

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, MAY 18, 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 Guccione	Present
Alderman Thompson	Present
Alderman Stiles	Present
Alderman Krekeler	Present

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

4. Mayor's Report.

A. A Proclamation for the City of Cottleville, Missouri to become a PURPLE HEART CITY

Mayor Bob Ronkoski read aloud the City's proclamation recognizing Cottleville as a Purple Heart City. Sydney "Sid" Staton, Commander of the Missouri Purple Heart Chapter 125 out of Fenton, MO also attended the meeting and spoke to those in attendance regarding the history of the Purple Heart Award.

5. Board of Aldermen's Report.

Nothing at this time.

6. Public Hearings.

A. A Public Hearing for a Conditional Use Permit to Operate an Office and Clinics of Dentist for Bauer Orthodontics at the Northeast Corner of Cottleville Parkway and Weiss Road.

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

Larry Walker, with Bax Engineering spoke to the Mayor and Board of Aldermen regarding a new building that Bauer Orthodontics plans to construct and occupy at the north side of Cottleville Parkway just east of Knaust Road. Mr. Walker noted a conditional use permit is needed to operate a dentist office in Cottleville. It was noted the overall tract is nearly 5 acres and future plans include subdividing the property into 4 lots. Bauer Orthodontic is relocating from 150 Weiss Road to the main floor of this new building which will be on "lot 2". Two thirds of the lower level will be available lease space. Mr. Walker stated plans include irrigated landscaping, screened HVAC, and added trees for buffering in the rear of the property. It was noted water and sewer will be extended to the east property line and or easements provided regarding the same. Mr. Walker stated the applicant is requesting the City waive the requirement to install a sidewalk along Cottleville Parkway the entire length of the property (all lots).

Matt Bauer, the applicant also spoke to the Mayor and Board of Aldermen regarding his desire to not put in a sidewalk along the entire property due to the expense of it. He further stated there is no sidewalk along St. Charles Community College. Alderman Krekeler stated he would conder waiving the requirement.

Rich Francis, City Administrator stated it has been the City's practice to require sidewalks are constructed by the developer when a lot is developed commercially.

Tammy Scott, 402 Mannington stated she would like the trees that will be added to the rear property line to be far enough away from her property line to allow for growth. She further stated she had concerns of vehicle lights shining into houses so she would like mature trees and shrubs planted on the rear property line.

Larry Tucker, 408 Mannington Drive stated he has lived there for 22 years and does not want headlights to shine in his home. He provided a handout that included his desire to have arborvitae instead of white pines installed 10 feet from

the rear of the property line. He also had concerns of parking lot lights and building lights shining in his home. Mr. Tucker further requested erosion barriers are used and for any lights to be shielded downward.

Stuart Hall, 420 Mannington stated mostly he wanted the aesthetics of the building to look better. He also had concerns of water runoff and light pollution.

Ron Cordsieman, 410 Mannington stated he agreed with the previous speakers. He does not want white pines planted and requested siltation control is used. Mr. Cordisimons also stated he felt this development may encourage more car break ins.

Ray Warren, 300 Buckingham asked if the common ground that has been maintained for years would be affected.

Alderman Stiles moved to close the public hearing. Alderman Guccione 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.

Brad Goos, 1205 Central, Ste 700 St. Louis, Mo. 63105 spoke regarding Bill 22-024 and stated it is the duties of the Board of Aldermen elected to approve such as it follows Missouri law and City code. He further requested the final plan is voted on and approved tonight.

8. 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 Minutes, April 20, 2022, Work Session
- B. Approval of Minutes, April 20, 2022, Regular Session
- C. Approval of Minutes, April 20, 2022, Closed Session
- D. Approval to Pay:
 - 1. Haberberger Invoice W59229, \$7,350.00, HVAC Repairs on HP 2-10
 - 2. City of St Peters, \$7,900.00, Annual Mutual Aid Agreement for Mid Rivers Mall Drive for Maintenance and Repairs
- E. Approval to Purchase:
 - 1. Natural Lawn and Landscaping, \$8,700.00, Hansen Park Revegetation
 - 2. Natural Lawn and Landscaping, \$9,100.00, Kochanski Field Revegetation
 - 3. Kolb Grading, \$7,970.00, Rosedale Lake Dam Repairs due to Highway N Reconstruction
- F. Approval to Pay with American Rescue Plan Act Funds:
 - 1. Terrestrial Imaging, \$7,500.99, DJL Mavic 2 Enterprise Advanced Drone
 - 2. Meyer Electric, \$6,646.00, Dardenne Farms Drive Street Light
 - 3. Meyer Electric, \$6,900.00, Norgate Court Drive Street Light
 - 4. Automatic Rain, \$13,904.87, Irrigation for Hansen Park
 - 5. Automatic Rain, \$20,378.37, Irrigation for Kochanski Field
- G. Acknowledgement of the April 5, 2022, Election Results from the County Director of Elections
- H. Approval of Building Elevations
 - 1. Cottleville Community Fire District Addition
- I. Approval of Expenditures / Acknowledgement of any Financial Information
- J. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

None.

11. Bills for Final Passage

- A. Bill No. 22-024 - 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 second reading of Bill # 22-024 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 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	Nay
Alderman Guccione	Yea
Alderman Krekeler	Nay

At this time, Mayor Ronkoski stated although it is not his personal endorsement of the project, he would be taking the advice of our two City attorneys who stated most likely they could not successfully defend the City if Bill 22-024 failed at this point which could then result in legal fees, settlements and possible loss revenue to the applicant that could top \$500,000.00. Mayor Ronkoski further stated he felt he could not knowingly put the City of Cottleville at risk and into a legal battle, therefore he casted a vote of Yes on Bill 22-024.

Ordinance 2008 passed by affirmative votes of two (2) Aldermen and a yes vote by Mayor Ronkoski. There were two (2) nay votes and no abstentions.

12. Bills for Introduction

- A. * **Bill No. 22-025** - 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 George Douglass LLC dba Automatic Rain, LLC for Irrigation Services at Hansen Park.

Alderman Stiles moved to suspend the rules on Bill 22-025. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved for the first reading of Bill #22-025. **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 George Douglass LLC dba Automatic Rain, LLC for Irrigation Services at Hansen Park.** 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 # 22-025 by short title **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 George Douglass LLC dba Automatic Rain, LLC for Irrigation Services at Hansen Park.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-025. 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2009 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 22-026 – An Ordinance of the City of Cottleville, Missouri, approving a Conditional Use Permit for Certain Property Located at the Northeast Corner of Cottleville Parkway and Weiss Road Within the C-3, General Commercial Retail District, Community College Special District for an Office, and Clinics of Dentist in Response to an Application Submitted by Bax Engineering Company.

Alderman Stiles moved for the first reading of Bill #22-026. **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at the Northeast Corner of Cottleville Parkway and Weiss Road Within the C-3, General Commercial Retail District, Community College Special District for an Office, and Clinics of Dentist in Response to an Application Submitted by Bax Engineering Company.**

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

- C. Bill No. 22-027 – 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 moved for the first reading of Bill #22-027. **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 Guccione 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 Regulations.

Bill 21-086 remained tabled.

- 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 to table Bill 22-012 indefinitely. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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 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. 7:49 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 6-15-20


Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, MAY 18, 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 Krekeler	Present
Alderman Guccione	Present
Alderman Thompson	Present

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

Staff Reports

a.) City Attorney

David Hamilton, City Attorney was present for the meeting.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed all agenda items with the Mayor and the Board of Aldermen such as; tonight's Purple Heart City proclamation, the final reading of the new live entertainment ordinance, and the Bauer Orthodontics proposed new building on lot 2 of 4 at the corner of Cottleville Parkway just east of Knaust Road. Mr. Francis reviewed the staff and planning zoning recommendations with the Board regarding the same. Alderman Krekeler inquired about the use of a berm, area crosswalks and removing the sidewalk requirement. It was noted the grade of the property would not provide for an effective berm. Mr. Francis stated it has been the City's practice to require sidewalks be constructed by the developer when a lot is developed commercially rather than at the taxpayers expense at a later date. It was the consensus of the Board of Aldermen to require the sidewalk and the other staff recommendations such as; HVAC screening, irrigated landscaping, matching sidewalk set back, utility connections and or easements as well as landscape screening at the rear of the property.

During this time, Mr. Francis reviewed the consent agenda items with the Mayor and Board of Aldermen including; CFD building elevations, annual Mid Rivers Mall Drive maintenance agreement, American Rescue Act Fund purchases and irrigation revegetation improvements to Hansen Park and Kochanski Multi-Purpose Field.

Some discussion was held regarding a possible application forth coming to operate a medical marijuana dispensary in the former White Castle building, which would require an amendment to the City code and a conditional use permit. It was noted the building would have a complete face lift and signage would be limited. Alderman Thompson stated the St. Charles Community College, and their Men of Color Group may not be in favor of such. Chief Steve James stated he has not heard any complaints from other Chiefs regarding the dispensaries located in other nearby cities such as O'Fallon and St. Peters. It was noted current City code requires a dispensary to be 1000 feet from a church or school. Alderman Krekeler stated he was on the fence about the matter. Alderman Stiles and Alderman Guccione stated they would like to proceed with reviewing the application.

Motion was made by Alderman Stiles, seconded by Alderman Guccione to go into closed session at 6:26p.m., pursuant to 610.021 RSMo Litigation. Amy Lewis, City Clerk called roll:

Alderman Stiles	Yea
Alderman Thompson	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea

On motion of Alderman Stiles seconded by Alderman Guccione the Board voted to exit the closed session and return to the open meeting at 6:45pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

c.) Chief of Police

Steve James, Chief of Police stated the Cottleville Police Department is participating in the upcoming Special

Olympics Torch Run and recently held the Warren Elementary D.A.R.E. graduation ceremony. Chief James stated enforcement activity is up however, arrests are down. He also stated a new CPD officer will soon be going through the City's hiring process. Lastly, Chief James reported the St. Joseph Spirit Day parade is coming up on May 20th and to expect delays and road closures from about 9:30-10:30am.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided minutes, a Treasurer Report, and a list of expenditures. Mrs. Lewis stated the annual work with a CPA/auditor to produce the annual audited financial statements continues currently.

Communications from Aldermen

Alderman Stiles moved to suspend the rules on Bill 22-025. Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved to table Bill 22-012 indefinitely. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Communications from Mayor

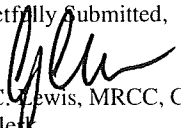
Nothing at this time.

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

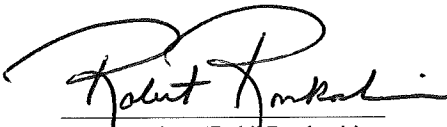
Adjournment

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.
7:02pm.

Respectfully submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 6-15-22


Mayor Robert 'Bob' Ronkoski