

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, AUGUST 24, 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 7:15 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.

Mayor Bob Ronkoski issued an executive order at tonight's Board of Aldermen meeting that the flag of the City of Cottleville be flown at half-staff on August 26, 2022 in honor of Lance Corporal Jared Schmitz.

5. Board of Aldermen's Report.

Nothing at this time.

6. Public Hearings.

A. A Public Hearing for an Amended PUD Area Plan for Cottleville Trails.

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.

Rich Francis, City Administrator stated the applicant plans to asphalt all trails within the development.

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 for an Amended PUD Final Plan for Cottleville Trails.

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.

Rich Francis, City Administrator stated the applicant plans to asphalt all trails within the development and HOA fees will reflect that.

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.

7. Citizen Petitions and Public Comments.

None.

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 three (3) Aldermen. There was one (1) nay votes and no abstentions. The balance of the consent agenda is as follows:

A. Approval of Minutes, July 20, 2022, Work Session

B. Approval of Minutes, July 20, 2022, Regular Session

C. Approval of Building Elevations:

- 1. Lot 3 of Bauerhaus Properties
- 2. 1159 Motherhead, Horse Barn

D. Approval of Mayor’s Appointment

- 1. Eric Martin, City Prosecutor-Due to vacancy by Tony Linson

E. Approval of Expenditures / Acknowledgement of any Financial Information

F. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

None.

11. Bills for Final Passage

- A. Bill No. 22-033B – An Ordinance of the City of Cottleville, Missouri. Amending 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 for the second reading of Bill # 22-033B by short title **An Ordinance of the City of Cottleville, Missouri. Amending 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 Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-033B. 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 2024 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 22-034B - An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at 4730 Mid Rivers Mall Drive to Operate a Medical Marijuana Dispensary in Response to an Application Submitted by OND Explore LLC.

Alderman Stiles moved for the second reading of Bill # 22-034B by short title **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at 4730 Mid Rivers Mall Drive to Operate a Medical Marijuana Dispensary in Response to an Application Submitted by OND Explore LLC.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-034B. 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 2025 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 22-035B – An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at 5521 Oak Street to Operate an Eating and Drinking Establishment and a Hotel in Response to an Application Submitted by 5521 Oak Street LLC.

Alderman Stiles moved for the second reading of Bill # 22-035B by short title **An Ordinance of the City of Cottleville, Missouri, Approving a Conditional Use Permit for Certain Property Located at 5521 Oak Street to Operate an**

Eating and Drinking Establishment and a Hotel in Response to an Application Submitted by 5521 Oak Street LLC. Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-035B. 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 2026 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 22-036B – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Intergovernmental Cooperation Agreement by and Between the City of Cottleville, Missouri and the Old Town Community Improvement District for Electric Car Charging Stations.

Alderman Stiles moved for the second reading of Bill # 22-036B by short title **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Intergovernmental Cooperation Agreement by and Between the City of Cottleville, Missouri and the Old Town Community Improvement District for Electric Car Charging Stations.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-036B. 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 2027 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 22-037B - An Ordinance of the City of Cottleville, Missouri, Amending Title I Government Code of the Municipal Code of the City of Cottleville.

Alderman Stiles moved for the second reading of Bill # 22-037B by short title **An Ordinance of the City of Cottleville, Missouri, Amending Title I Government Code of the Municipal Code of the City of Cottleville.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-037B. 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 2028 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 22-040 – An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of an Amended Area Plan for Cottleville Trails, and Authorizing the City Administrator to Negotiate and Execute An Amendment to the Planned Unit Development Agreement.

Alderman Stiles moved for the first reading of Bill #22-040 by short title. **An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of an Amended Area Plan for Cottleville Trails, and Authorizing the City Administrator to Negotiate and Execute An Amendment to the Planned Unit Development Agreement.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bill No. 22-041 - An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of an Amended P.U.D. Final Plan for Cottleville Trails Located in the City, and Authorizing the City Clerk to Attest and Certify Approval of

Said Amended Final Plan.

Alderman Stiles moved for the first reading of Bill #22-041 by short title. **An Ordinance of the City of Cottleville, Missouri, Providing for the Approval of an Amended P.U.D. Final Plan for Cottleville Trails Located in the City, and Authorizing the City Clerk to Attest and Certify Approval of Said Amended Final Plan.** 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. 22-042 - An Ordinance of the City of Cottleville, Missouri, Vacating a Portion of Water Street.

Alderman Stiles moved for the first reading of Bill #22-042 by short title. **An Ordinance of the City of Cottleville, Missouri, Vacating a Portion of Water Street.** 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. 22-043 - An Ordinance of the City of Cottleville, Missouri, Approving the Bauerhaus Properties Plat and Authorizing the City Clerk to Attest and Certify Approving of Said Plat.

Alderman Stiles moved for the first reading of Bill #22-043 by short title. **An Ordinance of the City of Cottleville, Missouri, Approving the Bauerhaus Properties Plat and Authorizing the City Clerk to Attest and Certify Approving 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.

E. Bill No 22-044 – An Ordinance of the City of Cottleville, Missouri Amending Ordinance 1768 Regarding the Boundaries of the Cottleville Greenway Community Improvement District.

Alderman Stiles moved to table Bill #22-044. **An Ordinance of the City of Cottleville, Missouri Amending Ordinance 1768 Regarding the Boundaries of the Cottleville Greenway 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.

F. * **Bill No 22-045** - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute Agreement by and Between the City of Cottleville, Missouri and Kolb Grading, LLC, for Parking Additions at City Hall.

Alderman Stiles moved for the first reading of Bill #22-045 by short title. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute Agreement by and Between the City of Cottleville, Missouri and Kolb Grading, LLC, for Parking Additions at City Hall.** 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 # 22-045 by short title **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute Agreement by and Between the City of Cottleville, Missouri and Kolb Grading, LLC, for Parking Additions at City Hall.** Alderman Guccione moved to vote on Bill #22-045. 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2029 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.
Bills 22-032 and 22-033A above were not listed on the agenda and therefore tabled indefinitely.

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. 7:25 pm.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: _____

Mayor Robert "Bob" Ronkoski

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.

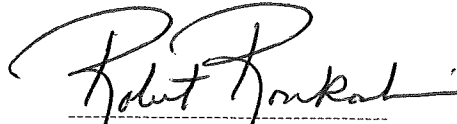
16. Adjournment of Meeting

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. 7:25 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 9-21-22


Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, AUGUST 24, 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

Drew Weber, City Attorney was present for the meeting. During this time, the Board of Aldermen discussed how to regulate or prohibit the homeless from panhandling in a street or parking lot. Mr. Weber noted if regulated, it would apply to all panhandling such as fire department boot collections, national poppy day, old newspaper boy day etc. Alderman Guccione suggested the panhandlers get a business license. It was the consensus of the Board of Aldermen this may be too difficult to regulate, and it currently is not an issue in the city limits of Cottleville.

Mr. Weber also reported he has looked into the request to prohibit extended parking on subdivision streets by properly licensed and maintained vehicles. He stated on public streets it can be difficult to enforce. He further stated it also can be difficult to prove exactly when the vehicle moved last, how far it moved or if it moved over night, etc. He stated owners can move the vehicles back and forth from one spot to another after notice was given in order to avoid citations. He further stated using a chalk line would require obtaining a warrant. It was the consensus of all four Aldermen to take no further action on this in order to not tie up police officers with such a nuisance that cannot be enforced more easily.

Lastly, Mr. Weber stated the city does not have an underlying interest in the paper street known as Water Street, therefore it can be vacated to the property owners on each side of it. It was noted this has already been done in some cases of paper streets in the City of Cottleville.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda, public hearings and other agenda items for tonight's meeting such as;

- Cottleville Trails HOA fees and trail paving
- Bauerhaus Lot 3spec building
- new 40 x 80 barn at 1159 Motherhead Road
- Bill 22-044 needs to be tabled
- adding 40 additional parking spaces and a sidewalk to the West of City Hall as well as more parking near Kochanski Multi Sports Field, Pavilion A and B.

Lastly, Mr. Francis reviewed approved plan deficiencies at Lens Auto's new location. He provided a summary handout. It was the consensus of the Board of Aldermen to require:

- sight proof fence is extended
- parking lot curbing will be install
- install concrete bollards along retaining wall
- remove parking spaces in the northwest corner of the building to allow for two-way traffic
- revision of two concrete islands at the front of the office be accepted

-allow an additional right of way vacation in order to provide more irrigated landscaping and screening
-submit a new landscape plan with more trees and less bushes for City Administrator approval.

Mr. Francis will meet with the owners of Len's Auto to rectify the deficiencies above.

Mr. Francis stated 7 Brew Coffee is unable to obtain the brick veneer shown on their plan and has requested a larger block style brick. It was the consensus of all four Aldermen for them to move forward with using what is available.

Mr. Francis stated The Babylon has requested a code revision allowing them to have live entertainment again inside the building. Mr. Francis did not want to propose such a change unless directed by the Aldermen of that ward due to previous requests or complaints from the Board regarding the same. It was noted both Alderman Krekeler and Thompson have met to discuss the same with Babylon. Alderman Thompson stated he has spoken to his neighbors and was now in favor of allowing The Babylon to have live entertainment inside. It was the consensus of the Aldermen to not permit outdoor entertainment at the Babylon if that can be regulated as well in the code revision Mr. Weber drafts. Alderman Thompson stated he will go back to his HOA members to speak to them once more on the issue and will let Mr. Francis know via email.

c.) Chief of Police

Steve James, Chief of Police stated CPD officers recently had MACTAC and firearms training. He further stated he was sending 2 supervisors to Eastern Missouri Police Academy Command College which would involve 1 week per month for the next 8 months.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided minutes, Treasurer Report and a list of expenditures.

Communications from Aldermen

Alderman Thompson inquired if he could abstain on a particular item rather than voting no. It was noted an abstention is typically for a conflict of interest.

Communications from Mayor


None.

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.
7:13 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 9.21.22


Mayor Robert 'Bob' Ronkoski