

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, NOVEMBER 16, 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 United States 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.

None.

7. Citizen Petitions and Public Comments.

A. A Public Hearing for a Rezoning and Planned Urban Development Area Plan for Prairie Bluff.

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

Chris DeGuentz with Fischer & Frichtel Homes and Jim Sims with Bax Engineering presented plans to provide a 51-home subdivision on 32 acres at 5261 and 5271 Gutermuth Road. Lot sizes range from 16,400 to 31,772 square feet. *Starting* home prices are estimated between \$486,900-\$720,900.00 for 2,220-3,720 square foot of living space and 3 car garages. An extensive landscaping buffer with trees and wrought iron fencing will be provided along Gutermuth Road. The subdivision will have two entrances off Gutermuth Road and two detention basins for any storm water. Mr. Sims stated plans include sidewalks on one side of the street, 26-foot-wide streets and a minimum center line radius which is customary in some area neighborhoods. Mr. DeGuentz stated they hope to get started on the project next spring with some grading starting as soon as possible. Mr. Sims stated St. Charles County plans to begin widening Gutermuth Road at about the same time.

Alderman Stiles moved to close public hearing item A above. 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 Amend Section 405.765 of the Municipal Code of the City of Cottleville Relating to Home Occupations.

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

It was noted there has been a recent change in Missouri law in regard to the same.

Alderman Stiles moved to close public hearing item B above. 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 for a Conditional Use Permit for a New Dental Facility 475 Miralago Way.

Alderman Stiles moved to open public hearing 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.

Dr. Tanner Brown was present for the meeting to present his plan to relocate Cottleville Smiles into the former Dinner Bell location at 475 Miralago Way.

Alderman Stiles moved to close public hearing 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.

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, October 19, 2022, Work Session
- B. Approval of Minutes, October 19, 2022, Regular Session
- C. Approval of Minutes, October 19, 2022, Closed Session

- D. Approval to Pay with American Rescue Plan Act Funds:
 - 1. Stalker Radar and Lidar Equipment, \$31,500.00
 - 2. Caterpillar Model BU118 Utility Broom, \$5,701.17
 - 3. Streamlight Stinger LED Flashlights, \$2,727.78
 - 4. Turn-Key Mobile, Inc., \$ 40,102.50, Mobile Ticket Writing Equipment
 - 5. VIP Distributing CO, \$13,322.63, Mobile Ticketing Mounting Equipment
 - 6. Meyer Electric Co., Inc, \$24,825.00, Electric Panel for Kochanski Field.
- E. Approval of Escrow Release
 - 1. Cottleville Hill, \$52,289.89, Construction Escrow
- F. Approval of Change Orders
 - 1. Kolb Grading, \$48,177.76, Parking Lot Revisions
- G. Approval to Pay
 - 1. Unique Heating and Cooling, \$19,800.00 Bathroom Heaters
- H. Approval to Increase Pavilion Rental Fees
- 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. 22-052 – An Ordinance of the City of Cottleville, Missouri, Amending Chapter 345 of the Municipal Code of the City of Cottleville by Enacting New Sections 345.099 and 345.100; and Providing Regulations Pertaining to the Safe Conduct of Pedestrians.

Alderman Stiles moved for the second reading of Bill # 22-052 by short title **An Ordinance of the City of Cottleville, Missouri, Amending Chapter 345 of the Municipal Code of the City of Cottleville by Enacting New Sections 345.099 and 345.100; and Providing Regulations Pertaining to the Safe Conduct of Pedestrians.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-052. 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 Guccione	Yea

Alderman Krekeler Yea
Alderman Thompson Yea

Ordinance 2043 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 22-054 - 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 Bax Engineering Co., for Engineering Services for Parking Additions on Chestnut Street.

Alderman Stiles moved for the second reading of Bill # 22-054 by short title **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 Bax Engineering Co., for Engineering Services for Parking Additions on Chestnut Street.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-054. 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 Guccione Yea
Alderman Krekeler Yea
Alderman Thompson Yea

Ordinance 2044 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 22-055 – An Ordinance of the City of Cottleville Missouri, Amending Section 235.010 of the Municipal Code of the City of Cottleville Missouri by Deleting it in its Entirety; and Enacting; in Lieu Thereof, a New Section 235.010.

Alderman Stiles moved for the second reading of Bill # 22-055 by short title **An Ordinance of the City of Cottleville Missouri, Amending Section 235.010 of the Municipal Code of the City of Cottleville Missouri by Deleting it in its Entirety; and Enacting; in Lieu Thereof, a New Section 235.010.** Alderman Thompson seconded the motion. Alderman Stiles moved to vote on Bill #22-055. 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 Guccione Yea
Alderman Krekeler Yea
Alderman Thompson Yea

Ordinance 2045 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 22-057 – An Ordinance of the City of Cottleville Missouri, Adopting a New Article VI of Chapter 130 of the Municipal Code; and Providing for a Policy Applicable to all Purchasing for the City of Cottleville.

Alderman Stiles moved for the second reading of Bill # 22-057 by short title **An Ordinance of the City of Cottleville Missouri, adopting a New Article VI of Chapter 130 of the Municipal Code; and Providing for a Policy Applicable to all Purchasing for the City of Cottleville.** Alderman Thompson seconded the motion. Alderman Stiles moved to vote on Bill #22-057. 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 Guccione Yea
Alderman Krekeler Yea
Alderman Thompson Yea

Ordinance 2046 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

12. Bills for Introduction

- A. Bill No. 22-058 – An Ordinance of the City of Cottleville Missouri, Annexing Property Located At 5271 Gutermuth Road Into the City; and Authorizing the City Administrator to Execute an Annexation Agreement with Donald L. Wilhite and Kathleen P. Kelly.

Alderman Guccione moved for the first reading of Bill #22-058 by short title. **An Ordinance of the City of Cottleville Missouri, Annexing Property Located At 5271Gutermuth Road Into the City; and Authorizing the City Administrator to Execute an Annexation Agreement with Donald L. Wilhite and Kathleen P. Kelly.** Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 22-059 – An Ordinance of the City of Cottleville Missouri, Providing for the Approval of an Area Plan and Rezoning Request for Property in the City of Cottleville, Missouri, to R-1E Single Family Residential, Planned Unit Development District, and Authorizing the City Administrator to Negotiate and Execute a Planned Unit Development Agreement.

Alderman Stiles moved for the first reading of Bill #22-059 by short title. **An Ordinance of the City of Cottleville Missouri, Providing for the Approval of an Area Plan and Rezoning Request for Property in the City of Cottleville, Missouri, to R-1E Single Family Residential, Planned Unit Development District, and Authorizing the City Administrator to Negotiate and Execute a Planned Unit Development Agreement.** Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 22-060 – An Ordinance of the City of Cottleville Missouri, Amending Section 405.765 and Various Provisions of Chapter 405 of the Municipal Code of the City of Cottleville; and Providing for the Regulation of Home-Based Work Within the City.

Alderman Stiles moved for the first reading of Bill #22-060 by short title. **An Ordinance of the City of Cottleville Missouri, Amending Section 405.765 and Various Provisions of Chapter 405 of the Municipal Code of the City of Cottleville; and Providing for the Regulation of Home-Based Work Within the City.** Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No 22-061 – An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2023, Ending December 31, 2023.

Alderman Guccione moved for the first reading of Bill #22-061 by short title. **An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Adoption of the Budget for the City of Cottleville Missouri, for the Fiscal Year Commencing January 1, 2023, Ending December 31, 2023.** Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 22-062 – An Ordinance of the City of Cottleville Missouri; Amending Section 525.030 of the Municipal Code by Deleting Subsection B in its Entirety; and Enacting, in Lieu Thereof a New Subsection B.

Alderman Stiles moved for the first reading of Bill #22-062 by short title. **An Ordinance of the City of Cottleville Missouri, Amending Section 525.030 of the Municipal Code by Deleting Subsection B in its Entirety; and Enacting, in Lieu Thereof a New Subsection B.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Guccione moved for the second reading of Bill # 22-062 by short title **An Ordinance of the City of Cottleville Missouri, Amending Section 525.030 of the Municipal Code by Deleting Subsection B in its Entirety; and Enacting, in Lieu Thereof a New Subsection B.** Alderman Thompson seconded the motion. Alderman Stiles moved to vote on Bill #22-062. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Thompson	Yea

Ordinance 2047 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 22-063 – An Ordinance of the City of Cottleville Missouri, Approving a Conditional Use Permit for Certain Property Located at 475 Miralago Shore Drive to Operate an Office and Clinic a Dentist in Response to an Application Submitted by Tanner Brown.

Alderman Stiles moved for the first reading of Bill #22-063 by short title. **An Ordinance of the City of Cottleville Missouri, Approving a Conditional Use Permit for Certain Property Located at 475 Miralago Shore Drive to Operate an Office and Clinic a Dentist in Response to an Application Submitted by Tanner Brown.** Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 22-064 - An Ordinance of the City of Cottleville Missouri, Setting the Filing Dates, Time, and Place for the General Municipal Election to be Held on April 4, 2023, in the City of Cottleville, Missouri.

Alderman Stiles moved for the first reading of Bill #22-064 by short title. **An Ordinance of the City of Cottleville Missouri, Setting the Filing Dates, Time, and Place for the General Municipal Election to be Held on April 4, 2023, in the City of Cottleville, Missouri.** 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 for the second reading of Bill # 22-064 by short title **An Ordinance of the City of Cottleville Missouri, Setting the Filing Dates, Time, and Place for the General Municipal Election to be Held on April 4, 2023, in the City of Cottleville, Missouri.** Alderman Thompson seconded the motion. Alderman Stiles moved to vote on Bill #22-064. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Thompson	Yea

Ordinance 2048 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. * Bill No. 22-065 – An Ordinance of the City of Cottleville Missouri, Amending Schedule 1 of Title III of the Municipal Code; Establishing New Speed Limits on Certain Streets within the City, and Authorizing the Installation of Speed Limit Signs by the Traffic Engineer.

Alderman Stiles moved for the first reading of Bill #22-065 by short title. **An Ordinance of the City of Cottleville Missouri, Amending Schedule 1 of Title III of the Municipal Code; Establishing New Speed Limits on Certain Streets within the City, and Authorizing the Installation of Speed Limit Signs by the Traffic Engineer.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- I. * Bill No. 22-066 – 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.

Alderman Stiles moved for the first reading of Bill #22-066 by short title. **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. Missouri.** 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 # 22-066 by short title **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-066. Alderman Thompson 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Thompson	Yea

Ordinance 2049 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- J. * Bill No. 22-067 – 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.

Alderman Stiles moved for the first reading of Bill #22-067 by short title. **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.** 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 # 22-067 by short title **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.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-067. Alderman Thompson 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Thompson	Yea

Ordinance 2050 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

K. Bill No. 22-068 – An Ordinance of the City of Cottleville, Missouri, Appointing Gwendolyn Goeke and Jonathon Fuchs as Provisional Judges.

Alderman Stiles moved for the first reading of Bill #22-068 by short title. **An Ordinance of the City of Cottleville, Missouri, Appointing Gwendolyn Goeke and Jonathon Fuchs as Provisional Judges.** Alderman Thompson 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.

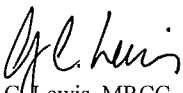
15. Comments Pertaining to Closed Session

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. 7:27 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 12/21/22



Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, NOVEMBER 16, 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) present Aldermen present and zero (0) absent.

Staff Reports

a.) City Attorney

Drew Weber, City Attorney was present for the meeting, Mr. Weber discussed the recent passage of amendment 3 as well as when an election is required regarding the same. Chief James stated it is difficult to prosecute any offenses now that remain.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda and all other agenda items for tonight's meeting such as: Cottleville Trails plat 1, a new dental facility at 475 Miralgo Way, stop work orders, and amending the code in regard to home based businesses in order to comply with Missouri law. In addition, Mr. Francis discussed the rezoning and PUD for Prairie Bluff. Mr. Francis provided sample elevations, prices points and comparable subdivisions. It was noted St. Charles County already has plans to begin widening Gutermuth Road including an 8-foot-wide trail on both sides of the road.

Alderman Krekeler inquired about building in the flood plain. It was noted the floodway cannot be filled in, but at this time FEMA permits property to be developed in the floodplain if the structures are built above it, such as Miralago, Rosedale, Madison, Meadow Lake, Patriot Ridge, and Columbus Pointe etc.

Mr. Francis also reviewed the annexation of 5271 Gutermuth Road, He also discussed the engineering services needed for additional parking spaces on Chestnut near the Post Office, stop work orders and new speed limits on Highway N which was requested by the Board of Aldermen previously. It was noted Mr. Francis would be making other code revisions that are needed as time allows.

Alderman Guccione moved to suspend the rules for Bills 22- 62, 64, 66 and 67. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

During this time, Mr. Francis reviewed the pavilion rates for residents and nonresidents for Cottleville as well as the rates from other cities within St. Charles County. It was noted Cottleville was among the lowest. Alderman Stiles moved to set the Cottleville pavilion rental fees as follows:

	Resident	Nonresident
Pavilion A	\$50.00	\$100.00
All other Cottleville Pavilions:	\$35.00	\$70.00

Alderman Guccione seconded the motion. 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 they plan to replace a handheld radar soon.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided a draft of the 2023 budget, minutes, sales tax report and a list of expenditures. Mr. Francis provided a summary of the 2023 budget highlights. Mrs. Lewis also provided an update on the utility tax audits and the motor vehicle sales tax audit.

Communications from Aldermen

Nothing at this time.

Communications from Mayor

Nothing at this time.

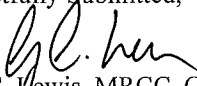
Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo

None.

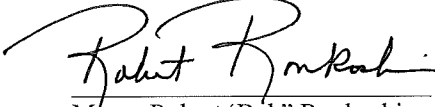
Adjournment

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.
7:03pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 12/21/22


Mayor Robert 'Bob' Ronkoski