

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, JULY 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 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.**

Nothing at this time.

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

Nothing at this time.

**6. Public Hearings.**

- 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.

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

Nothing further. No comments.

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

- 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.

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

Nothing further. No comments.

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

- C. A Public Hearing and Consideration of a Conditional Use Permit for 5521 Oak Street LLC to Operate an Eating and Drinking Establishment and a Hotel at 5521 Oak Street.

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

Nothing further. No comments.

Alderman Stiles moved to close the public hearing Item C. 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.**

Deana Dotage, County Engagement Specialist with the University of Missouri Extension Center at 260 Brown Road was present for the meeting to introduce herself and describe what the University of Missouri Extension Center has to offer area residents.

#### **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, 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 per Ordinance 1908.
  - 3. First State Community Bank, \$360,387.50, Semi Annual City Hall/PD Building Payment Series 2020 Refinance Per Ordinance 1847.
- D. Approval of Partial 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**

None.

#### **10. Resolutions**

None.

#### **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.

Alderman Stiles moved for the first reading of Bill #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.** 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 second reading of Bill # 22-028 by short title **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-028. 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 2018 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** 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 second reading of Bill # 22-029 by short title **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-029. 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 2019 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** 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 second reading of Bill # 22-030 by short title **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-030. 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 2020 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** 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 second reading of Bill # 22-031 by short title **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-031. 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 2021 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 12. Bills for Introduction

- A. Bill No. 22-033B – 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.

Alderman Stiles moved for the first reading of Bill #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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- 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.

Alderman Stiles moved for the first reading of Bill #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.** 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 second reading of Bill # 22-038 by short **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-038. 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 2022 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions

- 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.

Alderman Stiles moved for the first reading of Bill #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.** 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 second reading of Bill # 22-039 by short **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-039. 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 2023 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions

**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. 22-033A** – 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.**

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. 6:58 pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 8/24/22

  
Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN WORK SESSION MINUTES  
WEDNESDAY, JULY 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 Krekeler	Present
Alderman Guccione	Present
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 and had no legal update, however he did review all the agenda items with the Board of Aldermen. Discussion was held regarding tonight's public hearings which would add to the code *Medical Marijuana Dispensary Facility* as a conditional use permitted in the C-3 special college district. This code change is needed to allow a Medical Marijuana Dispensary to operate in the former White Castle building at 4730 Mid Rivers Mall Drive. It was noted Planning and Zoning recommended a denial of the application as they stated it was not a good fit for Cottleville. Alderman Stiles and Alderman Guccione stated they were in favor of the application, and both said the sales tax revenue would be good for the City. Alderman Guccione further noted the marijuana is kept in a vault at night. Alderman Krekeler stated the applicant has no plans to include a marijuana leaf on the exterior of building or on signage. Alderman Krekeler further stated he was *ok* with the application now. Alderman Thompson stated he was in favor of the application but noted some of his neighbors were not. Exterior building elevations were also provided for the dispensary which included repainting the building exterior tan and brown.

Mr. Weber provided the revised Safe Splash Swim School building elevations which now include brick and stone. He also provided elevations for 5521 Oak Street which is a two-story historic building most recently home to The Junk Store. It was noted the elevations showed a deck in the rear for outdoor seating, however the applicant previously stated it will actually be a concrete patio. Alderman Krekeler stated he would like the concrete rear patio stamped to match the limestone foundation. It was the consensus of the Aldermen they were in favor of the project.

Mr. Weber discussed the agreement with the Old Town Community Improvement District which would assist them with purchasing electric car charging stations. It was noted the City of Cottleville must be the applicant in order to obtain the \$5,000.00 rebate. The agreement calls for the OTCID to then reimburse the City of Cottleville at a later date.

Lastly, Mr. Weber discussed the various code revisions to Title 1 involving many items needing to be cleaned up and in line with state statute. It was noted this is the first round of cleanup and revisions and more are to come.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, was absent from tonight's meetings.

c.) Chief of Police

Steve James, Chief of Police stated a new officer has been hired and will be sworn in at the next meeting. He also stated enforcement is up, but reports are down compared to last year. Chief James announced the annual CPD National Night Out is scheduled for the evening of August 2 in Cottleville. Chief James stated

they are still waiting on the Live Scan fingerprinting equipment to arrive, and he has begun working on the costs to move toward mobile data ticketing. Alderman Guccione inquired about increased golf cart enforcement. Chief James further reported the officers would be attending MACTAC training soon.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided minutes and a list of expenditures. Mrs. Lewis also provided a sales tax report and the annual audited financial statements.

#### **Communications from Aldermen**

Nothing at this time.

#### **Communications from Mayor**

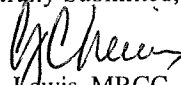
During this time Mayor Ronkoski stated Aldermen representing the City should not be soliciting items such as, but not limited to: food, drink, party expenses or monetary donations from vendors, applicants, etc especially when Alderman are voting on or is engaging into an agreement for the purchase of items or services. The Mayor further stated regardless of the intent, soliciting these items before a vote has the appearance of impropriety and unethical conduct and does not represent the City well.

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

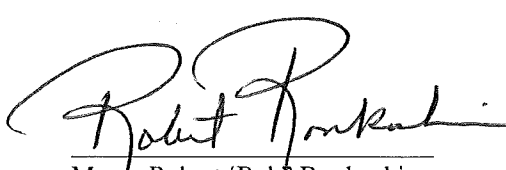
#### **Adjournment**

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.  
7:17 pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 8/24/22

  
Mayor Robert 'Bob' Ronkoski