

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, MAY 21, 2025

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

Mayor Stephen Thompson called the meeting to order at 7:45 p.m.

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.

4. Mayor's Report

Mayor Thompson announced the City is accepting applications from residents who are interested in serving on various City boards and commissions or for other miscellaneous volunteer opportunities to help serve the community.

5. Board of Aldermen's Report

None.

6. Public Hearing

- A. A Public Hearing for a Request for Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District" ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

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

David Vonarx with Vonarx Engineering was present at the meeting to discuss their application to reduce the number of fields from 5 to 3 at 2 Woodlands Parkway. They plan to turf the fields and add new and improved lighting, offering little to no light pollution. A lighting impact study was provided. In addition, they plan to add over 400 paved parking spaces and landscaping. The applicants stated the condo's adjacent to them should not receive light "pollution" from the new enhanced lighting. It was noted that the condo owners and HOA have been notified, and no comments have been received to date. It was noted their hours of operation would be until about 9:30pm.

Alderman Guccione moved to close public hearing item A. Alderman Holt 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 Request for Conditional Use Permit (CUP) "outdoor soccer fields, with lights" at 2 Woodlands Parkway, in Cottleville, MO 63376 ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

Alderman Guccione moved to open public hearing item B. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Nothing further.

Alderman Guccione moved to close public hearing item B. Alderman Krekeler 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 Request to Renew the Conditional Use Permit (CUP) "to allow for package liquor sales" at 5430 Gutermuth Road in Cottleville, MO 63304 ("On-The-Rocks", Project Name; ARP Properties, LLC, Applicant).

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

It was noted applicants have requested to withdraw their application and have indicated they are cancelling the entire project.

Alderman Guccione moved to close public hearing item C. Alderman Holt 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 Request to Amend the PUD Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant).

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

Jeff Simmons with Bax Engineering, Elizabeth Lum with Amundsen Davis and the landowners were present for the meeting to describe their amendments and requests tonight. It was noted the two pools would now exceed 4800 square feet with room for about 100 loungers around the pool. The applicant provided a sketch or drawing regarding the same. The applicant requested they would like to get started on the pool and landscaping. The beach size has been increased. Mr. Simmons stated the plans include increased street width and driveway approaches and some trails, sidewalks, parking lots, drive lanes and buildings have had minor geometric changes or have been reoriented. The lake shape has changed slightly as well. The plans also include a welded bridge between lake 6 and 7. Plans also include covered enclosed golf cart parking, one with a farmhouse look and the other slightly more modern look. Pavilions, picnic tables and fire pits remain but two pavilions are smaller, and BBQ pits have been removed. The main playground area has increased, and the applicant has met with the residents to pick out the equipment.

Mr. Simmons stated Village H would offer 117 town homes for sale and provided elevations for both Village H and I of which one has a white farmhouse look and the other a more modern look with earth tones. Alderman Guccione inquired about the number of public parking spaces in the new villages. Mr. Simmons stated parking has increased and it was noted construction would start on Village H first.

Mary Stull, 9094 Camino Trail spoke in favor of the new Cottleville Trails amendments.

Mark Wichern, 6020 St. Charles Street stated he was representing 20-30 residents of Cottleville Trails residents that are in favor of the new amendments presented.

Jamie Goodwin, 6013 St. Charles Street stated she is also happy with the plan but recognized more resources need to become available for erosion control and improvements.

Alderman Krekeler inquired about the pedestrian bridge over Dardenne Creek.

Mr. Weber, City Attorney, clarified the new pedestrian bridge over the Dardenne Creek was removed last fall while preserving the corridor to evaluate for a road and bridge and the pedestrian bridge would be in conjunction with any new bridge that should it be built. However, if not, the pedestrian bridge would be reinserted into the plan to be built by the developer.

Alderman Guccione inquired about the historic bridge once on the property, Mr. Kolb, the applicant stated some of the bridge abutment stone would be used at the welded bridge between lake 6 and 7 but there was

some stones and iron beams left. He also stated he is aware of the historical significance of the bridge and plans to place a plaque near the stone he uses.

Mr. Kolb, the applicant, stated he has a punch list of items with the residents before the HOA would take over and erosion remedies is included on that list and still being worked on.

Elizabeth Lum stated before the homeowners take over the punch list items would need to be completed, and a large percentage of the homes would need to be sold and built.

Alderman Guccione moved to close public hearing item D. Alderman Krekeler 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 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, April 23, 2025, Work Session
- B. Approval of Minutes, April 23, 2025, Regular Session
- C. Approval of Minutes, April 23, 2025, Closed Session
- D. Acknowledgement of or Approval to Purchases/Pay:
 - 1. Declaration of Surplus Property:
 - a. Parks & Public Works – 2005 Ford F-350 Work Truck #101,
VIN # 1FTWF31P55ED07776
 - b. Police Department – 2018 Dodge Charger (black),
VIN # 2C3CDXKTXJH319554
- E. Approval of Expenditures / Acknowledgement of any Financial Information
- F. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

None.

11. Bills for Final Passage

- A. Bill No. 25-009 – An Ordinance of the City of Cottleville, Missouri, authorizing the Execution of a Grading Deposit Agreement by and between the City of Cottleville, Missouri, and Lombardo Homes of St. Louis, LLC for a certain project known as Village of Twin Creeks.

Alderman Krekeler moved for the first reading of Bill No. 25-009. **An Ordinance of the City of Cottleville, Missouri, authorizing the Execution of a Grading Deposit Agreement by and between the City of Cottleville, Missouri, and Lombardo Homes of St. Louis, LLC for a certain project known as Village of Twin Creeks.** Alderman Gnau 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 # 25-09. **An Ordinance of the City of Cottleville, Missouri, authorizing the Execution of a Grading Deposit Agreement by and between the City of Cottleville, Missouri, and Lombardo Homes of St. Louis, LLC for a certain project known as Village of Twin Creeks.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill

25-009. 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 Holt	Yea

Ordinance 2199 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-010 – An Ordinance of the City of Cottleville, Missouri, authorizing the Execution of a Grading Deposit Agreement by and between the City of Cottleville, Missouri, and Lombardo Homes of St. Louis, LLC for a certain project known as Townes at Crooked Creek.

Alderman Guccione moved for the second reading of Bill # 25-10. **An Ordinance of the City of Cottleville, Missouri, authorizing the Execution of a Grading Deposit Agreement by and between the City of Cottleville, Missouri, and Lombardo Homes of St. Louis, LLC for a certain project known as Townes at Crooked Creek.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 25-010. 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 Holt	Yea

Ordinance 2200 passed by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 25-011 – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat, a Re-subdivision of Lot A of SLSG Midrivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304. (St. Charles Engineering & Surveying Inc., Applicant)

Alderman Holt moved for the first reading of Bill No. 25-011. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat, a Re-subdivision of Lot A of SLSG Midrivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304.** 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. 25-012 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 “College General Commercial Subdistrict” & SD/C-PO “College Park and Open Space Subdistrict” to RD “Recreational District”. (“Vetta Woodlands”, Project Name; Woodlands Parkway LLC, Applicant)

Alderman Guccione moved for the first reading of Bill No. 25-012. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 “College General Commercial Subdistrict” & SD/C-PO “College Park and Open Space Subdistrict” to RD “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.

- C. Bill No. 25-013 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) “outdoor soccer fields, with lights” at 2 Woodlands Parkway, in Cottleville, MO 63376. (“Vetta Woodlands”, Project Name; Woodlands Parkway LLC, Applicant)

Alderman Gnau moved for the first reading of Bill No. 25-013. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District"**. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-014 – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek. ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant)

Alderman Krekeler moved for the first reading of Bill No. 25-014. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek**. Alderman Gnau seconded the motion. Motion Failed.

Alderman Guccione moved to suspend the rules and have two readings for Bills 25-014 through 017. Alderman Gnau seconded the motion. There were two (2) nay votes by Alderman Krekeler and Holt. Motion failed.

Alderman Guccione moved for the first reading of Bill No. 25-014. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek**. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 25-015 – An Ordinance of the City of Cottleville, Missouri, Approving the Request to Vacate a portion of Cottleville Trails Drive right-of-way located on Outlot 5 (Village H, the "Cul-de-Sac") as shown on page 2 of Cottleville Trails Plat One by the City of Cottleville, Missouri. ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant)

Alderman Guccione moved for the first reading of Bill No. 25-015. **An Ordinance of the City of Cottleville, Missouri, Approving the Request to Vacate a portion of Cottleville Trails Drive right-of-way located on Outlot 5 (Village H, the "Cul-de-Sac") as shown on page 2 of Cottleville Trails Plat One by the City of Cottleville, Missouri**. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 25-016 – An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto. ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant)

Alderman Gnau moved for the first reading of Bill No. 25-016 **An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto**. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No. 25-017 – An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Final Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto. ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant)

Alderman Holt moved for the first reading of Bill No. 25-017 **An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Final Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of**

Gutermuth Road and matters related thereto. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- H. Bill No. 25-018 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Amended Intergovernmental Cooperation Agreement by and between the City of Lake Saint Louis, Missouri, a political subdivision of the State of Missouri, and the City of Cottleville, Missouri a political subdivision of the State of Missouri.

Alderman Gnau moved for the first reading of Bill No. 25-018 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Amended Intergovernmental Cooperation Agreement by and between the City of Lake Saint Louis, Missouri, a political subdivision of the State of Missouri, and the City of Cottleville, Missouri a political subdivision of the State of Missouri.** Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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

None.

24. Comments Pertaining to Closed Session

None.

25. Adjournment of Meeting

During this time the property owner Mr. Jeff Kolb asked the Board of Aldermen and Mayor to reconsider suspending the rules and having two readings tonight on the bills related to Cottleville Trails so he can start on things such as; landscaping and finishing the pool and playground for the summer.

Alderman Guccione moved to suspend the rules and have two readings for Bills 25-014 through 017. Alderman Gnau seconded the motion. There were two (2) nay votes by Alderman Krekeler and Holt. Motion failed.

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.
8:45 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
MAY 21, 2025

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 6:00p.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 the agenda items including the public hearings. He reviewed the plan for improved new outdoor lighting being added to the 3 new turf fields at 2 Woodlands Parkway. Mr. Padella also announced the applicant for On the Rocks at 5430 Gutermuth Road withdrew their application citing the process had become too difficult. Discussion was held regarding the zoning and conditional use application process and its expiration dates. Mr. Padella reviewed the amendments to PUD for Cottleville Trails which include increased pool size and changes to the playground, pavilions, beaches, as well as configuration or layout changes to the lakes, trails and internal streets. It was noted the plan also adds 12 units to Village H and reduces the number of units to Village I by 6. The amendment also increases parking for the for-sale townhomes. Discussion was held regarding erosion remedies and amending the code to increase escrow amounts when detention basins are installed. Mr. Padella stated he has about 10 code changes pending and that is one of them. He plans to discuss all of them with the Board at a work session.

Alderman Krekeler inquired who reviews properties before an escrow is released. He further stated he is concerned about rocks and gravel being left on construction sites before sod is laid or grass seed is planted such as at Yuppy Puppy and Len's Auto. He commented further that asphalt, and concrete is shoved to the side of a trail in Cottleville Trails. It was noted they are still working on a punch list of items.

At this time Mr. Padella reviewed the consent agenda items which include a heat pump outage at city hall and declaring 2 vehicles as surplus property to be sold via Purple Wave Auction Company.

B. Police Chief

Chief Dave McCune was present for the meeting. Discussion was held regarding seeking alternative police dispatching services and records management services. It was noted the current Lake St. Louis dispatching agreement expires June 30, 2025 who has been providing those services for 25 years. Chief McCune stated realistically a January 1, 2026 would be ideal if switching to a new provider for a variety of reasons such as training staff and programming equipment. Chief McCune stated he has a proposal from O'Fallon for dispatching services. Mayor Thompson inquired if he would explore obtaining a proposal from St. Peters as well. Chief McCune stated our current records management offers a read only version for \$500.00 to retain any previous records.

C. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer – provided a treasurer report, bill list, and minutes.

Discussion was held at this time regarding the City's vendor licenses and the process to obtain such licenses to vend within the city limits of Cottleville. It was noted the application process includes providing a no tax due letter for renewals. Mr. Weber, City Attorney, stated all vendors must be treated the same whether they're vending from a truck, trailer or tent. The City Clerk and Mayor stated we have received complaints regarding the vending license process becoming too much *red tape* for the average vendor selling home-made goods such as honey, soap, jewelry, clothing, crafts etc. It was noted it is discouraging pop-up type markets or events that include vendors therefore the City needs to decide how to proceed in the future. This discussion will continue at the future meeting.

D. City Attorney

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

Communications from the Alderman

Alderman Johnny Gnau stated it has been brought to his attention that a local business owner has accused him of an ethics violation by voting to allow their neighbor the use of a utility easement for sewer connection (that was ultimately granted by Duckett Creek Sanitary District) **after** he won an HVAC bid on the neighboring project nearly a year earlier. Mr. Weber, City Attorney, stated that it did not constitute a Missouri Ethics violation in his opinion. Alderman Gnau stated he fears backlash to his business and although he feels it is not fair to his employees to not receive the work, he has withdrawn his bid to install a new heat pump at City Hall which was a lower bid than the one on tonight's consent agenda.

Alderman Holt stated she wished to discuss the noise ordinance regarding live music. Alderman Krekeler stated he drove through town with his windows down and could hear the bands. He further requested a decibel meter be installed monitoring the sound levels at each establishment. Chief McCune stated he received one complaint regarding live music noise through dispatch over the weekend. Chief McCune again requested that the public and board members call in their noise complaints so a decibel meter reading can be taken from the complaint's location with the City's calibrated device and a warning or violation issued if it is over the decibels allowed per city code and OSHA regulations. Chief McCune stated it is important that the decibel meter reading be taken from the complainant's location. Mr. Weber, City Attorney, agreed that noise violations are usually complaint base driven.

Communications of the Mayor

Nothing further.

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

None.

Adjournment

Alderman Gnau moved to adjourn the meeting. Alderman Krekeler 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: _____

Mayor Stephen Thompson