

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN REGULAR SESSION MINUTES**  
**WEDNESDAY, AUGUST 16, 2023**

The Board of Aldermen held their meeting on Wednesday, August 16, 2023, at City Hall located at 5490 5<sup>th</sup> Street Cottleville, Missouri.

Mayor Ronkoski called the meeting to order at 7:18 p.m.

Rich Francis, City Administrator, called roll and those present at roll were:

Alderman Guccione	Present
Alderman Colombatto	Present
Alderman Gnau	Present
Alderman Krekeler	Present

There were four (4) members present and none (0) absent.

**4. Mayor's Report**

None

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

None

**6. Public Hearing**

- A. A Public Hearing for a Conditional Use Permit to Operate a Body Piercing and Tattooing Facility at 5055 Highway N, Suite 213

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

The applicant, Dustin Berkemeier, was present and presented his request. No questions were asked from the Aldermen.

Darlene Hollister at 1416 Brittany Cove, stated she had talked with the applicant and did not have a problem with the request. However, she did ask the Aldermen to consider some type of action in the future that would limit the number of adult type of businesses in the commercial center.

Alderman Guccione moved to close item A above. Alderman Krekeler 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**

Michael Louis at 71 Scotsdale Court spoke and asked for any information that could be provided on the status of the apartments and the stop work order. City Attorney, Drew Weber, addressed the question by stating that as of August 16, no lawsuit had been filed.

**8. Consent Agenda**

Alderman Guccione moved to approve the consent agenda with the exception of Item F.1, Thrive Dispensary. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. Approval of Minutes, July 19, 2023, Work Session
- B. Approval of Minutes, July 19, 2023, Regular Session
- C. Approval of Minutes, July 19, 2023, Closed Session
- D. Approval to Pay Change Order
  - 1. Tramar Contracting, Inc, \$1,750.00, Pavement Striping
  - 2. Topcoat Asphalt Sealing Company, \$1,990.00, Legacy Park Trail Sealing
- E. Approval to Declare as Surplus Property:
  - 1. Thirteen (13) Motorola APX 6000 M2 Portable Radios
- F. Approval of Building Elevations:
  - 1. Thrive Dispensary
  - 2. Cottlevillage
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission and Staff Reports

**9. Items Removed from the Consent Agenda**

- F. Approval of Building Elevations:
  - 1. Thrive Dispensary

The architect for Thrive, Chad Hanson, asked the Aldermen for approval of a new architectural elevation. The Aldermen were not in favor of them and stated the previously approved building elevations were still required to be built. The request for a new elevation was unanimously denied.

**11. Bills for Final Passage**

- A. Bill No. 23-039 – An Ordinance of the City of Cottleville, Missouri, Adopting a Change in Benefits Under the Missouri Local Government Employees Retirement System.

Alderman Guccione moved for the second reading of Bill # 23-039 **An Ordinance of the City of Cottleville, Missouri, Adopting a Change in Benefits Under the Missouri Local Government Employees Retirement System.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 23-039. Alderman Colombatto 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 Colombatto	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

**Ordinance 2098** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 23-040 - An Ordinance of the City of Cottleville Missouri, Approving a Petition to Add Real Property to the Old Town Cottleville Community Improvements District; and Directing the City Clerk to Notify the Missouri Department of Economic Development of the Addition of Real Property to the District.

Alderman Guccione moved for the second reading of Bill # 23-040 **An Ordinance of the City of Cottleville Missouri, Approving a Petition to Add Real Property to the Old Town Cottleville Community Improvements District; and Directing the City Clerk to Notify the Missouri Department of Economic Development of the Addition of Real Property to the District.** Alderman Krekeler seconded the motion. Alderman Colombatto moved to vote on Bill # 23-040. Alderman Gnau 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 Colombatto	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea

Alderman Gnau

Yea

**Ordinance 2099** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-041 - An Ordinance of the City of Cottleville Missouri, Repealing Chapter 205 of the Municipal Code of the City of Cottleville and Enacting, in Lieu Thereof, a New Chapter 205 Regulating Animals within the City.

Alderman Guccione moved for the second reading of Bill # 23-041 **An Ordinance of the City of Cottleville Missouri, Repealing Chapter 205 of the Municipal Code of the City of Cottleville and Enacting, in Lieu Thereof, a New Chapter 205 Regulating Animals within the City.** Alderman Krekeler seconded the motion. Alderman Gnau moved to vote on Bill # 23-041. 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 Colombatto	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

**Ordinance 2100** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

## 12. Bills for Introduction

Alderman Guccione made a motion to suspend the rules and read Bill No. 23-042 and Bill No. 23-043 twice. Alderman Gnau seconded the motion. Motion carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- A. \* **Bill No. 23-042** – An Ordinance of the City of Cottleville Missouri, Re-Adopting the City's Conflict of Interest Policy for Certain Municipal Officials and Directing the City Clerk to Provide a Certified Copy to the Missouri Ethics Commission Within 10 Days of its Adoption and Approval.

Alderman Colombatto moved for the first reading of Bill No. 23-042 **An Ordinance of the City of Cottleville Missouri, Re-Adopting the City's Conflict of Interest Policy for Certain Municipal Officials and Directing the City Clerk to Provide a Certified Copy to the Missouri Ethics Commission Within 10 Days of its Adoption and Approval.** Alderman Gnau 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 #23-042 **An Ordinance of the City of Cottleville Missouri, Re-Adopting the City's Conflict of Interest Policy for Certain Municipal Officials and Directing the City Clerk to Provide a Certified Copy to the Missouri Ethics Commission Within 10 Days of its Adoption and Approval.** Alderman Colombatto seconded the motion. Alderman Guccione moved to vote on Bill # 23-042. Alderman Colombatto 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 Colombatto	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

**Ordinance 2101** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. \* **Bill No. 23-043** – 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 Vision Civil Construction, LLC for the Addition of Parking Spaces on Chestnut Street.

Alderman Guccione moved for the first reading of Bill #23-043. **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 Vision Civil Construction, LLC for the Addition of Parking Spaces on Chestnut Street.** Alderman Gnau 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 #23-043 **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 Vision Civil Construction, LLC for the Addition of Parking Spaces on Chestnut Street.** Alderman Krekeler seconded the motion. Alderman Colombatto moved to vote on Bill # 23-043. Alderman Krekeler 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 Colombatto	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea

**Ordinance 2102** passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 23-044 – An Ordinance of the City of Cottleville Missouri, Approving A Conditional Use Permit for Certain Property Located at 5055 Highway N, Suite 213, Within the C-3 General Commercial Retail District to Operate a Body Piercing and Tattooing Facility in Response to an Application Submitted by Dustin Berkemeier.

Alderman Guccione moved for the first reading of Bill #23-044. **An Ordinance of the City of Cottleville Missouri, Approving A Conditional Use Permit for Certain Property Located at 5055 Highway N, Suite 213, Within the C-3 General Commercial Retail District to Operate a Body Piercing and Tattooing Facility in Response to an Application Submitted by Dustin Berkemeier.** Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

### 13. Tabled or Emergency Bills

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

Alderman Guccione moved to adjourn the meeting. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.  
7:46 pm.

Respectfully Submitted,



Rich Francis  
City Administrator

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Bob Ronkoski

DRAFT

**CITY OF COTTLEVILLE**  
**BOARD OF ALDERMEN WORK SESSION MINUTES**  
**WEDNESDAY, August 14, 2023**

The Board of Aldermen held their meeting on Wednesday, August 16, 2023, at City Hall located at 5490 5<sup>th</sup> Street Cottleville, Missouri.

Mayor Ronkoski called the meeting to order at 6:00 p.m.

Rich Francis, City Administrator called roll and those present at roll were:

Alderman Guccione	Present
Alderman Krekeler	Present
Alderman Gnau	Present
Alderman Colombatto	Present

There were four (4) members present and none (0) absent.

Pat Nasi and Laura Lashley with Development Dynamics were present and provided an overall look at how the Old Town CID functions and the role it plays in enhancing the Old Town District.

Chad Hanson the architect for Thrive, presented a new elevation view they were proposing for the Thrive building. No questions from the Aldermen.

**Staff Reports**

A. City Attorney

Drew Weber, City Attorney provided a draft copy of the proposed Recreational Zoning District. After discussion he asked the Board to continue to review and let staff know if anyone had questions of concerns. He stated it would be on the September P&Z Commission agenda.

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:

- Thirteen Motorola Radios for Surplus Property.
- Elevations for a Thrive Dispensary
- Elevations for Cottle Village
- Agreement for parking on Chestnut Street
- Conditional Use for tattooing at 5055 Highway N, Suite 213

Discussion was held on the Cottle Village project. Rich informed the Aldermen they were not involved in approving the site plan due to it being an allowable use in the C-3 zoning district. Their role was to review the building elevations.

Discussion was held on Wade Brewer's request for the City to deed him City right of way. Discussion ended with the Aldermen suggesting it wait for thirty days to discuss it again at the next work session.

Discussion was held to discuss field revisions to the building at the Oak Street Inn and Bakery. Rich went through the items brought up and commented on a staff level they did not rise to a level requiring reapproval. However, one item will need to be brought back for approval.

C. Chief of Police

Dave McCune, Police Chief, did not have any comments.

D. City Clerk/Treasurer

No report, City Clerk absent.

**Communications from the Alderman**

None at this time.

**Communications of the Mayor**

None.

**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 Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:15 pm.

Respectfully Submitted,



Rich Francis  
City Administrator

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Bob Ronkoski