

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, JANUARY 17 2024

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 7:08 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

None.

7. Citizen Petitions and Public Comments

None.

8. Consent Agenda

Alderman Guccione moved to approve the 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.

- A. Approval of Minutes, December 19, 2023, Work Session
- B. Approval of Minutes, December 19, 2023, Regular Session
- C. Approval of Minutes, December 19, 2023, Closed Session
- D. Approval of Building Elevations:
 - 1. On the Rocks
- F. Approval of Escrow Release
 - 1. Cottleville Trails, \$235,819.60 Construction Escrow
 - 2. Majestic Dental, \$3,000, Grading Escrow
- G. Approval to Pay
 - 1. Concrete Masters, 15,696.00, Street Repairs
- H. Approval of Expenditures / Acknowledgement of any Financial Information
- I. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

- A. Res. 24-01 - A Resolution Directing the City Clerk to Submit to the St. Charles County Election Authority a Sample Ballot for the General Municipal Election to be Held on April 2, 2024, in the City of Cottleville, Missouri.

Alderman Gnau moved to approve resolution 24-01 above. Alderman Guccione 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. 23-070 - 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 second reading of Bill # 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. Alderman Guccione moved to vote on Bill # 23-070. 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 2127 passed 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 Colombatto moved for the second reading of Bill # 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 seconded the motion. Alderman Colombatto moved to vote on Bill # 23-071. 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 2128 passed 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 second reading of Bill # 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 Colobatto seconded the motion. Alderman Guccione moved to vote on Bill # 23-072. 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 2129 passed 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 Gnau moved for the second reading of Bill # 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 Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 23-073. 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 2130 passed 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 Guccione moved for the second reading of Bill # 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 seconded the motion. Alderman Gnau moved to vote on Bill # 23-074. 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
Alderman Colombatto	Yea

Ordinance 2131 passed 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 Guccione moved for the second reading of Bill # 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 Gnau seconded the motion. Alderman Colombatto moved to vote on Bill # 23-074. 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 2132 passed 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 second reading of Bill # 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 Gnau seconded the motion. Alderman Colombatto moved to vote on Bill # 23-076. 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 2133 passed 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 Guccione moved to table Bill 23-077. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 24-001 - An Ordinance Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville and St. Charles County, Missouri to Enforce Certain Building Codes Adopted by the City.

Alderman Guccione moved for the first reading of Bill No. 24-001. **An Ordinance Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville and St. Charles County, Missouri to Enforce Certain Building Codes Adopted by 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.

13. Tabled or Emergency Bills

None.

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

None.

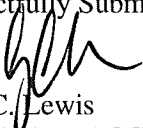
15. Comments pertaining to Closed Session.

None.

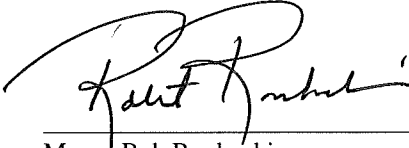
16. Adjournment

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.
7:09 pm.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 2/21/24



Mayor Bob Ronkoski

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, JANUARY 17, 2024

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 6:00 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.

Staff Reports

A. City Attorney

Drew Weber, the City Attorney stated he is still waiting for hearing dates on the 2 pending litigation matters.

B. City Administrator & Public Works Director

Mr. Francis introduced Cottleville's future City Administrator, Mike Padella, who was present for the meeting.

Rich Francis, City Administrator, reviewed the consent agenda, and other agenda items such as: the building elevations, 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 information regarding the 2 escrow releases on tonight's agenda. He also reviewed the other agenda items such as the resolution providing for the sample ballot for the April 2nd election as well as the new building codes in relation to using county services for monitoring blasting, septic systems and rebuilding after any natural disasters.

Mr. Francis showed the Board a new website the county provides showing where the snowplows are working at in real time. He stated he monitored that during the last storm.

C. Chief of Police

Dave McCune, Police Chief, reported a new officer will begin soon that was previously employed with the City of Warrenton. He also reported a new part time records clerk has begun. In addition, Chief McCune stated he was hopeful 2 recruits from the police academy will fill the other 2 vacancies possibly in April. Alderman Gnau inquired about the length of any probationary and training period for newly hired police officers which is 12 months at CPD.

Lastly, Chief McCune stated the new police k9 dog "Bach" is working out well with CPD.

D. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer provided a bill list, updated sales tax chart and minutes.

Communications from the Alderman

Alderman Krekeler discussed the use of the newly completed parking areas in and around city hall and Legacy Park. He also inquired about the damage stamped concrete at Lorenzo's Plaza. Mr. Francis stated some of the damage was already existing prior to nearby construction. However, the adjacent property owner plans to pay for a portion of the repairs.

Lastly, Alderman Krekeler stated he wanted to plant wildflowers at the base of the pedestrian bridge over Dardenne Creek in Legacy Park that won't require any maintenance. He also stated he wanted to clear out more trees in Legacy Park but leave the valuable trees.

Alderman Gnau stated he plans to be at the next Board of Aldermen meeting, but he is having surgery this month which could cause him to be absent or need to zoom into the meeting.

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

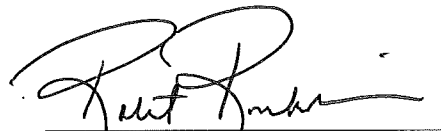
Alderman Guccione moved to adjourn the meeting. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
6:47pm.

Respectfully Submitted,



Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 2/21/24


Mayor Bob Ronkeski