

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION
MINUTES WEDNESDAY, SEPTEMBER 21,
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 7:00 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	Absent
Alderman Stiles	Present
Alderman Krekeler	Present

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

4. Mayor's Report.

Mayor Bob Ronkoski issued a proclamation to the Daughters of the American Revolution for Constitution week.

5. Board of Aldermen's Report.

Nothing at this time.

6. Public Hearings.

- A. A Public Hearing Establishing the Ad Valorem Taxes for All Real & Tangible personal property within the City of Cottleville, for the period January 1, 2022, to December 31, 2022.

Alderman Stiles moved to open public hearing Item A. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

It was noted this was for the year 2022 and the property tax rate would remain the same at .2713 per \$100 of assessed valuation.

Alderman Stiles moved to close public hearing Item A. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) 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 were no nay votes and no abstentions. The balance of the consent agenda is as follows:

- A. Approval of Minutes, August 24, 2022, Work Session
- B. Approval of Minutes, August 24, 2022, Regular Session
- C. Approval of Expenditures / Acknowledgement of any Financial Information
- D. Boards, Commission and Staff Reports

9. Items Removed from the Consent Agenda

None.

10. Resolutions

None.

11. Bills for Final Passage

- A. Bill No. 22-040 -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 second 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. Alderman Stiles moved to vote on Bill #22-040. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2030 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- B. 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 second 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 second the motion. Alderman Stiles moved to vote on Bill #22-041. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2031 passed by affirmative votes of three (3) 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 second 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 three (3) Aldermen. There were no nay votes and no abstentions. A vote was then taken:

Alderman Stiles	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2032 passed by affirmative votes of three (3) 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 second 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. Alderman Stiles moved to vote on Bill #22-043. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2033 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. * Bill No. 22-046** - An Ordinance of the City of Cottleville, Missouri Establishing the Ad valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville, for the Period of January 1, 2022, to December 31, 2022.

Alderman Stiles moved for the first reading of Bill #22-046 by short title. **An Ordinance of the City of Cottleville, Missouri Establishing the Ad valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville, for the Period of January 1, 2022, to December 31, 2022.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill #22-046 by short title **An Ordinance of the City of Cottleville, Missouri Establishing the Ad valorem Taxes for All Real & Tangible Personal Property Within the City of Cottleville, for the Period of January 1, 2022, to December 31, 2022.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-046. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2034 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- B. * Bill No. 22-047** -An Ordinance of the City of Cottleville, Missouri, Approving the Cottleville Landing Plat One Resubdivision of Lot 10 and Authorizing the City Clerk to Attest and Certify Approval of Said Plat.

Alderman Stiles moved for the first reading of Bill #22-047 by short title. **An Ordinance of the City of Cottleville, Missouri, Approving the Cottleville Landing Plat One Resubdivision of Lot 10 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 three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill #22-047 by short title **An Ordinance of the City of Cottleville, Missouri, Approving the Cottleville Landing Plat One Resubdivision of Lot 10 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 #22-047. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2035 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- C. * **Bill No. 22-048** -An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville Missouri and E. Meier Contracting, Inc., for Construction Services for Jim Hennessey Trail.

Alderman Stiles moved for the first reading of Bill #22-048 by short title. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville Missouri and E. Meier Contracting, Inc. for Construction Services for Jim Hennessey Trail.** Alderman Guccione seconded the motion. motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill #22-048 by short title **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Agreement by and Between the City of Cottleville Missouri and E. Meier Contracting, Inc. for Construction Services for Jim Hennessey Trail.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. Alderman Stiles moved to vote on Bill #22-048. Alderman Guccione seconded the motion.

Alderman Stiles	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2036 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- D. **Bill No 22-049** - An Ordinance of the City of Cottleville, Missouri, Deleting Section 625.030 of the Municipal Code of the City of Cottleville in its Entirety; and Enacting, in Lieu Thereof, a New Section 625.030; and Providing Regulations for Live Entertainment Licenses and Special Event Permits.

Alderman Stiles moved for the first reading of Bill #22-049 by short title. **An Ordinance of the City of Cottleville, Missouri, Deleting Section 625.030 of the Municipal Code of the City of Cottleville in its Entirety; and Enacting, in Lieu Thereof, a New Section 625.030; and Providing Regulations for Live Entertainment Licenses and Special Event Permits.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

- E. * **Bill No 22-050** - An Ordinance of the City of Cottleville, Missouri, Revising the budget for the City of Cottleville, Missouri for Fiscal Year Commencing on January 1, 2022, and Ending December 31, 2022.

Alderman Stiles moved for the first reading of Bill #22-050 by short title. **An Ordinance of the City of Cottleville, Missouri, Revising the budget for the City of Cottleville, Missouri for Fiscal Year Commencing on January 1, 2022, and Ending December 31, 2022.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill# 22-050 by short title **An Ordinance of the City of Cottleville, Missouri, Revising the budget for the City of Cottleville, Missouri for Fiscal Year Commencing on January 1, 2022, and Ending December 31, 2022.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-050. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2037 passed by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

13. Tabled Bills and Resolutions

- 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 remove Bill #22-044 from the table. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Alderman Stiles moved for the second reading of Bill #22-044 by short title **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, Alderman Stiles moved to vote on Bill #22-044. Alderman Guccione 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 Guccione	Yea
Alderman Krekeler	Yea

Ordinance 2038 passed by affirmative votes of three (3) 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 three (3) Aldermen. There were no nay votes and no abstentions. 7:16 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 10/19/22



Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, SEPTEMBER 21, 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	Absent

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

Staff Reports

a.) City Attorney

Drew Weber, City Attorney was present for the meeting. During this time discussion was held regarding regulating home-based businesses due to new legislation that recently passed. It was noted Mr. Weber plans to draft an update to the city code regarding the same. In addition, it was noted Bill 22-44 corrects the legal description for the Cottleville Trails CID which previously had a mistake in it.

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:

- The property tax rate which shall remain at the same rate as last year with no increase.
- Recognizing constitution week this month during tonight's meeting.
- The resubdivision of lot 10 of Cottleville Landing. It was noted Lot 10A is 7Brew Coffee.
- Agreement with a contractor to extend the Jim Hennessey Trail from Dardenne Farms to Manors of Meadow Lake.

Alderman Stiles moved to amend and correct the 8/24 Board of Aldermen work session minutes to include -parking lot curbing *will be installed* in relation to Len's Auto Repair. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Mr. Francis stated Alderman Krekeler as well as Alderman Thompson had responded back to him that they were in favor of Bill 22-049 after Mr. Thompson spoke to his HOA. It was noted Bill 22-049 revises the code which would now allow live entertainment inside The Babylon which is currently located where live entertainment is NOT permitted. However, it was noted Bill 22-049 will not allow for any *outside* live music at The Babylon.

Alderman Stiles moved to suspend the rules for Bills 22-46, 47, 48, and 50. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.

Mr. Francis also reported the City passed a recent DNR-MS4 audit and is in compliance with their regulations.

Mr. Francis stated the City plans to amend the agreement recently entered into that adds a 40 space parking lot just west of the City Hall and PD building by using approximately \$287,000.00 in cash reserves to include the construction of other parking areas as well, therefore it can be done all at one time. It was noted the engineering design work has been completed to add just under 200 paved parking spaces in and around City Hall, Legacy Park, near the Post Office and the recently improved Kochanski Multi Sports Field.

Alderman Stiles inquired if Frankie Martin's Garden could buy the lot next to them for a parking lot. Mr. Rich Francis reported the property owner will not sell at this time. Alderman Krekeler asked if the Frankie Martin Garden CID could pay for some of the additional parking being installed on City property. It was noted the additional parking areas outlined have been on the City's list to complete for quite some time due to the needs of the general downtown historic area, as well as: the parking needs for concerts, events, games, leagues and other activities in the City's Legacy Park. It was noted golf carts can use any normal vehicle space however, some signage may be used to reserve such. Alderman Krekeler reported a golf cart was at the top of the hill at the last Twilight Tuesday concert series.

Alderman Krekeler inquired about the 5521 Oak Street Inn & Lounge elevations and whether they would be coming to the Board of Aldermen for approval. It was noted they were recently approved by the Old Town Historic Commission. Mr. Weber noted that due to the building not being within a PUD, Board of Aldermen approval is not required at this time.

c.) Chief of Police

Steve James, Chief of Police reminded everyone of the upcoming FHC parade on 9/22 at 6pm. He further stated the PD has purchased and will be trained to use a drone which he stated will be helpful for events and other law enforcement items. He further reported officer enforcement is up over last year by approximately 500. Chief James stated accidents were up by 12 over last year however, calls and arrests are down.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided minutes, sales tax charts, and a list of expenditures. It was also noted Bill 22-50 amends the 2022 budget by moving the ARPA monies from the Special Revenue Fund to the General Fund where it belongs due to the broad use of such funds. Mrs. Lewis also provided the 2022 property tax and assessed valuation information.

Communications from Aldermen

Discussion was held regarding the recent golf cart enforcement conduct by CPD. Chief James reported several warnings were issued and just 2 citations were issued. It was noted by the reactions of some that it would have been a lot more than 2 citations issued.

Alderman Stiles inquired about the City's requirement that a sidewalk be installed along Weiss Road adjacent to the home of Rapid Dry and Caddy Shack at 1989 Lohmar Lane. He further inquired if it was in the city code to make such requirement. Mr. Weber, City Attorney stated it is in the city code that during the PUD process a sidewalk can be and is typically required when properties develop into commercial. Mr. Francis stated their PUD was approved contingent on a sidewalk being installed and he has met with the property owner on numerous occasions to install the small section of sidewalk required on Weiss Road near Lohmar Lane. It was noted Rapid Dry cannot get a final occupancy until this requirement is met.

Communications from Mayor


Nothing at this time.

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

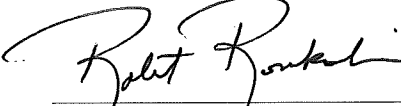
Adjournment

Alderman Guccione moved to adjourn the meeting. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of three (3) Aldermen. There were no nay votes and no abstentions.
6:55 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 10/19/22


Mayor Robert 'Bob' Ronkoski