

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, APRIL 20, 2022**

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

Mayor Bob Ronkoski called the meeting to order at 7:00 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
Alderman Thompson	Present
Alderman Stiles	Present
Alderman Hennessey	Absent

There were three (3) members present and one (1) absent.

**4. Mayor's Report.**

Nothing at this time.

**5. Board of Aldermen's Report.**

Nothing at this time.

**6. Public Hearings.**

None.

**7. Citizen Petitions and Public Comments.**

Brad Goos, 1205 Central, Ste 700 St. Louis, Mo. 63105 spoke regarding the application for apartments on Highway N and stated it is the duties of the Board of Alderman elected to approve such as it follows Missouri law and city code.

Cheryl Guempel, 114 Lilac Blossom thanked the Board of Aldermen for their time spent on this matter. She stated she still feels it is an unattractive multifamily building and most residents oppose it. She further requested a traffic study.

Mel Kohr, 2028 Blossom Bay stated he has talked to a lot of people who has said the apartments are not good for Cottleville. He thanked Don Buchheit for serving his community but disagreed with his vote on this project. He requested better communication on the website and social media. Mr. Kohr stated he was concerned if a minority applicant would bring another apartment project forward it would have to be approved. He inquired if this applicant sued, would the City's insurance pay for the defense? He also said he did his homework on Kurt Odle and found he was wealthy and must be building the apartments out of greed.

**8. Consent Agenda.**

Alderman Buchheit moved to approve the balance of the consent agenda. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. The balance of the consent agenda is as follows:

- A. Approval of Minutes, March 16, 2022, Work Session
- B. Approval of Minutes, March 16, 2022, Regular Session
- C. Approval to Pay:
  - 1. City of O'Fallon, \$14,413.44, Snow Plowing Services
  - 2. City of St Peters, \$9,943.35, Snow Plowing Services
  - 3. Haberberger Mechanical Contractors, \$6,104.59, HVAC Services
  - 4. D & S Fencing Co., Inc, \$18,700.00, Guardrail Installation on Highway N
- D. Approval to Pay with American Rescue Plan Act Funds:
  - 1. Motorola Solutions, \$99,200, Police Emergency Radios
  - 2. Lou Fusz, \$95,000, Two Patrol Vehicles

- 3. Bax Engineering, \$8,632.25, Lac Terre Storm Water Improvements
- 4. Mid America Signal, \$25,720.00 Weiss Road Crosswalk
- E. Approval of Building Elevations for Harmony Pointe Apartments
- F. Approval of Expenditures / Acknowledgement of any Financial Information
- G. Boards, Commission and Staff Reports

#### 9. Items Removed from the Consent Agenda

None.

#### 10. Resolutions

None.

#### 11. Bills for Final Passage

- 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 Buchheit moved for the second reading of Bill # 22-011 by short title **An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of a Final Plan for Harmony Pointe Located in the City.**

Alderman Stiles seconded the motion. Alderman Buchheit moved to vote on Bill #22-011. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Thompson	Nay
Alderman Buchheit	Yea

Ordinance failed. There was one (1) nay vote 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 Buchheit moved to table Bill 22-012. Alderman Stiles seconded the motion.

Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- C. 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 Stiles moved for the second 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 Buchheit seconded the motion. Alderman Stiles moved to vote on Bill #22-015. Alderman Buchheit seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Thompson	Yea
Alderman Buchheit	Yea

Ordinance 2000 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- D. 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. (One day early on Juneteenth)

Alderman Buchheit moved for the second reading of Bill # 22-016 by short title **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. Alderman Buchheit moved to vote on Bill #22-016. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Thompson	Nay
Alderman Buchheit	Yea

Ordinance failed. There was one (1) nay vote and no abstentions.

- D. 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 Buchheit moved for the second 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. Alderman Stiles moved to vote on Bill #22-017. Alderman Buchheit seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Thompson	Yea
Alderman Buchheit	Yea

Ordinance 2001 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- F. 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 second 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 Buchheit seconded the motion. Alderman Stiles moved to vote on Bill #22-018. Alderman Buchheit seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Thompson	Yea
Alderman Buchheit	Yea

Ordinance 2002 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- G. 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 Entertainment.

Alderman Buchheit moved for the second 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. Alderman Buchheit moved to vote on Bill #22-019. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Thompson	Yea
Alderman Buchheit	Yea

Ordinance 2003 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

## **12. Adjourn Sine Die**

Alderman Stiles moved to adjourn the meeting. Alderman Buchheit seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions. 7:25 pm.

At this time Mayor Ronkoski presented Alderman Don Buchheit, President of the Board an award plaque for his 35 years of service to the City of Cottleville. Alderman Buchheit stated his service began back in 1987 when he was appointed to fill a vacant term on Cottleville's Board of Trustees and was officially elected the following year as a Trustee. After Cottleville became a fourth-class city, he continued to be elected as Alderman. Don stated Cottleville has been home to him and four generations of his family since 1974 and he operates Buchheit Supply, a family-owned business here in Cottleville. Don has been elected by his peers as President of the Board for most of those years as well. Don made remarks of all the changes he has seen over the years including farm fields changing into subdivisions, no local gas stations or grocery stores and police response times of 15 minutes to 1 hour prior to having our own police department. Don has worked with many Mayors along the way and recalled the vision of former Mayor Steve Kochanski who wished for Cottleville to have a successful downtown or old town area to live, work and play. Don stated he felt the small shops and restaurants need local foot traffic to be successful long-term businesses. He further stated he felt there are other ways around old town Cottleville should you wish not to drive down Highway N such as; Mid Rivers Mall Drive, Highway K, Highway 94, Gutermuth Road etc. Don ended with suggesting working together and that it is ok to disagree on matters from time to time but working as a team is important. Alderman Buchheit received a standing ovation from all those present at the meeting.

## **13. Administer Oath of Office to Newly Elected Officials**

Amy Lewis, City Clerk swore in the new Aldermen at this time.

- Alderman Ward 1 - Michael Guccione
- Alderman Ward 2 – Mike Krekeler

## **14. Call Meeting to Order**

Mayor Bob Ronkoski called the meeting to order at 7:28 p.m.

## **15. Roll Call**

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

Alderman Krekeler	Present
Alderman Thompson	Present
Alderman Stiles	Present
Alderman Guccione	Present

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

## **16. Election of the Board of Aldermen's Member/Representative**

- President of the Board of Aldermen.

Alderman Guccione moved to appoint John Stiles as Board President. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- Planning and Zoning Commission.

Alderman Stiles moved to appoint Mike Guccione to Planning and Zoning. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- Historic District Commission.

Alderman Stiles moved to appoint Mike Krekeler as the Old Town Historic District liaison. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 17. Mayor's Report

Nothing at this time.

## 18. Board of Alderman's Report

Nothing at this time.

## 19. Resolutions

None.

## 20. Public Hearing

None.

## 21. Consent Agenda

Alderman Stiles moved to approve the balance of the consent agenda. Alderman Guccione 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 Mayor's Appointments/Reappointments

1. Reappointment - Old Town Historic District Commission, Scott Lewis, 1241 Tealwood, Term Expires 4/20/27.
2. Appointment - Planning and Zoning Commission, Jim Hennessey, 79 Lower Dardenne Farms Drive, Term Expires 4/20/25.

## 22. Bills for Introduction

Alderman Stiles moved to suspend the rules for Bill 22-020 to 22-023. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions

- A. Bill No. 22-020** – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville, Missouri and Missouri-American Water Company for Certain Property Located in St Charles Street.

Alderman Stiles moved for the first reading of Bill #22-020. **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville, Missouri and Missouri-American Water Company for Certain Property Located in St Charles Street.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill # 22-020 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville, Missouri and Missouri-American Water Company for Certain Property Located in St Charles Street.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill #22-020. Alderman Stiles 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 Stiles	Yea
Alderman Thompson	Yea
Alderman Krekeler	Yea
Alderman Guccione	Yea

Ordinance 2004 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 22-021** – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville, Missouri

and Missouri-American Water Company for Certain Property Being Part of Lot 3 of Shatro Addition Street.

Alderman Guccione moved for the first reading of Bill #22-021. **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville, Missouri and Missouri-American Water Company for Certain Property Being Part of Lot 3 of Shatro Addition Street.** Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 22-021 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville, Missouri and Missouri-American Water Company for Certain Property Being Part of Lot 3 of Shatro Addition Street.** Alderman Stiles seconded the motion. Alderman Stiles moved to vote on Bill #22-021. 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 Stiles	Yea
Alderman Thompson	Yea
Alderman Krekeler	Yea
Alderman Guccione	Yea

Ordinance 2005 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. **Bill No. 22-022** – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville Missouri and Missouri-American Water Company for Certain Property Being Part of Lot 4 in Block 7 of Cottleville.

Alderman Guccione moved for the first reading of Bill #22-022. **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville Missouri and Missouri-American Water Company for Certain Property Being Part of Lot 4 in Block 7 of Cottleville.** Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 22-022 **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute an Easement for Water Pipe by and Between the City of Cottleville Missouri and Missouri-American Water Company for Certain Property Being Part of Lot 4 in Block 7 of Cottleville.** Alderman Stiles seconded the motion. Alderman Stiles moved to vote on Bill #22-022. 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 Stiles	Yea
Alderman Thompson	Yea
Alderman Krekeler	Yea
Alderman Guccione	Yea

Ordinance 2006 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D **Bill No.22-023** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Enter into a Service Agreement with Idemia Identity and Security USA LLC for Livescan Fingerprinting Services.

Alderman Stiles moved for the first reading of Bill #22-023. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Enter into a Service Agreement with Idemia Identity and Security USA LLC for Livescan Fingerprinting Services.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill # 22-023 **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Enter into a Service Agreement with Idemia Identity and Security USA LLC for Livescan Fingerprinting Services.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-023. 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 Stiles	Yea
Alderman Thompson	Yea
Alderman Krekeler	Yea
Alderman Guccione	Yea

Ordinance 2007 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 22-024 - An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of a Final Plan for Harmony Pointe Located in the City.

Alderman Stiles moved for the first reading of Bill #22-023 **An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of a Final Plan for Harmony Pointe Located in the City.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There was no nay votes and no abstentions.

### 23. Tabled Bills and Resolutions

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

Bill 21-086 remained tabled.

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

None.

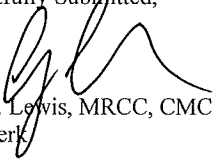
### 25. Comments Pertaining to Closed Session

None.

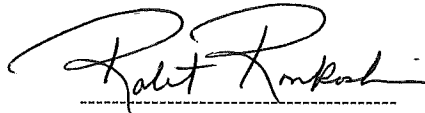
### 26. Adjournment of Meeting

Alderman Stiles moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:36 pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 5-18-22

  
\_\_\_\_\_  
Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN WORK SESSION MINUTES  
WEDNESDAY, APRIL 20, 2022**

The Board of Aldermen held their work session at City Hall located at 5490 5<sup>th</sup> 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	Absent
Alderman Buchheit	Present
Alderman Thompson	Present

There were three (3) Aldermen present and one (1) absent.

**Staff Reports**

a.) City Attorney

Drew Weber, City Attorney was present for the meeting.

Motion was made by Alderman Stiles, seconded by Alderman Buchheit to go into closed session at 6:01p.m., pursuant to 610.021 RSMo Litigation. Amy Lewis, City Clerk called roll:

Alderman Stiles	Yea
Alderman Thompson	Yea
Alderman Buchheit	Yea

On motion of Alderman Stiles seconded by Alderman Buchheit the Board voted to exit the closed session and return to the open meeting at 6:22pm. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed all agenda items with the Mayor and the Board of Aldermen including the snow plowing invoices and cost accrued during the winter snow storms where the St. Charles County Highway Department was not able to plow Cottleville streets timely. Mr. Francis stated he is looking at contracting with St. Peters and or O'Fallon in the future. However, Drew Weber, City Attorney is looking into the City's current agreement with St. Charles County Highway Department regarding the same.

Mr. Francis reviewed a list of eligible ARPA purchases and expenditures with the Mayor and Board of Aldermen.

It was noted Bill 22-012 should be tabled.

At the request of Alderman Thompson, Rich stated Bill 22-019 revises the definition of live entertainment to not include Disk Jockeys. Alderman Thompson stated he was still in favor of the revision. It was the consensus of the Board of Alderman to move forward with this revision.

Rich reviewed the expanded work of a recent traffic study conducted for the Highway N to include the proposed apartments. It was noted the apartments do not increase traffic as much as retail would.

Mr. Francis stated staff will be out marking street slabs and sidewalks in need of repair. It was noted work in Roselake Circle and Madison Park would be contracted out. However, some repairs in Timeberwood Farms would be done by the St. Charles County Highway Department if they are able.

c.) Chief of Police

Steve James, Chief of Police stated the Cottleville Police Department has received a grant for one year of *Live Scan* for fingerprinting services.

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 continues currently and is due to be finished by June 30<sup>th</sup>. Mr. Lewis also provided a sales tax chart.

**Communications from Aldermen**

None.

**Communications from Mayor**

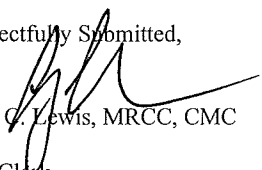
Mayor Ronkoski thanked Alderman Buchheit for his years of service and mentoring new Aldermen and Mayors over the years. Alderman Buchheit urged the Board of Aldermen to work together with the mayor and staff as well as working together as Alderman.

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

**Adjournment**


Alderman Buchheit moved to adjourn the meeting. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.  
6:59pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC

City Clerk

Approval Date: 5-18-22

  
Mayor Robert 'Bob' Ronkoski