

03-09-2026

How Current State Legislation Could Affect Cottleville

As your mayor, I want you to know not just what is happening in Jefferson City, but what it could mean for Cottleville’s future. Our city is growing quickly, and the decisions made at the Capitol will shape how we fund services, manage growth, and maintain the quality of life that drew so many of us here.

Our Growth and Our Budget

Cottleville has been one of the fastest-growing communities in St. Charles County, which brings both opportunity and pressure on our streets, parks, public safety, and utilities. To keep up, we rely heavily on a mix of local sales taxes, including dedicated taxes for capital improvements and parks/stormwater, rather than high property taxes.

That structure works well for a small, growing city with a strong commercial base—but it also makes us sensitive to statewide changes in how Missouri taxes income, sales, and property.

Income Tax Phase-Out and Local Sales Taxes

One of the biggest proposals moving in Jefferson City would gradually eliminate Missouri’s individual income tax and replace that revenue by expanding the state sales tax base. At the same time, the proposal would require cities like Cottleville to roll back local tax rates so that we do not collect additional revenue from that expanded tax base.

For Cottleville, that means we could see long-term limits on how much our revenue can grow, even as our population and infrastructure needs increase. This is why your city leaders constantly advocate and raise concerns and as well work with business groups and service organizations to better understand the effects.

Annexation, Zoning, and Our Future Map

Several bills would change how cities annex unincorporated areas and how we regulate different types of housing. One proposal would redefine what counts as “contiguous and compact” territory for annexation, which affects how cities like Cottleville can grow into nearby unincorporated St. Charles County over time.

Another bill would limit the ability of cities to regulate manufactured housing through zoning. This matters because we are in the middle of updating our comprehensive plan and working carefully to match land use, infrastructure, and neighborhood character across Cottleville. If state law significantly narrows our local zoning tools, it makes that planning work more challenging.

Project Costs, Design-Build, and Public Works

Several bills directly impact how we deliver projects and how much they cost. A proposal in the Senate would require cities, counties, and MoDOT to reimburse cable and broadband companies when we ask them to move lines in the public right-of-way for a road, sidewalk, or other public project. Even when limited to labor costs, this could increase the price tag of local improvements.

On the positive side, legislation to expand “progressive design-build” would give Cottleville more flexible ways to design and construct projects, especially for water, wastewater, and other large infrastructure work. That approach can shorten timelines and improve coordination, which is important in a high-growth community like ours.

Property Taxes, Assessments, and Your Bill

Several bills address reassessment, caps on inflationary growth, and Hancock rollback calculations. While Cottleville’s local property tax rates are relatively modest compared to many communities, tighter state-level limits on growth from reassessment could make it harder for us to keep up with rising costs over time.

For residents, these changes may sound attractive in the short term, but it is important to understand the trade-offs: constraints at the state level can limit what local voters and elected officials decide is best for Cottleville’s services, streets, and public safety in the future.

Why I’m Sharing This and What Comes Next

I share this level of detail because I believe you deserve transparency about how state policy choices intersect with our local priorities. Cottleville is actively planning for its future through a new comprehensive plan, community engagement, and careful budgeting. State laws on taxes, annexation, zoning, and infrastructure either strengthen or weaken our ability to carry out that work on your behalf.

In the coming weeks, I will continue working with our neighboring cities to make sure Cottleville’s voice is heard. I will also keep you updated as major proposals move forward so you can see clearly how they may affect your neighborhood, your tax bill, and the services you rely on.

If you have questions about any of these bills or how they relate to our city’s finances, planning, or long-term vision, please reach out. Your feedback guides the decisions we make today for Cottleville’s tomorrow.

03.04.2026

From Historic Crossroads to a Vibrant Future: A Message from Your Mayor

Welcome to the inaugural post of the Cottleville Mayor's Blog. This new digital space is designed to keep you connected, informed, and inspired by our collective progress.

To look forward, we must first look back. Our story is one of resilience and remarkable evolution.

Our Roots: The Spirit of the Trail

Cottleville wasn't built overnight; it was forged by pioneers. Founded in the mid-1800s, our city served as a vital stop for those traveling the Boone's Lick Road. We were a town of blacksmiths, general stores, and hardworking families who understood that community wasn't just a place you lived, it was a promise you kept to your neighbors.

For over a century, we remained a quiet, charming secret in St. Charles County. We held onto our small-town heart even as the world around us began to move faster.

Transformation: Growing with Purpose

Today, Cottleville is no longer a "hidden gem", we are a destination. We have successfully transitioned from a sleepy historic village to one of the region's most vibrant, sought-after communities.

Economic Vitality: Our downtown area buzzes with local entrepreneurs, unique eateries, and flourishing businesses.

Quality of Life: From the interconnected golf cart paths to our beautiful parks, we have redefined what "walkable" looks like in the suburbs.

Community Spirit: Whether it's the St. Paddy's Day gathering or a Friday night at the Legacy Park, our identity is rooted in celebration and togetherness.

Navigating the Challenges

Progress, however, is not without its growing pains. We face the modern challenges of managing infrastructure in a high-growth area, ensuring top-tier public safety, and maintaining our historic charm while welcoming necessary modernization. Growth requires a delicate balance. It means making tough decisions today so that the Cottleville of 2050 is just as enchanting as the Cottleville of 1850.

The Road Ahead: Why I'm Inspired

What inspires me most isn't the new pavement or the storefronts; it's you.

I see neighbors helping neighbors all the time. I see business owners collaborating rather than competing. I see a community deeply proud of its past but even more excited for its future.

We are writing the next chapter of Cottleville right now. This blog will be a place to track that progress, share our wins, and tackle our hurdles with transparency.

Thank you for choosing to call Cottleville home.

