

CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA FOR WORK SESSION
August 19, 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 17 day of August, 2026 at 2:31 a.m. / p.m.

**CITY OF COTTLEVILLE
BOARD OF ALDERMEN
TENTATIVE AGENDA REGULAR MEETING
Wednesday, August 19, 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, August 19, 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. Proclamation Recognizing the Entrepreneurial Spirit of Sarah O'Kane and O'Kane's Kitchen.
- B. Special Guest Speaker: Associate Circuit Judge Denise Childress.
- C. Nomination of Jonathan Steo to the Parks & Recreation Advisory Committee (PARC) to fill a vacancy and an unexpired term through 01/21/28.

5. Board of Aldermen's Report

6. Public Hearings:

- A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).
- B. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-R3 "Special District College Multi-family Subdistrict" located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). *Applicant requests this item be postponed/continued to September.*
- C. A Public Hearing for the Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
- D. A Public Hearing for the Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant).

- E. A Public Hearing for the Consideration of Amending Section 410.330: Guarantee of Completion of Subdivision Improvements, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.
- F. A Public Hearing for the Consideration of Amending Section 405.540: Off-Street Parking Area Design Standards, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Establishment of Minimum Design Standards for Private Parking Areas and Matters Related Thereto. *City Staff request this item be postponed indefinitely so additional research on the matter can be completed and a new proposal presented.*

7. Citizen Petitions and Public Comments

8. Consent Agenda

- A. Approval of Minutes, July 15, 2026, Work Session
- B. Approval of Minutes, July 15, 2026, Regular Session
- C. Approval of Minutes, July 15, 2026, Closed Session
- D. Authorization of funding to purchase a 2027 Ford Super Duty F-350 Work Truck from Bozard Government Fleet for \$61,886.70 and includes an 8' Western Snowplow installed and 8-year extended warranty. Purchase utilizes Omnia Partners' cooperative purchasing agreement.
- E. Acknowledgement of the Bid Tabulations for the City Hall Fluid Cooling System Replacement Project.
- F. Authorization of funding to purchase and replace one (1) existing and add two (2) new parks water fountains with bottle filler features from Barco Products, LLC in the amount of \$13,366.02. Purchases to be made through the Sourcewell cooperative purchasing agreement.
- G. Acknowledgement of the FY 2024 Audited Financial Statements.
- H. Boards, Commission, and Staff Reports

9. Items Removed from the Consent Agenda

10. Resolutions

11. Bills for Final Passage

- A. **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.
 - 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.
- B. **Bill No. 26-034** – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 1 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked

Creek (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC, Owner).

- C. **Bill No. 26-035** – An Ordinance of the City of Cottleville, Missouri, Approving the Record Plat for Lot 8 of the Cottleville Trails, Village I, Subdivision, Townes at Crooked Creek (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC, Owner).
- D. **Bill No. 26-037** – An Ordinance of the City of Cottleville, Missouri, Annexing Certain Adjacent Property Generally Located South of Highway 364 Into the City and Authorizing the City Administrator to Negotiate and Execute an Annexation Agreement with Glennon J. Keeven and Kari I. Keeven and Lombardo Homes of St. Louis, LLC, and Matters Related Thereto (Voluntary Annexation of a Keeven owned parcel as part of the Cottleville Springs Development).

12. Bills for Introduction

- A. **Bill No. 26-039** – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from SD/C-C3 “Special District College General Commercial Retail Subdistrict” to SD/C-I1 “Special District College Light Industrial” located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).
- B. ***Bill No. 26-040** – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A “Single-family Residential District” (1 acre lots) to R-1D “Single-family Residential District” (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
Developer Requests a Double Reading.
- C. ***Bill No. 26-041** – An Ordinance of the City of Cottleville, Missouri, Approving the Rezoning Request from R-1A “Single-family Residential District” (1 acre lots) to R-1D “Single-family Residential District” (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
Developer Requests a Double Reading.
- D. **Bill No. 26-042** – An Ordinance of the City of Cottleville, Missouri, Amending Section 410.330 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto. *Staff Requests a Double Reading.*
- E. **Bill No. 26-043** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Purchase and Installation Service Agreement for the City Hall Fluid Cooling System Replacement Project by and Between the City of Cottleville, Missouri, and DEKA Corporation dba DEKA Service in the Amount of \$78,259.00. *Staff Requests a Double Reading.*
- F. **Bill No. 26-044** – An Ordinance of the City of Cottleville, Missouri, Amending Section

625.040: Live Entertainment Business License – Application Requirements and Review Procedures, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Installation of Decibel Reading Devices and Matters Related Thereto.

G. **Bill No. 26-045** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Memorandum of Understanding by and Between the City of Cottleville and the City of Dardenne Prairie, Missouri, and the City of Weldon Spring, Missouri, to Cooperate and Coordinate Joint Solicitation of Bids or Proposals for Certain Public Works Projects and Matters Related Thereto.

H. **Bill No. 26-046** – An Ordinance of the City of Cottleville, Missouri, Authorizing the City Administrator to Negotiate and Execute a Contract by and Between the City of Cottleville and Crawford, Murphy & Tilly, Inc. for Professional Engineering Services Pertaining to the Hwy N Pedestrian & Safety Improvement Project (TAP-5410 (639)) in the Amount of \$253,032.72. ***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 be removed from the agenda so it may be brought back at a later date.***

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: [Signature] (Name)
this 18 day of August, 2026 at 10:29 A.M. / P.M.

Revised