.** Alderman Colombatto 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 # 23-058 **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 5854 Highway N within the City.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 23-058. Alderman Colombatto 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
Colombatto	Yea

Ordinance 2115 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 23-060 – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Amendment to Intergovernmental Cooperation Agreement for Reimbursement of Construction Costs by and Between the City of Cottleville, Missouri, and the Old Town Cottleville Community Improvement District.

Alderman Guccione moved for the first reading of Bill No. 23-060. **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Amendment to Intergovernmental Cooperation Agreement for Reimbursement of Construction Costs by and Between the City of Cottleville, Missouri, and the Old Town Cottleville Community Improvement District.** 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.
7:40 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 11-15-23


Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, OCTOBER 18, 2023

The Board of Aldermen held their meeting at City Hall located at 5490 5th 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 5:30p.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 Colombatto seconded by Alderman Guccione the Board voted to exit the closed session and return to the open meeting at 5:55pm. 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 establishing Board of Adjustment procedures and a new recreational zoning district. He reviewed the application seeking to convert the soccer fields on a 12-acre tract to new astro turf soccer fields with black fencing, upscale mobile bathrooms, 192 parking spaces, lighting, mobile vendors and vending machines.

Mr. Francis provided handouts explaining two revisions requested to the exterior of the new buildings at 5521 Oak Street labeled as A-1 and A-2. A-1 now shows the exterior top portion only of the elevator shaft to feature siding and the roof of the shaft to now feature a hip style roof. A-2 now shows a new circular style sign featuring their logo on the Highway N side of the building and the same one on the face of the elevator shaft near the top. It was noted both A-1 and A-2 were approved by the Old Town Historic Commission early this month. It was noted our City Code has conflicting sections requiring PZ, OTHD and BOA approval on building elevation often causing the applicant to receive many different opinions or conflicting requirements. It was also noted in most other cities the Board of Aldermen do not approve building elevations and are typically approved and or recommended at the PZ, OTHD and or staff level in some cases.

Alderman Guccione moved to suspend the rules on Bills 23- 056, 057, and 058. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Somes discussion was held regarding Bill 23-059 which will amend the current reimbursement agreement to include the cost to add additional parking spaces on Chestnut near the Post Office and repair the stamped crosswalks in the old town area of Cottleville with in the district. It was noted this infrastructure is the City of Cottleville's and the Community Improvement District was established and used to fund or reimburse improvements such as these.

Mr. Francis provided three samples of the Thrive exterior building paint to be used in place of the white areas. It was the consensus of the Board of Aldermen they liked the color labeled C named Portico.

C. Chief of Police

Dave McCune, Police Chief, nothing at this time.

D. City Clerk/Treasurer

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

Communications from the Alderman

During this time Alderman Mike Krekeler reviewed a list of items including improving communication with the Board of Aldermen. City Administrator, Rich Francis addressed those already put into place and offered some new ones.

Communications of the Mayor

Motion was made by Alderman Guccione, seconded by Alderman Colombatto to go into closed session at 6:58p.m., pursuant to 610.021 RSMo 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 Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Colombatto	Yea

On motion of Alderman Guccione seconded by Alderman Gnau the Board voted to exit the closed session and return to the open meeting at 7:05pm. 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

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: 11-15-23


Mayor Bob Ronkoski