

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN REGULAR SESSION MINUTES  
WEDNESDAY, JULY 19, 2023**

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 7:05 p.m.

Amy C. Lewis, City Clerk called roll and those present at roll call were:

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

There were four (4) Aldermen present and zero (0) absent.

**Mayor's Report**

Mayor Ronkoski recognized the coloring contest winner for ages 4-7, which was Alexis Garrett.

**Board of Aldermen's Report**

None.

**Public Hearings**

A. Public Hearing to Amend the Old Town Cottleville Community Improvement District Limits.

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

Susan Brewer, 10 Upper Whitmoor Drive Weldon Spring spoke to the Mayor and Board of Aldermen regarding her request for information regarding the Old Town Community Improvement District which is within the City Limits of Cottleville. Staff noted that the CID often works with the City but it is a separate government entity and is managed by a professional company, Development Dynamics out of O'Fallon, Mo. She further inquired why the Public-School House location wanted to be added to the Community Improvement as this time. It was noted the city previously noticed the Public Schoolhouse was not officially within the CID but had been paying sales tax into the CID. Bill 23-40 would officially bring the Public School House into the CID boundaries.

Alderman Gnau moved to close the public hearing. Alderman Colombatto seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

**Citizen Petitions and Public Comments**

None.

**Consent Agenda**

Alderman Guccione moved to approve the balance consent agenda. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and zero (0) abstentions.

Alderman Guccione moved to remove item E from the consent agenda. Alderman Krekeler seconded the motion.

Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and zero (0) abstentions. The consent agenda is as follows:

- A. Approval of Minutes, June 21, 2023, Work Session
- B. Approval of Minutes, June 21, 2023, Regular Session
- C. Approval of Minutes, June 21, 2023, Closed Session
- D. Approval To Pay Change Order:
  - 1. Kolb Grading LLC, \$62,241.69, City Hall Parking Spaces
- E. Approval of Revised Building Elevations:
  - 1. Thrive Dispensary
- F. Acknowledgment of Paying:
  - 1. Missouri Transportation Finance Corporation for the Reconstruction & Elevation of Highway N per Ordinance 1534, Payment 7 of 10, \$96,869.67
  - 2. First Community State Bank City Hall & PD Semi Annual Loan Payment 2020 Refinance per Ordinance 1847, Payment 6 of 32 \$362,000.00
- G. Approval of Annual Dispatching Payment to City of Lake St Louis, \$81,000.00
- H. Approval of Expenditures/ Acknowledgement of any Financial Information
- I. Boards, Commission and Staff Reports

#### **Items Removed from the Consent Agenda**

Gorgi Naumovski with Thrive spoke to the Board of Aldermen regarding his building elevations and remaining punch list items. He stated he was not aware of the approved elevation requirements. There was some discussion back and forth regarding the differences in approved elevations and how it looked today. It was the consensus that improvements need to be made to the elevation as originally proposed.

Alderman Krekeler moved to table item E. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and zero (0) abstentions.

#### **Resolutions**

None.

#### **Bills for Final Passage**

Bill No. 23-037 -An Ordinance of the City of Cottleville Missouri, Annexing an Adjacent Portion of Olendorf Avenue into the City.

Alderman Guccione moved for the second reading of Bill 23-037. **An Ordinance of the City of Cottleville Missouri, Annexing an Adjacent Portion of Olendorf Avenue into the City.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill #23-037. 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 Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Colombatto	Yea

Ordinance 2096 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bill No. 23-038 - An Ordinance of the City of Cottleville Missouri, Annexing Adjacent Property Comprised of a Portion of Olendorf Avenue and the Lot Commonly Known and Numbered as 25 La Cotte Avenue into the City.

Alderman Guccione moved for the second reading of Bill 23-038. **An Ordinance of the City of Cottleville Missouri, Annexing Adjacent Property Comprised of a Portion of Olendorf Avenue and the Lot Commonly Known and Numbered as 25 La Cotte Avenue into the City.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill #23-038. 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 Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Colombatto	Yea

Ordinance 2097 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

### **Bills for Introduction**

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 first reading of Bill #23-039 by short title **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. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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 first reading of Bill #23-040 by short title **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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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 first reading of Bill #23-041 by short title **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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

### **Tabled Bills or Resolutions**

None.

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

None.

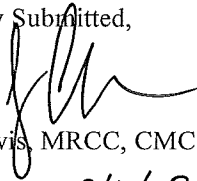
**Comments Pertaining to Closed Session**

None.

**Adjournment of Meeting**


Alderman Colombatto 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. 7:42 pm.

Respectfully Submitted,



Amy C. Lewis, MRCC, CMC City Clerk

Approval Date: 8/16/23

  
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Mayor Robert "Bob" Ronkoski

**CITY OF COTTLEVILLE  
BOARD OF ALDERMEN WORK SESSION MINUTES  
WEDNESDAY, JULY 19, 2023**

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 Gnau	Present
Alderman Krekeler	Present
Alderman Guccione	Present
Alderman Colombatto	Present

There were four (4) Aldermen present and zero (0) absent.

**Staff Reports**

a.) City Attorney

Motion was made by Alderman Guccione, seconded by Alderman Gnau to go into closed session at 6:00p.m., pursuant to 610.021 RSMo Ligation. Amy Lewis, City Clerk called roll:

Alderman Colombatto	Yea
Alderman Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea

On motion of Alderman Gnau seconded by Alderman Guccione the Board voted to exit the closed session and return to the open meeting at 7:12pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

b.) City Administrator & Public Works Director

Rich Francis, City Administrator, reviewed the consent agenda and all other agenda items for tonight's meeting with the Board of Aldermen. Mr. Francis noted the City noticed the Public Schoolhouse was not officially within the CID but had been paying sales tax into the CID. Therefore bill 23-40 on tonight's agenda would officially bring the Public School House into the CID boundaries. Mr. Francis provided a picture of the approved Thrive building elevations and the picture of the building as it is now. He stated the owner of Thrive would be here tonight. Mr. Francis further reviewed items such as police dispatching renewal, an employee lagers contribution change that would be comparable to other Cities, county animal control, and the coloring contest winner who will be here tonight. Mr. Francis also provided a map of the concrete slab repair and replacement project that will take place in Colonial Greene soon which will require some temporary street closures.

Mr. Francis reported the Soctt Gallagher soccer park in Cottleville is under contract and will be sold. It was the consensus of the Aldermen to move forward with creating a new recreational type zoning district allowing them to have food and drink.

Mr. Francis also reviewed with the Board of Alderman some changes that may be forthcoming to the waste hauling services contract in 2025 that the City of St. Peters has just notified the City of Cottleville of.

Some discussion was held on revisions that may be coming in regard to the previously approved villa section of Cottleville Trails that could include farmhouse style buildings, pastures, fencing, more green space, another water/lake feature etc.

Mr. Francis inquired about purchasing a large commercial metal Christmas tree for the old town Cottleville area due to a resident request. It was noted it would range from \$20,000-40,000.00 due to quality and size. It was noted that a 14-foot smaller lighted tree has been purchased and will be erected by the clock tower area. It was the consensus of the Alderman not to move forward with purchasing another large tree at this time for that price.

c.) Chief of Police

Chief McCune was absent from the meeting.

d.) City Clerk/Treasurer

Amy Lewis, City Clerk/Treasurer, provided minutes, an updated sales tax chart, and a list of expenditures.

**Communications from Aldermen**

Nothing further.

**Communications from Mayor**

None.

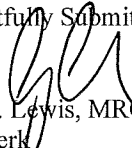
**Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo**

Not at this time.

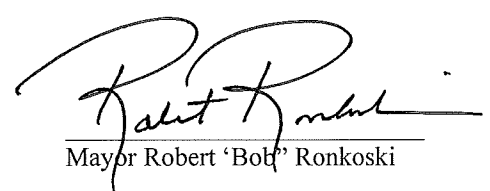
**Adjournment**

Alderman Guccione moved to adjourn the meeting. Alderman Gnau 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, MRECC, CMC  
City Clerk

Approval Date: 8/16/23

  
Mayor Robert 'Bob' Ronkoski