

**CITY OF COTTLEVILLE
SPECIAL MEETING MINUTES
AUGUST 27, 2024**

The City of Cottleville held an open house style work session at City Hall located at 5490 5th Street Cottleville, Missouri in the board room.

Amy C. Lewis, City Clerk was present for meeting and noted the board and commission members who attended the open house style work session which were as follows: Mayor Ronkoski, Alderman Guccionne, Alderman Krekeler, Alderman Gnau, Alderman Colombatto, Terry Hogan and John Stiles.

During this time, City staff members Micheal Padella, City Administrator and Tom Goldkamp, City Engineer displayed a drone video and a power point presentation of their old town parking study for citizens and business owners to view. They also provided a QR code to answer survey questions regarding the matter. All three of these items were posted on the city's website as well. In addition, staff displayed boards and maps of various city blocks in the study area with ideas for street and parking improvements. Citizens and business owners were given the opportunity to draw their own ideas on the boards as well as submit a comment card.

Adjournment

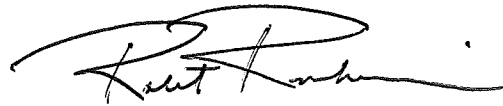
The open house concluded at approximately 7:15 pm.

Respectfully Submitted,



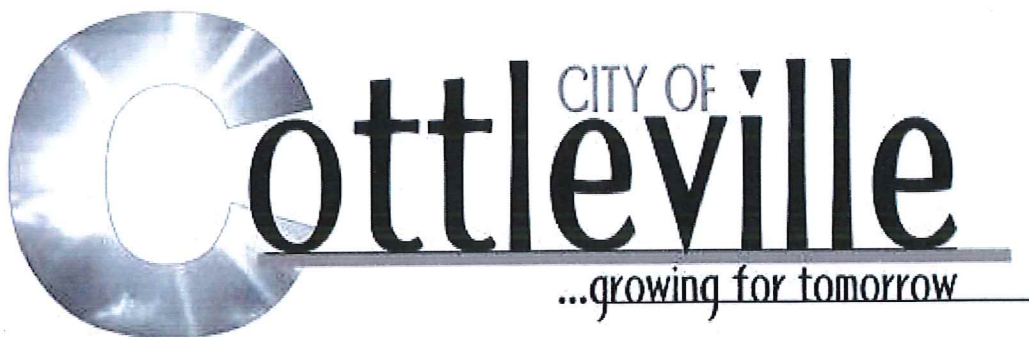
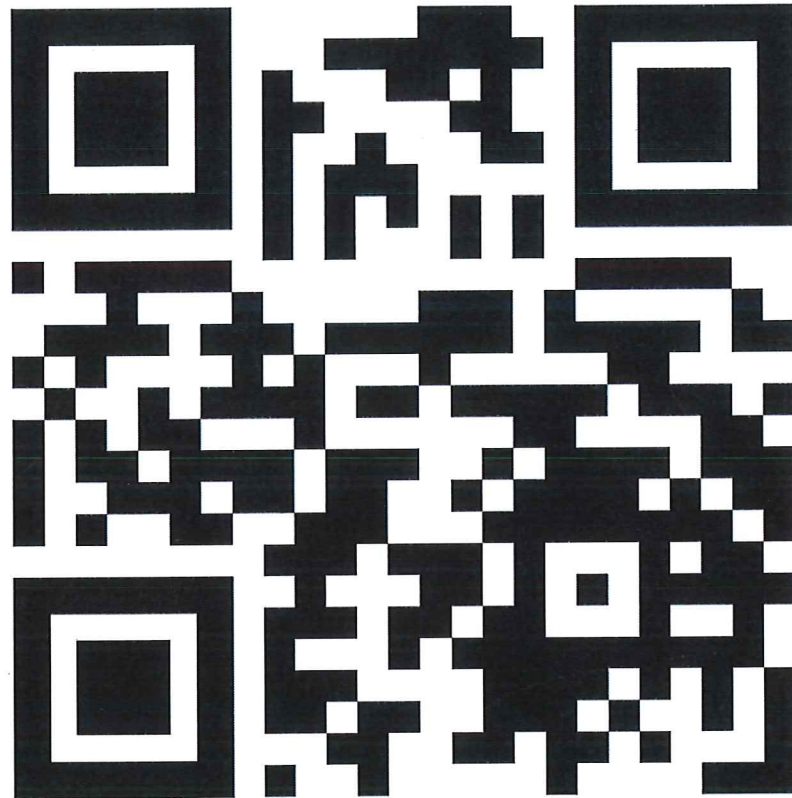
Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 10/10/24



Mayor Bob Ronkoski

Old Town Cottleville Parking Survey





Old Town Cottleville Parking Review & Analysis

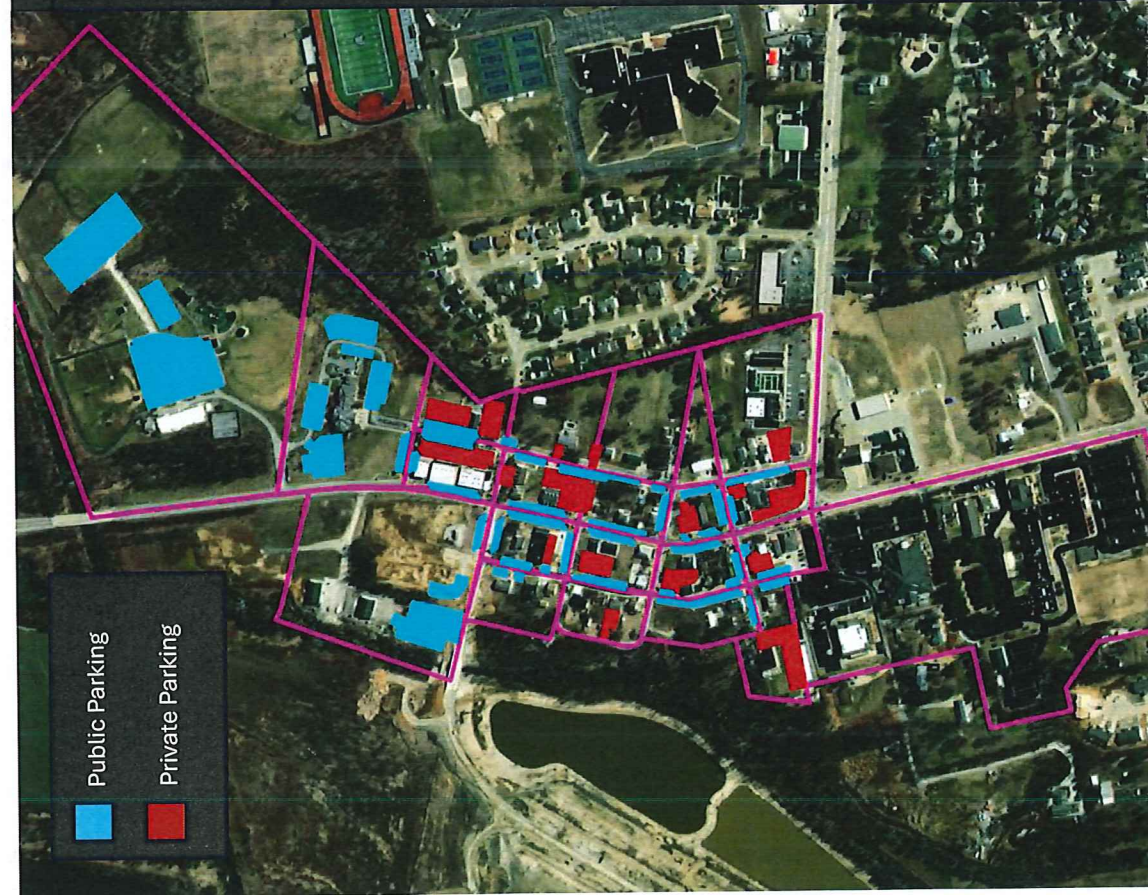
Prepared by Cottleville City
Staff

Updated 08/27/24



Parking with
Parcels

Parking with
Blocks



Parking Summary

• Private Off-Street Parking Spaces	382
• Public Parking Spaces	819
• Standard Space	770
• Accessible Parking	40
• Golf Cart Parking	7
• EV Parking	2

All business not listed have some private parking spaces for their business.

Cottleville Old Town Businesses Without Parking

<u>Address</u>	<u>Business Name</u>
5370 Main Street	Pure Form Beauty
5520 St Charles Street	Lance Law
5525 Oak Street	Cookies and Crème
5521 Oak Street	Oak Street Inn & Pink Willow
5369 Highway N	Hair Salon
5314 Highway N	Wine Seller
5541 Chestnut Street	Blooming Daisy
5335 Highway N	Craft Cottage
5505 Oak Street	Jewelry Fixx
5357 Fifth Street	Jubilee Hair Salon & Day Spa
5326 Highway N	Upshot Coffee

Average Public Parking Spaces Available For All Blocks:

- Spaces within 200 Feet 87
- Spaces within 300 Feet 138
- Spaces within 500 Feet 222

Parking Space Count Summary

• Public parking spaces available:	819
• Off-street/private parking spaces available:	<u>+ 382</u>
• Total public and private parking spaces available:	1,201
• Per City Zoning Code, total parking spaces required for all occupied buildings/businesses combined:	917
• Net public/private parking spaces available minus Zoning Code requirement:	284

Pedestrian Facilities/Bike Racks:

- Review and look for additional pedestrian crossing improvement opportunities.
 - Evaluate existing pedestrian locations to ensure they meet all MUTCD standards.
 - Educate the Public/Drivers on Pedestrian Crossing laws in Missouri (Pedestrians have the right-of-way).
- Identify locations where sidewalk connections can be added or extended.
- Identify new locations to add bicycle racks.

Directional Signage for Parking:

- Added “overflow” parking notice on City’s electronic sign at Legacy Park for parking options in the park.
 - Could add “public” stencil to the public parking spaces throughout Old Town.
 - Standard informational signs cost approx. \$100/each.
- Caution: Adding too many signs may distract drivers and can be considered “white noise” to drivers.*

AI/Parking Applications - “Smart Parking”:

- Staff has interviewed firms that provide smart technology options consisting of:
 - Surveillance cameras with an average cost of \$3/per parking space per month, or
 - Utilize smart technology with a “puck” sensor at each public parking space \$7/per parking space per month plus estimated \$340K initial capital cost.

New On-Street Parking Opportunities:

- Estimated average cost per parking space is \$10K.
- Short-term - List general location and number of spots:
 - Chestnut St. west of Hwy N.
 - Main St.
 - St. Charles St. east of 5th Street.
 - Oak St.
- Long-term Opportunities –
 - Add on-street and public parking as infill and redevelopment occurs within Old Town.
 - As new streets are constructed, or existing streets improved add on-street public parking spaces.

Public-Private Parking Agreements:

- Incentivize private parking spaces to be open for public use
 - Waive City site/development fees for development of new parking spaces.
- Partner with private entities to develop new public/private parking options.
- Lease public parking spaces to private businesses with prescriptive set of qualifying factors on a limited basis, i.e. M-F from 5 PM – 8 PM.

Shuttle Services – Bus/Van or Golf Carts:

- Partner with private golf cart shuttle services and encourage business community to do the same.
- Encourage business venues to independently or jointly provide Golf Cart shuttle services from pre-selected parking locations to their “front door”.
- For special/major events require venues to provide off-site shuttling services to reduce the traffic and parking demand in Old Town.
- Private golf cart rental options.

New Streets & Roadway Networks/Connections:

- Identify new and expanded street improvements and partner with private owners/developers to construct.
 - 2nd and Lime Streets to be expanded for two-way traffic and on-street parking spaces where possible.
 - Extend 2nd and Lime Streets to connect to St. Charles Street as adjacent properties develop.
 - Discuss street connect with St. Joseph's Parish connecting Main St. to "Sunset Acres Dr./Motherhead/Hwy N signal.
 - Explore feasibility for extending 2nd Street through and between the City Maintenance Shed property and FMG property and connecting to Hwy N.

Reduce Traffic Congestion on Hwy N through Old Town:

- Explore feasibility for adding a traffic signal or four-way stop at St. Charles St. and Hwy N intersection.
- Explore feasibility for adding a roundabout at Legacy Park entrance which could help with traffic flow and calming.
- Pursue and support future roadway network connections throughout Cottleville to disperse traffic and provide drivers with expanded route options to better navigate the community.

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New Parking Lots:

- Explore opportunities for new surface parking areas. These could be public, private, or a combination. Estimated average cost per parking space is \$3,000.
 - As adjacent areas develop around Old Town explore opportunities to encourage or secure additional parking spaces.
 - Discuss parking lot expansion/development with the Cottleville Fire District on the vacant lot between the Fire Station #1 rear and Aiello Cigar Lounge.
 - Identify locations for new golf cart parking areas.

Parking Garage:

- Potential conversion of existing surface parking lots on city owned property next to City Hall fronting the City's maintenance shed. The estimated cost per parking space in a parking structure is \$25K/each, estimated cost to convert one of these lots into a three story/four level parking structure would be approximately \$4M.

Public Education:

- Encourage businesses to have their employees park further away saving spaces for customers; provide a golf cart shuttle service during peak business hours.
- Educate property owners/business owners with private parking spaces that they may post and regulate their private parking for “Customers Only” and have non-compliant vehicles towed at owner’s expense.
- Educate visitors and general public as to where extra/overflow parking areas are located in and around Old Town.
- Encourage alternative modes of transportation: pedestrians, bicycles, golf carts, etc.

City Policy Updates/Changes:

- City should require or incentivize new development and redevelopment to add on-street public parking spaces as part of the development plans where feasible.
- Institute targeted public parking space time limits to encourage more frequent turnover and help small businesses that have limited parking options. Example: 90-minute, 2-hour parking limit on certain days/time periods of the week.
- Develop a public parking space “lease option” policy for licensed businesses within Old Town on a limited and prescribed basis.
- Review and consider new policy/procedures related to private special event applications with focus on overall attendance which would trigger additional requirements such as:
 - Off-site parking location with shuttle services
 - Ticketed event/cover charge
 - Traffic/pedestrian control

Please complete
and submit the
survey or leave a
commit card.

