

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, DECEMBER 21, 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 7:10 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.**

Mayor Ronkoski recognized Antonio Garcia for his quick action to call 911 for his grandmother, who needed medical attention on November 16, 2022, after she was pulled down by their dog in the driveway injuring herself. Antonio jumped into action calling 911 and his mother for assistance to help his grandmother.

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

Nothing at this time.

**6. Public Hearings.**

A. A Public Hearing for a Conditional Use Permit for a New Dental Facility on Cottleville Parkway.

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.

Bax Engineering presented the application for a new dental facility on Cottleville Parkway with one new entrance on to Cottleville Parkway including cross access easements. The new 5400 square foot building will be on Lot 5 of Harmony Ridge Commercial Park near Peoples Bank. The building will feature brick and stone veneer and offer approximately 41 parking spaces. Plans include irrigation, rear landscaping and screened rear lighting. The applicant will work with staff to meet these requirements.

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.

**7. Citizen Petitions and Public Comments.**

None.

**8. Consent Agenda.**

Alderman Stiles moved to approve the balance of the consent agenda. Alderman Thompson 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, November 16, 2022, Work Session
- B. Approval of Minutes, November 16, 2022, Regular Session
- C. Approval of Minutes, October 19, 2022, Closed Session
- D. Approval of Change Order:
  1. Kolb Grading, City Parking Lots, \$14,973.25, Utility Conflicts
- 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. 22-058 – 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 Stiles moved for the second reading of Bill # 22-058 by short title **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 seconded the motion. Alderman Stiles moved to vote on Bill #22-058. 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 2051 passed 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 second reading of Bill # 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 Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-059. 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 2052 passed 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 second reading of Bill # 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 Guccione seconded the motion. Alderman Thompson seconded the motion. Alderman Stiles moved to vote on Bill #22-060. 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
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Alderman Guccione Yea  
Alderman Krekeler Yea  
Alderman Thompson Yea

Ordinance 2053 passed 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 Stiles moved for the second reading of Bill # 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 seconded the motion. Alderman Stiles moved to vote on Bill #22-061. 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 2054 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 of a Dentist in Response to an Application Submitted by Tanner Brown.

Alderman Guccione moved for the second reading of Bill # 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 of a Dentist in Response to an Application Submitted by Tanner Brown.** Alderman Stiles seconded the motion. Alderman Stiles moved to vote on Bill #22-063. 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 2055 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. 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 second 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 Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-68. 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 2056 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 12. Bills for Introduction

- A. \* **Bill No. 22-069** – An Ordinance of the City of Cottleville Missouri, approving a Conditional Use Permit for Certain Property Located on Cottleville Parkway to Operate an Office and Clinic of a Dentist in Response to an Application Submitted by Majestic Dental.

Alderman Stiles moved for the first reading of Bill #22-069 by short title. **An Ordinance of the City of Cottleville Missouri, Approving a Conditional Use Permit for Certain Property Located on Cottleville Parkway to Operate an Office and Clinic of a Dentist in Response to an Application Submitted by Majestic Dental.** 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 22-069. **An Ordinance of the City of Cottleville Missouri, Approving a Conditional Use Permit for Certain Property Located on Cottleville Parkway to Operate an Office and Clinic of a Dentist in Response to an Application Submitted by Majestic Dental.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-69. 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 2057 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. \* **Bill No. 22-070** – An Ordinance of the City of Cottleville Missouri, Authorizing the Mayor and /or City Administrator to Execute an Amended and Restated Agreement by and Between the City of Cottleville Missouri and St Charles County Missouri for Road Maintenance and Repair.

Alderman Stiles moved for the first reading of Bill #22-070 by short title. **An Ordinance of the City of Cottleville Missouri, Authorizing the Mayor and /or City Administrator to Execute an Amended and Restated Agreement by and Between the City of Cottleville Missouri and St Charles County Missouri for Road Maintenance and Repair.** 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 22-070. **An Ordinance of the City of Cottleville Missouri, Authorizing the Mayor and /or City Administrator to Execute an Amended and Restated Agreement by and Between the City of Cottleville Missouri and St Charles County Missouri for Road Maintenance and Repair.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-70. 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 2058 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

### 13. Tabled Bill sor Resolutions

- A. \* **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 Guccione moved to removed Bill #22-065 from the table. Alderman Stiles 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 22-065. **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 Guccione seconded the motion. Alderman Stiles moved to vote on Bill #22-65. 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 2059 passed 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.

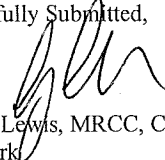
**15. Comments Pertaining to Closed Session**

None.

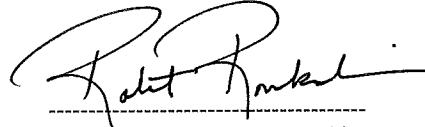
**16. Adjournment of Meeting**

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. 7:25 pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 1/18/23

  
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Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN WORK SESSION MINUTES  
WEDNESDAY, DECEMBER 21, 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) 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 and the City's authority to regulate the location and operation of recreational marijuana facilities, the possession or use of marijuana in public places and imposing a sales tax on recreational marijuana in the City. Mr. Weber stated to ban recreational marijuana dispensaries within Cottleville it would require a 60% voter approval in a Presidential election year. Mr. Weber further stated Amendment 3 already prohibits the smoking of marijuana in public places and limits the visibility of marijuana plants and possession of marijuana in public and private places. Mr. Weber further stated the City can impose a 3% sales tax on marijuana with the majority of voter approval in any election year. Mr. Weber will be updating City ordinances to comply with state law regarding the same. It was the consensus of the Board of Aldermen to move forward with placing a 3% City sales tax marijuana on the April 2023 ballot.

Mr. Weber updated the Board of Aldermen regarding a case including a conditional use permit involving Quick Trip that went to the Missouri Supreme Court.

During this time, discussion was held regarding the status of Kurt Odle's multifamily project in Cottleville. It was noted at this time Mr. Odle has met all deadlines.

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: the Board of Aldermen's request to reduce area speed limits, a new dental facility on Cottleville Parkway and an updated agreement with St. Charles County for street maintenance. Mr. Francis stated he would be ordering a new truck with a plow soon.

Mr. Francis stated he has received a request to paint a US Flag on the entire side of the metal barn behind Ashford Knoll. Mr. Francis stated this technically would be a sign per the city code which does not allow that large of a sign. It was the consensus of the Board of Aldermen not to open the door to other large sign requests. Discussion was then held regarding the size, content, and operation hours of the digital board at Frankie Martin's Garden. Mr. Francis stated that may be a TV but will look into the matter further.

During this time, discussion was held regarding events that include vendors. Alderman Krekeler stated he did not want to permit vendors with in Cottleville. It was noted Frankie Martin Garden has a conditional use to operate their business which include vendors such as food trucks. It was noted other vendor premises hosting vendors are permitted just 6 times per year. Some discussion was held regarding the Light Up Cottleville and Witches in Cottleville events which hosted vendors and occupies parking spaces and or parking areas. Staff will review the special event process and application process.

c.) Chief of Police

Chief Steve James stated calls for service are up and reports are down.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided all minutes and a list of expenditures.  
Mr. Francis provided a summary of the 2023 budget highlights at the last meeting. No further comments.

**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.

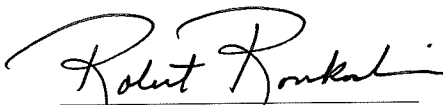
**Adjournment**

Alderman Krekeler 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.  
7:08pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 1/18/23

  
Mayor Robert 'Bob' Ronkoski