

CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA FOR WORK SESSION
June 17, 2026, 5:30 PM
City Hall Board Chambers
5490 Fifth Street
Cottleville, Missouri 63304

- 1) Call Meeting to Order
- 2) Roll Call
- 3) Staff Reports:
 - i) City Administrator
 - ii) Police Chief
 - iii) City Clerk/Treasurer
 - iv) City Attorney
 - (1) Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021 RSMo.
- 4) Communications from the Aldermen
- 5) Communications from the Mayor
- 6) Miscellaneous
- 7) Adjournment of Meeting

Posted by: _____ (Name)

this 15 day of June, 2026 at 1:52 a.m. / p.m.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA REGULAR MEETING
Wednesday, June 17, 2026, at 7:00 PM
City Hall Board Chambers
5490 Fifth Street, Cottleville, Missouri 63304**

NOTICE IS HEREBY GIVEN: The Regular Board of Aldermen Meeting will be in person at 5490 Fifth Street, Cottleville, MO 63304. Also, the public can attend virtually by video-conference and/or audio-conference call. You may attend the meeting on a desktop, laptop, mobile device, or telephone by following the instructions below. Note, if you attempt to join the virtual meeting and are unable to or join but the meeting ends prematurely, there may be technical issues, we suggest you try to reconnect/rejoin the virtual meeting again. If issues persist, please contact the City Administrator at michael.padella@cityofcottleville.com.

Link to join Zoom Video-Conference Meeting:

<https://zoom.us/j/93923536080?pwd=3n0yflrELFhUt5b8vv6bm0A9w79pSv.1>

Meeting ID: 939 2353 6080

Meeting Passcode: 434005

One tap mobile:

+1-312-626-6799,,97533206007#,,,,*434005# US (Chicago)

Or by telephone dial:

+1-312-626-6799 US (Chicago)

Meeting ID: 939 2353 6080

Meeting Passcode: 434005

Notice: If you have a disability and need to request special accommodations please do so by contacting the City Clerk at (636) 498-6565 or via email at amy.lewis@cityofcottleville.com at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA REGULAR MEETING
Wednesday, June 17, 2026, at 7:00 PM
City Hall Board Chambers
5490 Fifth Street, Cottleville, Missouri 63304**

1. Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

4. Mayor's Report

- A. Recognizing America 250 – History Spotlight with Jacob Chapman (4th Grade) from Saeger Middle School.
- B. State of the City Address – Mayor Thompson

5. Board of Aldermen's Report

- A. Veterans' Advisory Committee – Alderman Member

6. Public Hearings:

- A. A Public Hearing for the Consideration of a Rezoning Request from R1-A "Single Family Residential District" to RD "Recreational District" located at 5900 Highway N, Cottleville, MO 63304 and consisting of approximately 1.92-acre tract of land (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC). *Public Hearing is recommended to be Continued until Applicant is ready to present with a site plan.*
- B. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Concession Stand" (when located on the same property as another principal use), 2) "Indoor **Volleyball**, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Courts", and 3) "Outdoor **Volleyball**, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Sports Courts with Lights"; within the RD "Recreational District" located at 5900 Highway N, Cottleville, MO 63304 (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC). *Public Hearing is recommended to be Continued until Applicant is ready to present with a site plan.*
- C. A Public Hearing for the Consideration of an Amendment to a Conditional Use Permit (CUP) for "a time-extension request to obtain Site Plan Approval" within the C-3 "General Commercial Retail District" located at 341 Weiss Road, Cottleville, MO 63376 (Buchheit Properties 341 LLC, Owner; Eagle Construction Company LLC, Applicant).
- D. A Public Hearing for the Consideration of an Amendment to the Planned Unit

Development (PUD) Area Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).

- E. A Public Hearing for the Consideration of an Amendment to the Planned Unit Development (PUD) Final Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).

7. Citizen Petitions and Public Comments

8. Consent Agenda

- A. Approval of Minutes, May 20, 2026, Work Session
- B. Approval of Minutes, May 20, 2026, Regular Session
- C. Approval of Minutes, May 20, 2026, Closed Session
- D. Approval of Expenditures / Acknowledgement of any Financial Information
- E. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

10. Resolutions

- A. **Resolution No. 26-07** – A Resolution of the Board of Aldermen of the City of Cottleville, Missouri, Encouraging Civil Discourse, Respectful Community Engagement, and the Fair Treatment of All Persons.

11. Bills for Final Passage

- A. **Bill No. 26-021** – An Ordinance of the City of Cottleville Missouri, Authorizing the Chief of Police to Negotiate, Execute, and Submit a Traffic Enforcement Application to the Missouri Department of Transportation, Traffic and Highway Safety Division, for a DWI Enforcement Grant.
- B. **Bill No. 26-022** – An Ordinance of the City of Cottleville Missouri, Authorizing the Chief of Police to Negotiate, Execute, and Submit a Traffic Enforcement Application to the Missouri Department of Transportation, Traffic and Highway Safety Division, for a Hazardous Moving Enforcement Grant.

12. Bills for Introduction

- A. **Bill No. 26-025** – An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to a Conditional Use Permit (CUP) for “a time-extension request to obtain Site Plan Approval” within the C-3 “General Commercial Retail District” located at 341 Weiss Road, Cottleville, MO 63376 (Buchheit Properties 341 LLC, Owner; Eagle Construction Company LLC, Applicant).
- B. **Bill No. 26-026** – An Ordinance of the City of Cottleville, Missouri, Approving an

Amendment to the Planned Unit Development (PUD) Area Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).

- C. **Bill No. 26-027** – An Ordinance of the City of Cottleville, Missouri, Approving an Amendment to the Planned Unit Development (PUD) Final Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- D. **Bill No. 26-028** – An Ordinance of the City of Cottleville, Missouri, Approving the Final Plat for Cottleville Trails Corners within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- E. **Bill No. 26-029** – An Ordinance of the City of Cottleville, Missouri, Authorizing the Mayor to Negotiate and Approve a Memorandum of Understanding (MOU) Between the City of O'Fallon, Missouri, and the City of Cottleville, Missouri, for the Shared Funding and Operation of a Drone as First Responder (DFR) Program, and Matters Related Thereto. *Staff requests a double reading.*
- F. **Bill No. 26-030** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Approve a Memorandum of Understanding (MOU) Between Lombardo Homes of St. Louis, LLC, and the City of Cottleville, Missouri, Detailing the Requirements for Issuance of Building Permits and Construction of Homes within the Village at Twin Creeks Subdivision on Lots that are Currently Designated as within the Floodplain, Ahead of Approval of any Letter of Map Revision ("LOMR") by FEMA.
- G. **Bill No. 26-031** – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Negotiate and Execute a Grant Agreement Between the Missouri State Council on the Arts, and the City of Cottleville, Missouri. *Staff requests a double reading.*
- H. **Bill No. 26-032** – 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. *Staff requests a double reading.*
- I. **Bill No. 26-033** – An Ordinance of the City of Cottleville Missouri, Authorizing the City Administrator to Execute and Submit a St. Charles County Road Board Funding Application for Funds to Improve Hwy N Pedestrian & Safety Improvements. *Staff requests a double reading.*

13. Tabled Bills and Resolutions

- A. **Bill No. 25-038** – An Ordinance of the City of Cottleville, Missouri, Approving the Adoption of Article XI of Chapter 405 of the Municipal Code of the City of Cottleville,

Missouri, – Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences). *Staff requests for this item remain tabled.*

- B. **Bill No 26-017** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Deposit Agreement Guaranteeing Improvements with a Letter of Credit by and Between the City of Cottleville, Missouri, and Lombardo Homes of St Louis LLC Guaranteeing the Construction and Completion of Certain Improvements of Cottleville Trails Subdivision in the Amount of \$161,301.41. *Staff requests for this item remain tabled.*

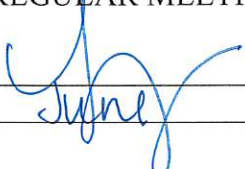
- a. Request to Release the Final/Full Escrow for a Portion (All Builders' Common Infrastructure) of Cottleville Trails Subdivision which Guaranteed the Construction and Completion of Certain Improvements as Referenced in Letter of Credit No. 748 in the Amount of \$161,301.41.

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

15. Comments Pertaining to Closed Session

16. Adjournment of Meeting

AGENDA for the REGULAR MEETING of the COTTLEVILLE BOARD OF ALDERMEN,

Posted by:  (Name)
this 15 day of June, 2026 at 1:52 A.M. / P.M.