

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN**  
AGENDA FOR WORK SESSION  
July 20, 2022, at 6:00 PM  
City Hall Conference Room  
5490 Fifth Street  
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Staff Reports
  - a. City Attorney
  - b. City Administrator/Community Development Director
  - c. City Clerk/Treasurer
4. Communications from Aldermen
5. Communications from Mayor
6. Miscellaneous
7. Closed Session regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to Section 610.021
8. Adjournment of Meeting

Posted by: \_\_\_\_\_ (Name)  
this 18 day of July, 2022 at 10:57 a.m. p.m.

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN  
AGENDA FOR REGULAR MEETING  
Wednesday July 20, 2022, at 7:00 PM  
City Hall Board Chambers  
5490 Fifth Street, Cottleville, Missouri 63304**

**1. Call Meeting to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Mayor's Report**

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

**6. Public Hearing**

- A. A Public Hearing to Amend Section 405.230 of the Municipal Code of the City of Cottleville Missouri to Allow a Medical Marijuana Dispensary Facility as a Conditional Use
- B. A Public Hearing to Approving a Conditional Use Permit for Certain Property Located at 4730 Mid Rivers Mall Drive to Operate a Medical Marijuana Dispensary

**7. Citizen Petitions and Public Comments**

**8. Consent Agenda**

- A. Approval of Minutes, June 15, 2022, Work Session
- B. Approval of Minutes, June 15, 2022, Regular Session
- C. Approval to Pay:
  - 1. Missouri Transportation Finance Corporation, Annual Payment of \$96,869.67 Highway N Per Ordinance 1534
  - 2. Bates' CPAs, LLC \$12,600 Inv. #15902 Annual Audited Financial Statement for the Year Ending 12/31/21
  - 3. First State Community Bank, \$360,387.50, Semi Annual City Hall/PD Building Payment Series 2020 Refinance.
- D. Approval of Escrow Release, \$119,725.76, Cottleville Hill Subdivision
- E. Approval of Building Elevations for Safe Splash
- F. Approval of Expenditures / Acknowledgement of any Financial Information
- G. Boards, Commission and Staff Reports

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

**10. Resolutions**

**11. Bills for Final Passage**

- A. Bill No. 22-028 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Cooperation Agreement by and Between the City of Cottleville, Missouri and the County of St Charles, Missouri for Participation in the Community Development Block Grant Program for Fiscal Years 2023 Through 2025

- B. Bill No. 22-029 - An Ordinance of the City of Cottleville, Missouri, Approving a Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park, and Authorizing the City Clerk to Attest and Certify Approval of said Plat
- C. Bill No. 22-030 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located on Lot 2 of the Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park Within the SD/C C-3, Community College Special District, General Commercial Retail District for a Child Daycare Center in Response to an Application Submitted by Mark Stec with 814 Acquisitions LLC
- D. Bill No. 22-031 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located on Lot 3 of the Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park Within the SD/C C-3, Community College Special District, General Commercial Retail District for a Swim School in Response to an Application Submitted by Mark Stec with 814 Acquisitions LLC

## 12. Bills for Introduction

- A. Bill No. 22-033 – An Ordinance of the City of Cottleville, Missouri. Amending Subparagraph 2 of Subsection C of Section 405.230 of the Municipal Code of the City of Cottleville Missouri to Allow Medical Marijuana Dispensary Facilities as a Conditional Use in the SD/C C3 College General Commercial District.
- B. Bill No. 22-034 - An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at 4730 Mid Rivers Mall Drive Within the SD/C C3 Community College Special District, General Commercial Retail Subdistrict, for a Medical Marijuana Dispensary Facility in Response to an Application Submitted by OND Explore LLC
- C. Bill No. 22-035 – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at 5521 Oak Street Within the S-D/OT, Special District/ Old Town Cottleville, for an Eating and Drinking Place and a Hotel in Response to an Application Submitted by Chelsey Sweeten
- D. Bill No. 22-036 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Intergovernmental Cooperation Agreement for Reimbursement of Construction Costs By Between the City of Cottleville, Missouri and the Old Town Community Improvement District
- E. Bill No. 22-037 - An Ordinance of the City of Cottleville, Missouri, Amending Title I of the Municipal Code of the City of Cottleville Missouri, by Deleting Sections 110.200, 115.050, 120.060, 125.015, 130.145, and 135.010; and Enacting in Lieu Thereof, New Sections 110.200, 115.050, 120.060, and 125.015
- F. \* **Bill No. 22-038** - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement with M. Turpin Services LLC for Construction Services for Kochanski Field.  
\* **Two Readings Requested**
- G. \* **Bill No. 22-039** - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement with Karrenbrock Excavation LLC. for Stormwater Construction Services on Dardenne Farms Drive.  
\* **Two Readings Requested**

**13. Tabled Bills and Resolutions**

- A. Bill No. 22-032 – An Ordinance of the City of Cottleville, Missouri, Approving Cottleville Trails Plat One, and Authorizing the City Clerk to Attest and Certify Approval of said Plat
- B. Bill No. 22-033 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit By and Between the City of Cottleville, Missouri and DCM Land LLC Guaranteeing the Construction and Completion of Certain Improvements at Cottleville Trails Subdivision.

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

**15. Comments Pertaining to Closed Session**

**16. Adjournment of Meeting**

AGENDA for the REGULAR MEETING of the COTTLEVILLE BOARD OF ALDERMEN,

Posted by: \_\_\_\_\_ (Name)  
this 18 day of July, 2022 at 10:57 (A.M.) P.M.