

CITY OF COTTLEVILLE
BOARD OF ALDERMEN REGULAR SESSION MINUTES
WEDNESDAY, JULY 23, 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 7:06 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 Jeff Britton, Owner of The Dive Bar.

During this time Mayor Thompson read and presented a proclamation to Jeff Britton the Owner of The Dive Bar in Cottleville.

B. Old Town Community Improvement District (CID) Board Appointments:

Reappoint – Steve Lierman (4-year term)

Appointment to fill unexpired term – Micheal Padella (Term expires 04/17/27)

New Appointment – Stephen Thompson (4-year term)

New Appointment – Aimee Anderson (4-year term)

Alderman Krekeler moved to approve the above appointments. 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

Susan Brewer, 5210 Highway N and 5525 Oak Street spoke regarding the vendor permits and commented on things such as health inspections, taxes collected and area small business selling similar items.

Terry Hogan 399 Weiss Road spoke to the Mayor and Board of Aldermen regarding motorized bikes on sidewalk and driving erratically by under aged drivers. He also mentioned most "side by sides" are safer than golf carts and he would like to be able to drive them on streets (not trails and sidewalks tho). Mayor Thompson mentioned the City of Wentzville is considering the same.

Consent Agenda

A. Approval of Minutes, June 18, 2025, Work Session

B. Approval of Minutes, June 18, 2025, Work Session - Closed Session

C. Approval of Minutes, June 18, 2025, Regular Session

D. Acknowledgement of or Approval to Purchases/Pay:

a. Acknowledgement of \$96,869.67 payment to the Missouri Transportation Finance Corporation for the Reconstruction & Elevation of Hwy N per Ordinance No. 1534, payment 9 of 10.

b. Acknowledgement of \$363,434.93 payment to First Community State Bank for Semi Annual Loan Payment 2020 Refinance per Ordinance No. 1847, payment 10 of 32.

c. Authorize Task Order with Cochran Engineering for Professional Services to Evaluate and Design Lohmar Lane Sidewalk and Pedestrian Crossing Improvements in the amount of \$27,555.

E. Approval of Expenditures / Acknowledgement of any Financial Information Acknowledgement of FY 2023 Audited

Alderman Guccione moved to approve the above consent agenda. Alderman Gnau 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. 25-05 – A Resolution of the Board of Aldermen of the City of Cottleville, Missouri, Referring to the Planning and Zoning Commission Consideration of a Moratorium on the Acceptance and Review of Applications for the Rezoning of Property to Planned Unit Development (PUD) in the City Pending the Commission's Study and Review of Policies, regulations, and Standards Pertaining Thereto; and Directing the City Clerk to Schedule a Public Hearing Before the Planning and Zoning Commission to Consider the Same.

Alderman Holt moved to approve the above resolution. Alderman Krekeler seconded the motion. Motion carried by affirmative votes of two (2) Aldermen and one (1) yes vote from Mayor Stephen Thompson. There were two (2) nay votes and no abstentions.

Bills for Final Passage

None.

Bills for Introduction

- A. Bill No. 25-025 – An Ordinance of the City of Cottleville, Missouri, Amending Various Sections of Chapter 630 of the Municipal Code of the City of Cottleville, Related to Mobile Vendors. (Modifies certain regulations for “mobile vendors”.)

Alderman Guccione moved for the first reading of Bill # 25-025. **An Ordinance of the City of Cottleville, Missouri, Amending Various Sections of Chapter 630 of the Municipal Code of the City of Cottleville, Related to Mobile Vendors. (Modifies certain regulations for “mobile vendors”.)** Alderman Holt seconded the motion. Alderman Holt moved to vote on Bill # 25-025. Alderman Krekeler seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- B. Bill No. 25-026 - 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 Francis Howell R-III School District for School Resource Officer (SRO) Services.

Alderman Gnau moved for the first reading of Bill No. 25-026. **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 Francis Howell R-III School District for School**

Resource Officer (SRO) Services. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Alderman Holt moved for the second reading of Bill # 25-026. **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 Francis Howell R-III School District for School Resource Officer (SRO) Services.** Alderman Guccione seconded the motion. Alderman Guccione moved to vote on Bill # 25-026. Alderman Holt 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 2214 passed by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- C. Bill No. 25-027 – An Ordinance of the City of Cottleville, Missouri, Amending Subsection (B) of Section 510.280 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection (B) of Section 510.280; Regulating Grading Permit Escrow Requirements.

Alderman Holt moved for the first reading of Bill No. 25-027. **An Ordinance of the City of Cottleville, Missouri, Amending Subsection (B) of Section 510.280 of the Municipal Code of the City of Cottleville, Missouri, by Deleting it in its Entirety, and, In Lieu Thereof, Enacting a New Subsection (B) of Section 510.280; Regulating Grading Permit Escrow Requirements.** Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

- D. Bill No. 25-028 - An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Professional Services Agreement by and Between the City of Cottleville, Missouri and PGAV Planners for Comprehensive Planning Services.

Alderman Gnau moved for the first reading of Bill No. 25-028. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Professional Services Agreement by and Between the City of Cottleville, Missouri and PGAV Planners for Comprehensive Planning Services.** 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 second reading of Bill # 25-028. **An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Professional Services Agreement by and Between the City of Cottleville, Missouri and PGAV Planners for Comprehensive Planning Services** Alderman Guccione seconded the motion. Alderman Gnau moved to vote on Bill # 25-028. 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 2215 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 Gnau 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
City Clerk, MRCC, CMC

Approval Date: _____

Mayor Stephen Thompson

CITY OF COTTLEVILLE

BOARD OF ALDERMEN WORK SESSION MINUTES

July 23, 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, proclamation and board appointments. Discussion was held regarding evaluating and designing a sidewalk connection and pedestrian crossing on Lohmar Lane with Cochran Engineering. Some direction was given regarding adding additional sidewalks in the area to the project. It was noted that a strategic planning meeting will be scheduled in the future to cover a variety of topics for the Board to consider. Mr. Padella reviewed the vendor license ordinance on tonight's agenda along with some history and complications on the matter. However, it was noted the goal was to reduce "red tape" and make it a simpler process for vendors in turn encouraging markets and events featuring them.

In addition, it was noted on tonight's agenda that there is a new SRO agreement with Francis Howell School District providing for 3 rather than 2 school resource officers. It was further noted this agreement would need to be implemented before school starts.

Also on tonight's agenda is an agreement with PGAV to update the City's comprehensive plan at a cost of approximately \$110,000.00. Staff is requesting two readings so the process of doing the update can get started right away. Some discussion was held regarding providing a development moratorium in conjunction with the comp planning process. However, it was noted that people's property rights should be considered, and the moratorium should be specific to certain types of development and for a specific duration, which the current proposed moratorium does.

Alderman Holt moved to suspend the rules for Bills 25-026 and 25-028. Alderman Gnau seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

At this time Mr. Padella began reviewing some non-agenda items such as the 2025 St. Charles County Highway Department Maintenance Plan, reclassification of single owner multi family properties to commercial for the purpose of solid waste collection service allowing them to choose their own provider. A lengthy discussion was held regarding motorized bikes. Chief McCune stated he has done some research on the matter and noted you must be 16 years of age to drive them on the streets, and they are not permitted on the sidewalks. However, there is some gray areas that are still being sorted out at the state and local municipalities levels due to an increase in use throughout the entire region not just Cottleville. It was the consensus of the Aldermen not to rule out e- bikes with peddles.

Alderman Krekeler moved to recess the work session meeting at 6:58pm to begin the regular meeting at 7:00pm. Alderman Holt seconded the motion. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

The Mayor and Board of Aldermen went back into the work session meeting at 7:43pm after adjourning the regular session meeting. Some discussion was held regarding a 6-month moratorium on multifamily versus new residential or PUD. It was noted moratoriums would require public hearings before Planning and Zoning followed by the Board of Aldermen which could allow time to update the comp plan, slow down development, review traffic and storm water matters, in the opinion of some Aldermen. Others stated it could be seen as a broad stroke of power reducing the property rights of property owners.

Mr. Padella continued to review some non-agenda items such as reducing the Fireworks discharge period which is currently June 20th until July 5th which coincides with the City's fireworks sales tents. Mr. Padella stated he would research what neighboring cities are doing. He also reviewed the City's requirement for property owners to mow the city right of way to the edge of the street. However, in some cases outside of subdivisions it can be very large.

In addition, Mr. Padella, reviewed and noted some draft ordinances for some changes that have been discussed that will be coming in the following months such as fence permits, escrows, conditional use permit time frames, shipping containers, parking space requirements for senior living and medical offices, archway signage and more.

Lastly, Mr. Padella reminded the Mayor and Board of Aldermen of the following dates:
Hosting a portion of the MML Annual Conference on 9/14.
National Purple Heart Day on 8/7.
Celebrating America 250th Anniversary in 2026 in conjunction with a Revolutionary War Memorial plaque or stone.

B. Police Chief

Chief Dave McCune was present for the meeting. Nothing further at this time.

C. City Clerk/Treasurer

Amy Lewis, City Clerk - Treasurer – provided a bill list, 2023-year end audit report, sales tax chart and minutes.

D. City Attorney

Drew Weber, City Attorney, was present for the meeting.

Motion was made by Alderman Guccione, seconded by Alderman Gnau to go into closed session in the conference room at 8:34 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 Holt, the Board voted to exit the closed session and return to the open meeting in the Board Room at 9:45pm. Motion was carried by affirmative votes of four (4) Aldermen. There were no nay votes and no abstentions.

Communications from the Alderman

Alderman Johnny Gnau requested the sidewalk in front near 5208 and 5210 Highway N needs some attention where an old driveway approach remains and is a tripping hazard.

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 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.
9:46 pm.

Respectfully Submitted,

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

Mayor Stephen Thompson