CITY OF COTTLEVILLE BOARD OF ALDERMEN REGULAR SESSION MINUTES WEDNESDAY, MARCH 16, 2022

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

Mayor Bob Ronkoski called the meeting to order at 7:05 p.m.

The Pledge of Allegiance was recited.

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

Alderman Buchheit

Present via zoom

Alderman Thompson

Present

Alderman Stiles

Present

Alderman Hennessey

Present

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

4. Mayor's Report.

A. A Proclamation Declaring April as National Child Abuse Prevention Awareness Month.

Mayor Bob Ronkoski presented a proclamation declaring April as National Child Abuse Prevention Awareness month. Julia from the Child Advocacy Center was present to accept the proclamation.

Mayor Ronkoski announced the final elevations for the Harmony apartments are not on tonight's agenda therefore, the final plan will not be voted on.

Mayor Ronkoski also announced the City has ordered public hearing signs and will place them at the physical locations of any upcoming public hearings.

5. Board of Aldermen's Report.

Alderman Buchheit moved to remove item G & F from the consent agenda. Alderman Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

6. Public Hearings.

A. A Public Hearing to Rezone 1989 Lohmar Lane from C-2 Limited Commercial to C-3 General Commercial.

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

Brian Meyer, an owner of Cottleville Caddy Shack who is planning to locate at the above address was present for the meeting to describe the nature of the business which includes golf cart sales, customizing's, storage, repairs, etc.

Nothing further.

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

B. A Public Hearing for a Conditional Use Permit for 1989 Lohmar Lane to Operate a Recreational Vehicle Sales and Storage Facility.

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

Brian Meyer, an owner of Cottleville Caddy Shack was present for the public hearing above.

Nothing further.

Alderman Hennessey moved to close public hearing item B. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There were no nay votes and no abstentions.

C. A Public Hearing to Amend the PUD Area Plan and Final Plan for the Courtyards of Cottleville by Eliminating Sidewalks.

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

Rod Matticks, 119 Lilac Blossom spoke in favor of the variance to eliminate installing all sidewalks in Courtyards of Cottleville. He stated they planned to use the funds for other subdivision beautification projects.

It was noted this would require an amended area plan.

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

7. Citizen Petitions and Public Comments.

Shawn Freeman, 438 Mannington Driven informed the Aldermen of the multi family developments in Washington, Mo river front area which the community there has embraced. He stated he felt the recent elevations for the Harmony apartments were too "boxy" and needed more brick. He further stated the area did not need more pedestrian traffic and Cottleville would be the laughingstock of Missouri if these elevations are approved as they don't fit the area.

Mel Kohr, 2028 Blossom Bay Court stated he doesn't want these apartments in Cottleville. He stated he has retired from a fortune 500 company and provided a handout of how he would like public hearings to be communicated and held

John Fox, 5474 St. Charles Street stated he was a 32-year resident and is concerned about the apartments. He stated he is also concerned about vehicle and pedestrian traffic the apartments may cause. He also suggested a pedestrian/bike link under the road or bridge on Highway N to Legacy Park.

Candice Leslie, 101 Scenic Pass stated she was speaking for a resident that could not be here toinght in regard to the apartments by asking several questions, including "Why would you build something you don't want?". Mayor Ronskoski explained this is residents time to speak, but it is not a question-and-answer session, however the Board and staff take all comments under advisement.

Mike Krekler, 5218 Cedarfield stated with the outrage over apartments five years ago, why would they be approved now. He added the additional foot traffic will not help local businesses. Mike stated the apartments will offer no good to the City.

Dennis Scally, 209 Lily Blossom stated he thought 35 multifamily apartments would be ok but not 80. He stated he would like to see a traffic study. He also stated he was concerned about parking. He further stated it just doesn't make sense to build these apartments and asked the City to rethink them.

Ann Kartman 385 Round Tower East stated she has lived here since 1995 and felt the public was not made aware of these apartments going in. She stated the majority of Cottleville residents do not want them.

8. Consent Agenda.

Alderman Hennessey moved to approve the balance of the consent agenda. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. The balance of the consent agenda is as follows:

- A. Approval of Minutes, February 16, 2022, Work Session
- B. Approval of Minutes, February 16, 2022, Regular Session
- C. Approval to Pay with American Rescue Plan Act Funds
 - 1. Knapheide, \$7,050.00, New Western Snowplow
 - 2. Integration Technologies, \$12,153.90, Sound System for Board Room
 - 3. Fabick Cat. \$67,048.94, Caterpillar Model 304-07 Mini Excavator
 - 4. Fabick Cat, \$8,746.20, Caterpillar Model B6 SSL Hammer Drill

- 5. Meyer Electric, \$8,659.00, Replace Lights on Cottleville Parkway
- D. Approval to Pay
 - 1. City of O'Fallon, \$5,435.65, Snow Plowing Services for 2/5/22
 - 2. City of St Peters, \$8,220.57, Snow Plowing Services for 2/5/22
 - 3. City of St Peters, \$1,722.78, Snow Plowing Services for 2/17/22
 - 4. St Charles Economic Center, \$5,000, Economic Development Services
 - 5. Mo Rural Services Annual Work Comp Insurance, Invoice 170533, \$34,883.00
- E. Approval of Mayor's Reappointments
 - 1. Planning and Zoning: Todd Cork, 220 Dardenne Farms, Term Expires 3/1/25
 - 2. Board of Adjustments, Brad Wagner, 229 Dardenne Farms Drive, Term Expires 3/1/25
- H. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

- F. Approval of Building Elevations
 - 1. 5505 Oak Street

Alderman Hennessey moved to approve item F building elevations for 5505 Oak Street, contingent upon both gables featuring brick. Alderman Buchheit seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There were no nay votes and no abstentions

G. Approval of Expenditures / Acknowledgement of any Financial Information

Alderman Hennessey moved to approve item G above. Alderman Stiles seconded the motion. Motion carried by affirmative votes of three (3) Alderman. There was one abstention.

10. Resolutions

A. Resolution No 22-03 – A Resolution of the Board of Aldermen of the City of Cottleville, Missouri, Declaring the Informally Projected and Nonbinding Tax Levy for the Year 2022.

Alderman Hennessey moved to approve resolution 22-03 above. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Alderman.

It was note the official rate is set later this year.

11. Bills for Final Passage

A. Bill No. 22-008 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Enter into a General Engineering Services Contract by and Between the City of Cottleville Missouri, and Bax Engineering Co, for Engineering Services.

Alderman Hennessey moved for the second reading of Bill # 22-008 by short title An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Enter Into a General Engineering Services Contract by and Between the City of Cottleville Missouri, and Bax Engineering Co, for Engineering Services. Alderman Stiles seconded the motion. Alderman Hennessey moved to vote on Bill #22-008. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles Yea
Alderman Thompson Yea
Alderman Buchheit Yea
Alderman Hennessey Yea

Ordinance 1996 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

B. Bill No. 22-009 – An Ordinance of the City of Cottleville, Missouri, Vacating Certain Public Right of Way Along Highway N.

Alderman Stiles moved for the second reading of Bill # 22-009 by short title An Ordinance of the City of Cottleville, Missouri, Vacating Certain Public Right of Way Along Highway N. Alderman Hennessey seconded the motion.

Alderman Stiles moved to vote on Bill #22-009. Alderman Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles Yea
Alderman Thompson Yea
Alderman Buchheit Yea
Alderman Hennessey Yea

Ordinance 1997 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

A. Bill No 22-011 - An Ordinance of the City of Cottleville Missouri, Providing for the Approval of a Final Plan for Harmony Pointe Located in the City.

Alderman Hennessey moved for the first reading of Bill #22-011. An Ordinance of the City of Cottleville Missouri, Providing for the Approval of a Final Plan for Harmony Pointe Located in the City. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There was no nay votes and no abstentions.

B. Bill No. 22-012 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a General Engineering Services Contract by and Between the City of Cottleville Missouri, and St Charles Engineering and Surveying, Inc for Engineering Services.

Alderman Stiles moved for the first reading of Bill #22-012. - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a General Engineering Services Contract by and Between the City of Cottleville Missouri, and St Charles Engineering and Surveying, Inc for Engineering Services. Alderman Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There was no nay votes and no abstentions.

C. * Bill No 22-013 - An Ordinance of the City of Cottleville, Missouri, Amending the Zoning Ordinance and Zoning Map of the City of Cottleville, Missouri, and Providing for the Rezoning of a Certain Tract of Land Generally Located at 1989 Lohmar Lane in the City.

Alderman Hennessey moved to suspend the rules for Bill 22-013 and Bill 22-014. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Alderman.

Alderman Hennessey moved for the first reading of Bill #22-013. An Ordinance of the City of Cottleville, Missouri, Amending the Zoning Ordinance and Zoning Map of the City of Cottleville, Missouri, and Providing for the Rezoning of a Certain Tract of Land Generally Located at 1989 Lohmar Lane in the City. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of three (3) Alderman. There were no nay votes and one abstention by Alderman Stiles.

Alderman Hennessey moved for the second reading of Bill # 22-013 by short title An Ordinance of the City of Cottleville, Missouri, Amending the Zoning Ordinance and Zoning Map of the City of Cottleville, Missouri, and Providing for the Rezoning of a Certain Tract of Land Generally Located at 1989 Lohmar Lane in the City. Alderman Thompson seconded the motion. Alderman Henenssey moved to vote on Bill #22-013. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of three (3) Alderman. There were no nay votes and one abstention by Alderman Stiles. A vote was then taken:

Alderman Stiles Abstain
Alderman Thompson
Alderman Buchheit Yea
Alderman Hennessey Yea

Ordinance 1998 passed by affirmative votes of three (3) Aldermen. There was no nay votes and one abstention by Alderman Stiles.

C. * Bill No 22-014 - An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located Within the C-3, General Commercial Services District, for the Operation of a Recreational Vehicle Dealer and Automotive Repair Shop in Response to an Application Submitted by an Application Submitted by The Cottleville Caddy Shack.

Alderman Hennessey moved for the first reading of Bill #22-014. An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located Within the C-3, General Commercial Services District, for the Operation of a Recreational Vehicle Dealer and Automotive Repair Shop in Response to an Application Submitted by an Application Submitted by The Cottleville Caddy Shack.

Alderman Thompson seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and one abstention by Alderman Stiles.

Alderman Hennessey moved for the second reading of Bill # 22-014 by short title An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located Within the C-3, General Commercial Services District, for the Operation of a Recreational Vehicle Dealer and Automotive Repair Shop in Response to an Application Submitted by an Application Submitted by The Cottleville Caddy Shack. Alderman Thompson seconded the motion. Alderman Hennessey moved to vote on Bill #22-014. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of three (3) Alderman. There were no nay votes and one abstention by Alderman Stiles. A vote was then taken:

Alderman Stiles Abstain
Alderman Thompson
Alderman Buchheit Yea
Alderman Hennessey Yea

Ordinance 1999 passed by affirmative votes of three (3) Aldermen. There was no nay votes and one abstention by Alderman Stiles.

E. Bill No 22-015 - An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of an Amended Area Plan and Amended Final Plan for the Courtyards of Cottleville Subdivision Located in the City of Cottleville Missouri.

Alderman Hennessey moved for the first reading of Bill #22-015. An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of an Amended Area Plan and Amended Final Plan for the Courtyards of Cottleville Subdivision Located in the City of Cottleville Missouri. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There was no nay votes and no abstentions.

F. Bill No 22-016 – An Ordinance of the City of Cottleville Missouri, Amending Section 210.690 and Subsection (B) of Section 210.700 of the Municipal Code of the City of Cottleville, Missouri, by Deleting said Section 210.690 and Subsection (B) of Section 210.700 in their Entirety, and Enacting, in Lieu Thereof, a New Section 210.690 and Subsection (B) of Section 210.700; and Providing Regulations for the Discharge of Fireworks in the City.

Alderman Hennessey moved for the first reading of Bill #22-016. An Ordinance of the City of Cottleville Missouri, Amending Section 210.690 and Subsection (B) of Section 210.700 of the Municipal Code of the City of Cottleville, Missouri, by Deleting said Section 210.690 and Subsection (B) of Section 210.700 in their Entirety, and Enacting, in Lieu Thereof, a New Section 210.690 and Subsection (B) of Section 210.700; and Providing Regulations for the Discharge of Fireworks in the City. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There was no nay votes and no abstentions.

G. Bill No 22-017 – An Ordinance of the City of Cottleville Missouri, Providing for the Acceptance of the Dedication of the Streets and Public Storm Sewers in the Ashford Knoll Subdivision.

Alderman Hennessey moved for the first reading of Bill #22-017. An Ordinance of the City of Cottleville Missouri, Providing for the Acceptance of the Dedication of the Streets and Public Storm Sewers in the Ashford Knoll Subdivision. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There was no nay votes and no abstentions.

H. Bill No. 22-018 - 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 Natural Lawn and Landscape LLC for Lawn and Landscaping Services.

Alderman Stiles moved for the first reading of Bill #22-018. 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 Natural Lawn and Landscape LLC for Lawn and Landscaping Services. Alderman

Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

I. Bill No. 22-019 - An Ordinance of the City of Cottleville, Missouri, Amending Section 625.010 of the Municipal code of the City of Cottleville, Missouri, by Enacting a New Definition of Live Entertain-

Alderman Hennessey moved for the first reading of Bill #22-019. An Ordinance of the City of Cottleville, Missouri, Amending Section 625.010 of the Municipal code of the City of Cottleville, Missouri, by Enacting a New Definition of Live Entertainment. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

13. Tabled Bills and Resolutions

A. Bill No. 21-086 - An Ordinance of the City of Cottleville, Missouri, Relating to Food Truck Regula-

Bill 21-086 remained tabled.

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 of Meeting

Alderman Hennessey moved to adjourn the meeting. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:55 pm.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC City Clerk
Approval Date: 4/20/22

Mayor Robert "Bob" Ronkoski

CITY OF COTTLEVILLE BOARD OF ALDERMEN WORK SESSION MINUTES WEDNESDAY, MARCH 16, 2022

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

Mayor Bob Ronkoski called the meeting to order at 6:00 p.m.

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

Alderman Stiles

Present

Alderman Hennessey

Present

Alderman Buchheit

Present via zoom.

Alderman Thompson

Present

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

Staff Reports

a.) City Attorney

Drew Weber, City Attorney was present for the meeting. No report.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed all agenda items with the Mayor and the Board of Aldermen including; Fox Hollow storm drainage repair, allowing fireworks to be discharged one day earlier to honor Juneteenth, and new businesses; Rapid Dry and The Cottleville Caddy Shack who are wishing to locate at 1989 Lohmar Lane. He noted Rapid Dry will either be required to put in a new sidewalk or escrow the monies. He also reviewed with the Board of Aldermen the request to eliminate the subdivision sidewalk installation at Courtyards of Cottleville due to 100% of the subdivision residents are requesting to do so. He further stated sidewalks will be installed earlier during street construction and or other infrastructure in the future for any new subdivisions. Alderman Hennessey inquired if their HOA plans to spend all their sidewalk money on beautification and how much is it? Alderman Stiles noted the Court Yards of Cottleville have a one way in and one way out with little traffic and not a lot of homes therefore, he was ok with it. In addition, it was noted on tonight's agenda there is an agreement with Cottleville business Natural Lawn and Landscape to provide lawn services for several public areas within Cottleville.

Aldermen Stiles inquired where we are on the Harmony apartment application. It was noted the elevations were still being worked on. At this time, Drew Weber stated when a final plan conforms with code it must be approved and is a administerial formality to be done by the City. He further stated only minor changes can be included. Alderman Stiles stated several elevations are floating around. Mr. Francis stated the new plan moved the pool to the rear of the building, relocated a dumpster, and pulled the sidewalk up toward the roadway. Mayor Ronkoski stated the bill would not be read twice or voted on tonight.

Mr. Francis reviewed additional agenda items, such as the use of the American Rescue Plan monies, of which some of those items are on the consent agenda tonight. He further shared a list of items he and the Mayor have been working on that can be included in the ARPA funds. Mr. Francis further reported the City is looking into using the cities of St. Peters and O'Fallon for future snowplowing needs instead of contracting with the St. Charles County Highway Department because they were not able to get it done timely this last winter. He stated it could be a savings as well. Mr. Francis also stated the County Highway Department has been unresponsive to road and sidewalk repair requests over the last year or two due to being short staffed, he is told. It was noted the Mayor is working on getting a refund from the County for the missed work in Cottleville during the recent snow storms. Alderman Hennessey suggested getting more Cottleville road repairs done this year by the County Highway Department if they are not able to provide a cash refund.

At this time the Board of Aldermen reviewed the elevations for 5505 Oak Street and agreed with he OTHD they would like to see brick on both gables.

Mr. Francis stated the applicant has requested two readings on Bills 22-013 and 22-014. Alderman Hennessey moved to suspend the rules on Bills 22-013 and 22-014. At this time there was no second and Mr. Francis announced the motion would fail without a second. Alderman Stiles said he was a co-owner of the Cottleville Caddy Shack but would like two readings on Bills 22-013 and 22-014 and stated the City has done it for other applicants. He further stated if any of this presents a conflict he would resign as Alderman. Alderman Thompson then stated he thought these were approved for two readings just now and then second the motion. Motion was then carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Discussion was held regarding the request from Alderman Thompson and Alderman Buchheit to find a solution for the Babylon's desire to have live music while being a good neighbor. It was the consensus of the Alderman to move forward by amending the ordinance to not include "DJ" in the live music entertainment ordinance with a three strikes you are out rule. It was noted the City may already have such rule that could be used.

At resident's request an engineering firm will be hired to look at installing a sidewalk on Lohmar Lane. However, Mr. Francis noted this sidewalk could cost more than \$450,000.00 due to the large rocks, outcroppings, ditches and right of way needed. It was consensus of the Aldermen to move forward regarding the same.

Mr. Francis discussed a few non agenda items, such as an applicant may be coming forth to build the same senior living product as the Courtyards of Cottelville or something similar to Timberleaf on a tract known as the Guffey property off Gutermuth Road. It was further noted a buyer is interested in adding a full-service car wash on Mid River Mall Drive. Some interest has come forth for a daycare, swim school, and or medical office on Cottelville Parkway. Lastly, some interest for a dental facility on the property formerly known as the Stoneking property was also inquired about.

Lastly, Rich stated there is one right-of-way left to obtain for the trail construction to begin, which would extend to Manors of Meadow Lake.

c.) Chief of Police

Steve James, Chief of Police stated the Cottleville Police department is now hiring. He thanked the Mayor and Board of Aldermen for recognizing the officers at the green tie gala recently. He further stated the St. Patrick's Day run was successful without incident. It was noted there was one disturbance reported at Cottleville Pub later that night.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided minutes and a list of expenditures. Mrs. Lewis stated the annual work with a CPA/auditor to produce the annual audited financial statements is underway with bank confirmations and other revenue confirmation letters being sent out.

Communications from Aldermen

Alderman Stiles handed out a sample of golf cart inspections and permitting process for the City of Cottleville. It was noted the cost to install things required such as: lights, turn signals, seat belts and windshields could be \$500.00-1000.00.

Communications from Mayor

Rich announced the mayor's dad was given a purple heart. He further stated Cottleville will look into applying to be a Purple Heart City.

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

Adjournment

Alderman Hennessey moved to adjourn the meeting. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Alderman. There were no nay votes and no abstentions. 7:01pm.

Respectfully/Submitted,

Amy C./Lewis, MRCC, CMC

Approval Date: 4/20/22

Mayor Robert 'Bob" Ronkoski