

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY JUNE 18, 2025

The Board of Aldermen held their meeting in the City Hall boardroom located at 5490 5th Street Cottleville, Missouri.

Mayor Stephen Thompson called the meeting to order at 7:04 p.m and the pledge of allegiance was recited.

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

Alderman Guccione	Present
Alderman Holt	Present
Alderman Gnau	Present
Alderman Krekeler	Present

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

Mayor's Report

- a. Proclamation Honoring Chief Skip Stephens.

Mayor Thompson read a proclamation aloud honoring retired Cottleville Fire Chief who was recently appointed the SCCAD CEO.

- b. Planning & Zoning Commission Appointment: Stanley Enloe

Mayor Thompson announced this appointment is a 3-year commitment. Alderman Krekeler moved to approve the above appointment. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Board of Aldermen's Report

Nothing at this time.

Public Hearings

None.

Citizen Petitions and Public Comments

Luke Propst of 6024 St Charles Street stated he was in favor of tonight's bills approving the new PUD agreement and amenities package for Cottleville Trails.

Dawn Rowe of 9088 Camino Trail stated she was also in favor of tonight's bills approving the new PUD agreement and amenities package for Cottleville Trails and would like to move forward with approval.

Russell Cronan of 7020 Canyon Trek Trail thanked those for volunteering their time to come to an agreement and that he approves of revisions to the PUD agreement and amenities package for Cottleville Trails as well.

Joe Hessel of 5002 Pacific Crest Trail stated he would like to end the residents suffering by approving the new PUD agreement and amenities package for Cottleville Trails.

Sam Dieckhaus of 7008 Canyon Trek Trail stated he has recently been elected to the Cottleville Trails HOA and stands by the new PUD agreement and amenities package for Cottleville Trails. He further stated he doesn't know why it should not get approved.

Elizabeth Lum of 7711 Carondelet stated she represents the applicant and stated they have brought forth an improved plan that is reasonable and works with bigger pools, longer driveways, more parking, preserves the bridge corridor and more.

Jeff Kolb of 420 Wolfrum Road stated he was the applicant and apologized but was ready to move forward and requested support for this amended PUD and amenities plan. He further mentioned no HOA fees have been spent on making any revisions.

Consent Agenda

- A. Approval of Minutes, May 21, 2025, Work Session
- B. Approval of Minutes, May 21, 2025, Regular Session
- C. Approval of Minutes, June 10, 2025, Special Meeting - Regular Session
- D. Approval of Minutes, June 10, 2025, Special Meeting - Closed Session
- E. Approval of Minutes, June 10, 2025, Special Work Session Meeting
- F. Acknowledgement of or Approval to Purchases/Pay:
 - a. Award of the low bid for street paint re-stripping to Everline Coatings and Services in the amount of \$12,233.
- G. Approval of Expenditures / Acknowledgement of any Financial Information
- H. Boards, Commission, and Staff Reports

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

Items Removed from the Consent Agenda

None.

Resolutions

- A. Resolution No. 25-04 – A Resolution of the City of Cottleville, Missouri, Adopting an Official Meeting Invocation Policy.

Alderman Krekeler moved to approve the above resolution. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Final Passage

- A. Bill No. 25-011 – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat, a Re-subdivision of Lot A of SLSC Midrivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304. (St. Charles Engineering & Surveying Inc., Applicant)

Alderman Gnau moved for the second reading of Bill # 25-011. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat, a Re-subdivision of Lot A of SLSC Midrivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304.** Alderman Holt seconded the motion. Alderman Gnau moved to vote on Bill # 25-011. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2204 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-012 – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 “College General Commercial Subdistrict” & SD/C-PO “College Park and Open Space Subdistrict” to RD “Recreational District”. (“Vetta Woodlands”, Project Name; Woodlands Parkway LLC, Applicant)

Alderman Guccione moved for the second reading of Bill # 25-012. **An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 “College General Commercial Subdistrict” & SD/C-PO “College Park and Open Space Subdistrict” to RD “Recreational District”.** Alderman Gnau seconded the motion. Alderman Krekeler moved to vote on Bill # 25-012. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2205 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-013 – An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) “outdoor soccer fields, with lights” at 2 Woodlands Parkway, in Cottleville, MO 63376. (“Vetta Woodlands”, Project Name; Woodlands Parkway LLC, Applicant)

Alderman Holt moved for the second reading of Bill # 25-013. **An Ordinance of the City of Cottleville, Missouri, Approving the Conditional Use Permit (CUP) “outdoor soccer fields, with lights” at 2 Woodlands Parkway, in Cottleville, MO 63376.** Alderman Gnau seconded the motion. Alderman Holt moved to vote on Bill # 25-013. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2206 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-014 – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek. (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant)

Alderman Guccione moved for the second reading of Bill # 25-014. **An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 25-014. 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 Guccione	Yea
Alderman Krekeler	Yea

Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2207 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- E. Bill No. 25-015 – An Ordinance of the City of Cottleville, Missouri, Approving the Request to Vacate a portion of Cottleville Trails Drive right-of-way located on Outlot 5 (Village H, the “Cul-de-Sac”) as shown on page 2 of Cottleville Trails Plat One by the City of Cottleville, Missouri. (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant)

Alderman Guccione moved for the second reading of Bill # 25-015. **An Ordinance of the City of Cottleville, Missouri, Approving the Request to Vacate a portion of Cottleville Trails Drive right-of-way located on Outlot 5 (Village H, the “Cul-de-Sac”) as shown on page 2 of Cottleville Trails Plat One by the City of Cottleville, Missouri.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 25-015. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2208 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- F. Bill No. 25-016 – An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto. (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant)

Alderman Guccione moved for the second reading of Bill # 25-016. **An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 25-016. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2209 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- G. Bill No. 25-017 – An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Final Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto. (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant)

Alderman Krekeler moved for the second reading of Bill # 25-017. **An Ordinance of the City of Cottleville, Missouri, Approving the Partial Amendment to the Planned Urban Development (PUD) Final Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road and matters related thereto.** Alderman Gnau seconded the motion. Alderman Guccione moved to vote on Bill # 25-017. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2210 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

H. Bill No. 25-018 – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute an Amended Intergovernmental Cooperation Agreement by and between the City of Lake Saint Louis, Missouri, a political subdivision of the State of Missouri, and the City of Cottleville, Missouri a political subdivision of the State of Missouri.

Alderman Guccione moved to table Bill 25-018 indefinitely. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Bills for Introduction

- A. Bill No. 25-022 - An Ordinance of the City of Cottleville, Missouri, Deleting Table III-A of Schedule III, Title III, of the Municipal Code of the City of Cottleville, Missouri, and Enacting, In Lieu Thereof, a New Table III-A of Schedule III, Title III; Prohibiting Parking along a Certain Stretch of Highway N Between Wiess Road and the City's Western Boundary of Highway N Right-of-way.

Alderman Gnau moved to suspend the rules for Bills 25-022, 25-023, 25-024. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau moved for the first reading of Bill No. 25-022. **An Ordinance of the City of Cottleville, Missouri, Deleting Table III-A of Schedule III, Title III, of the Municipal Code of the City of Cottleville, Missouri, and Enacting, In Lieu Thereof, a New Table III-A of Schedule III, Title III; Prohibiting Parking along a Certain Stretch of Highway N Between Wiess Road and the City's Western Boundary of Highway N Right-of-way.** 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 # 25-022. **An Ordinance of the City of Cottleville, Missouri, Deleting Table III-A of Schedule III, Title III, of the Municipal Code of the City of Cottleville, Missouri, and Enacting, In Lieu Thereof, a New Table III-A of Schedule III, Title III; Prohibiting Parking along a Certain Stretch of Highway N Between Wiess Road and the City's Western Boundary of Highway N Right-of-way.** Alderman Gnau seconded the motion. Alderman Gnau moved to vote on Bill # 25-022. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2211 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-023 – An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Donation Agreement with DCM Land, LLC, Related to Certain Stones, Lumber, and Steel Materials from the Original St. Charles Street Bridge Traversing Over Crooked Creek.

Alderman Guccione moved for the first reading of Bill No. 25-023. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Donation Agreement with DCM Land, LLC, Related to Certain Stones, Lumber, and Steel Materials from the Original St. Charles Street Bridge Traversing Over Crooked Creek.** Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Gnau moved for the second reading of Bill # 25-023. **An Ordinance of the City of Cottleville, Missouri, Authorizing the Execution of a Donation Agreement with DCM Land, LLC, Related to Certain Stones, Lumber, and Steel Materials from the Original St. Charles Street Bridge Traversing Over Crooked Creek.** Alderman Guccione seconded the motion. Alderman Holt moved to vote on Bill # 25-023. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2212 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-024 – An Ordinance of the City of Cottleville, Missouri, Deleting Section 110.170.A of the Municipal Code of the City of Cottleville, Missouri, in its Entirety and, in Lieu Thereof, Enacting a New Section 110.070.A.; Governing Regular Meeting and Work Session Start Times.

Alderman Guccione moved for the first reading of Bill No. 25-024. **An Ordinance of the City of Cottleville, Missouri, Deleting Section 110.170.A of the Municipal Code of the City of Cottleville, Missouri, in its Entirety and, in Lieu Thereof, Enacting a New Section 110.070.A.; Governing Regular Meeting and Work Session Start Times.** 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 # 25-024. **An Ordinance of the City of Cottleville, Missouri, Deleting Section 110.170.A of the Municipal Code of the City of Cottleville, Missouri, in its Entirety and, in Lieu Thereof, Enacting a New Section 110.070.A.; Governing Regular Meeting and Work Session Start Times.** Alderman Krekeler seconded the motion. Alderman Guccione moved to vote on Bill # 25-024. 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 Guccione	Yea
Alderman Krekeler	Yea
Alderman Gnau	Yea
Alderman Holt	Yea

Ordinance 2213 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

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 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.
7:39 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

DRAFT

CITY OF COTTLEVILLE
BOARD OF ALDERMEN WORK SESSION MINUTES
JUNE 18, 2025

The Board of Aldermen held their meeting at City Hall located at 5490 5th Street Cottleville, Missouri.

Mayor Thompson called the meeting to order at 5:30p.m.

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

Alderman Guccione	Present
Alderman Krekeler	Present
Alderman Gnau	Present
Alderman Holt	Present

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

Staff Reports

A. City Administrator

During this time, Michael Padella, City Administrator, updated the Board of Aldermen on all agenda items including the consent agenda items. It was noted Everline will be striping Weiss Road and a portion will be reimbursed from E. Meier due to an asphalt sealer spill last year. As requested by Mayor Thompson the City Attorney has prepared a prayer policy which is on tonight's agenda as Resolution 25-04. It was noted someone from the public wishing to provide an invocation at the beginning of a Board of Aldermen meeting would be allowed to do so once per 12-month period.

During this time the Mayor and Board of Aldermen discussed the amended PUD and the amenity changes to the Cottleville Trails Subdivision which is on for a final reading tonight. It was noted there is no code relating to exactly how many lounge chairs a public pool should have or how big a pavilion should be etc. Mr. Padella stated the City looked at the County's pool regulations, who provides health inspections for area public pools, and it was noted the required number of lounge chairs was comparable. Mr. Padella provided a list of 14 comments he received from Cottleville Trail residents of which 13 were in favor of the amendments. A staff memo from the City Engineer was also provided to the Board of Aldermen in May and again in June clarifying the changes and responding to various questions.

It was noted that tonight's agenda includes an ordinance for no parking signs to be permanently installed on Highway N between Wiese Road and the western boundary of the City. It was further noted O'Fallon has done the same on their portion of the Highway. In addition, there is an ordinance on tonight's agenda for a donation agreement with the City for the remaining materials of the original historical bridge that was once over Crooked Creek at St. Charles Street. Lastly, Mr. Padella that reported on tonight's agenda includes an ordinance amending the code allowing some flexibility to the start time for the Board of Aldermen meetings.

B. Police Chief

Chief Dave McCune was present for the meeting. Chief McCune provided a sound test that he did at Frankie Martin Garden over the weekend on Friday and Saturday nights while they had live bands. It was noted each reading was taken over a 2 minute period at eight different locations on their property at 3 different times. However, all readings were consistent and remained within or near OSHA recommendations. Chief McCune stated therefore, further away at residential properties the decibel levels would be further reduced. However, continued monitoring will occur. Mr. Padella noted Staff plans to have a meeting with local business owners who provide live outdoor entertainment to discuss the matter. The Mayor stated the intent is not to change the code regarding live music but rather encourage the businesses to keep sound levels down on their own.

C. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer – provided a bill list, and minutes. Mrs. Lewis also stated City Staff are still working on the new website and that she expects training on maintaining the new website to begin in late July.

D. City Attorney

Drew Weber, City Attorney was present for the meeting. Mr. Weber stated some of the recent code changes discussed at the previous work session would be on the August Planning and Zoning meeting as well as the August Board of Aldermen meeting.

Motion was made by Alderman Guccione, seconded by Alderman Krekeler go into closed session at 6:20 p.m., pursuant to 610.021 RSMo Litigation. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. Amy Lewis, City Clerk called roll:

Alderman Gnau	Yea
Alderman Guccione	Yea
Alderman Krekeler	Yea
Alderman Holt	Yea

On motion of Alderman Guccione seconded by Alderman Krekeler the Board voted to exit the closed session and return to the open meeting at 7:00 pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Communications from the Alderman

Nothing at this time.

Communications of the Mayor

Nothing further.

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 Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions. 7:00 pm.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC
Approval Date: _____

Mayor Stephen Thompson