

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, JANUARY 18, 2023**

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.

During this time Chief James was congratulated for his 5 years of service to the Cottleville Police Department.

6. Public Hearings.

A. A Public Hearing for a Planned Unit Development Area Plan for the Cottages at Cottleville at 126 Ohmes Road.

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

Doug Tiemann with Civil & Environmental Consultants presented the plan to add a second identical 8900 square foot building offering another 12 beds at the Cottages at Cottleville memory care facility. The property is under new ownership. It was noted the facility resembles a large single-family home and does not require much parking. The street will not have sidewalks, curbing or gutters and is more like a driveway which is currently 20 feet wide. Some right of way, front yard setbacks and easement deviations have been requested. Mr. Tieman stated most anyone that walks or drives by does not know it is a group home or memory care facility.

It was noted a 3rd building may be added in the future and possibly small villas for spouses to reside nearby.

Mayor Ronkoski stated he has visited the facility and it is a good-looking building.

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, December 21, 2022, Work Session
- B. Approval of Minutes, December 21, 2022, Regular Session
- C. Approval of Escrow Release:

- 1. Kolb Grading LLC, \$1,680,029.96, Construction Escrow for Streets
- D. Approval to Order/Pay for 2023 F350 Truck from Machens Ford, \$51,336.00
- E. Approval to Pay Change Order
 - 1. Cuivre River Electric, \$44,690.00, Dardenne Farms Drive Pipe Replacement, Paid with ARP Funds
- 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

- A. Res. 23-01 - A Resolution Directing the City Clerk to Submit to the St. Charles County Election Authority a Sample Ballot for the General Municipal Election to be Held on April 4, 2023, in the City of Cottleville, Missouri.

Alderman Stiles moved to approve resolution 23-01. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

11. Bills for Final Passage

None.

12. Bills for Introduction

- A. Bill No. 23-001 – An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Acceptance of the Dedication of the Streets and Public Storm Sewers in the Cottleville Hill Subdivision.

Alderman Stiles moved for the first reading of Bill #23-001 by short title **An Ordinance of the City of Cottleville Missouri, Providing for the Approval and Acceptance of the Dedication of the Streets and Public Storm Sewers in the Cottleville Hill Subdivision.** 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. 23-002 – An Ordinance of the City of Cottleville Missouri, Providing for the Approval of an Area Plan and Rezoning Request for Certain Property Located at 118 Ohmes Road in the City of Cottleville, Missouri, to R-1D Single Family Residential, Planned Unit Development, and Authorizing the City Administrator to Negotiate and Execute a Planned Unit Development Agreement.

Alderman Stiles moved for the first reading of Bill #23-002 by short title **An Ordinance of the City of Cottleville Missouri, Providing for the Approval of an Area Plan and Rezoning Request for Certain Property Located at 118 Ohmes Road in the City of Cottleville, Missouri, to R-1D Single Family Residential, Planned Unit Development, and Authorizing the City Administrator to Negotiate and Execute a 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.

- C. Bill No. 23-003 – An Ordinance of the City of Cottleville Missouri, Submitting to the Qualified Voters of the City, for Their Consideration at the General Municipal Election to be Held in the City on the 4th Day of April 2023, a Proposition to Authorize the City to Impose a Sales Tax at the Rate of Three Percent on the Retail Sales of Adult Use Marijuana.

Alderman Stiles moved for the first reading of Bill #23-003 by short title **An Ordinance of the City of Cottleville Missouri, Submitting to the Qualified Voters of the City, for Their Consideration at the General Municipal Election to be Held in the City on the 4th Day of April 2023, a Proposition to Authorize the City to Impose a Sales Tax at the Rate of Three Percent on the Retail Sales of Adult Use Marijuana.** 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 23-003. **An Ordinance of the City of Cottleville Missouri, Submitting to the Qualified Voters of the City, for Their Consideration at the General Municipal Election to be Held in the City on the 4th Day of April 2023, a Proposition to Authorize the City to Impose a Sales Tax at the**

Rate of Three Percent on the Retail Sales of Adult Use Marijuana. Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #23-003. 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 2060 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 23-004 – An Ordinance of the City of Cottleville Missouri, Amending Chapter 210 of the Municipal Code of the City of Cottleville by Enacting a New Section 210.575; Prohibiting the Public Use of Marijuana Within the City; and Enacting a New Article XV; Prohibiting the Sale of Marijuana to Those Under Twenty-One Years Old.

Alderman Stiles moved for the first reading of Bill #23-004 by short title **An Ordinance of the City of Cottleville Missouri, Amending Chapter 210 of the Municipal Code of the City of Cottleville by Enacting a New Section 210.575; Prohibiting the Public Use of Marijuana Within the City; and Enacting a New Article XV; Prohibiting the Sale of Marijuana to Those Under Twenty-One Years Old.** Alderman Thompson seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. * **Bill No. 23-005** – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Memorandum of Understanding Between St Charles County and the City of Cottleville, Missouri, to Use Grant Funding to Design and Construction of Safety Improvements.

Alderman Stiles moved for the first reading of Bill #23-005 by short title **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Memorandum of Understanding Between St Charles County and the City of Cottleville, Missouri, to Use Grant Funding to Design and Construction of Safety Improvements.** 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 23-005. **An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Memorandum of Understanding Between St Charles County and the City of Cottleville, Missouri, to Use Grant Funding to Design and Construction of Safety Improvements.** Alderman Guccione seconded the motion. Alderman Stiles moved to vote on Bill #23-05. 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 2061 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

13. Tabled Bills or Resolutions

None.

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. 7:13 pm.

Respectfully Submitted,


Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 2-15-23



Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
WEDNESDAY, JANUARY 18, 2023**

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. He noted it was the consensus of the Board of Aldermen to update the code in regard to complying with state statutes on prohibiting the use of marijuana in public places, under 21 years of age and he has prepared those ordinances. Alderman Guccione inquired if the federal government plans to make any changes in regard to marijuana use. Mr. Weber noted he has prepared the ballot for the April election to include a 3% marijuana sales tax named Prop M similar to other cities within St. Charles County.

It was noted on tonight's agenda included another ordinance regarding correcting speed limits in the last ordinance as well as correcting the code which did not have some of them listed.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda and all other agenda items for tonight's meeting including the PUD request for the Cottages at Cottleville memory care facility who is erecting a 2nd identical new building.

Alderman Krekeler inquired about the escrow release on tonight's agenda for Cottleville Trails which was established initially for a few large parcels for the streets and utility right of way or easements to be installed. The escrows will be reestablished when they come back to replat the individual home lots to sell. It was noted maintenance escrows will also be required.

During this time Mr. Francis stated Brent Lance at 5520 St. Charles Street has made another request asking that the City of Cottleville give him the property along St. Charles Street that goes up near his front porch. Mr. Weber explained that vacating *right of way* to adjacent property owners is different from vacating or selling property *owned* by the City. Mayor Ronkoski stated it may be a park area of some kind in the future that could be for pictures since the red barn is gone that was once used for pictures of wedding parties, prom, homecoming etc. It was the consensus of the Board of Aldermen to keep the property owned by the City of Cottleville.

Mr. Francis stated a restaurant has inquired about building on the 3 acres along Highway N just west of the Batting Cage. It is listed for sale and zoned residential. It was noted the Knights of Columbus, Stone Soup Cottage, Wiese Nursery and The Batting Cage are businesses along the same stretch of Highway N. It was noted the property is in the flood plain (not the flood way) and at this time FEMA permits property to be developed in the floodplain if the structures are built above, it and meet their requirements, such as; Miralago, Rosedale, Madison, Meadow Lake, Patriot Ridge, and Columbus Pointe, etc. Alderman Stiles and Guccione stated they were interested in the project. Alderman Krekeler stated he was not in favor of allowing anything to be built on the 3 acres and it should stay as is. Alderman Krekeler further stated the area near the Batting Cages and adjacent soccer fields has some debris to be removed such as rolls of turf.

Mr. Francis stated he has contacted Mike Reiter about the two storage containers he delivered to the rear of his property at 5498 St. Charles Street to clean out the building for a remodel. Alderman Thompson stated Mr. Reiter should have asked the city first before delivering them. It was the consensus of the Aldermen to allow Mr. Reiter to use them for 60 days.

c.) Chief of Police

Chief Steve James stated the department did 1000 more enforcements in 2022 than the previous year.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided all minutes, sale tax report, change order, semiannual loan payment invoice and a list of expenditures.

Communications from Aldermen

Alderman Thompson inquired about a police call with lights flashing at the rear of Babylon recently. Chief James stated he was not aware of anything significant off the top of his head, but it could have been their alarm.

Alderman Stiles inquired about making it easier for golf carts to cross Mid Rivers Mall Drive at Cottleville Parkway to Mellow Mushroom and other businesses in that area. It was noted currently there is no sidewalk in front of the former White Castle and Mellow Mushroom. Mr. Francis stated he has been reviewing the area and looking for funding.

Communications from Mayor

Nothing at this time.

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

None.

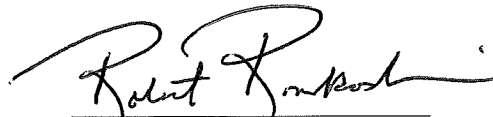
Adjournment

Alderman Guccione moved to adjourn the meeting. Alderman Stiles seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.
7:02pm.

Respectfully Submitted,



Amy C. Lewis, MRCC, CMC
City Clerk



Mayor Robert 'Bob' Ronkoski

Approval Date: 2-15-23