

**St. Charles County Council Journal  
Regular Meeting – April 11, 2022**

The St. Charles County Council met on Monday, April 11, 2022, at 7:00 p.m. in the County Council Chambers, 100 North Third Street, St. Charles, Missouri.

Council Chair Schneider introduced Jason Meinershagen of Wentzville Baptist Church who provided the invocation and Councilman White led the Pledge of Allegiance.

The following roll call was taken by the clerk:

Councilman Joe Cronin	present
Councilman Joe Brazil	present
Councilman Mike Elam	present
Councilman Dave Hammond	present
Councilman Terry Hollander	present
Councilwoman Nancy Schneider	present
Councilman John White	present

County Executive Staff present:

Joann Leykam, Director of Administration  
John Greifzu, Assistant Director of Administration  
Bob Schnur, Assistant Director of Administration

County Counselor's Office:

Rory O'Sullivan, Acting County Counselor

Councilman Cronin motioned to amend the agenda to bring Bill No. 5052 and Resolution No. 22-04. to the top of the agenda. The motion was seconded by Councilman Elam and unanimously approved.

**Bill No. 5052 – Sponsored by Joe Cronin – AN ORDINANCE TO NAME THE PARK PROPERTY PURCHASED ON W. MEYER ROAD IN FORISTELL, MISSOURI FOR THE DEVELOPMENT OF A NEW COUNTY PARK WITHIN THE ST. CHARLES COUNTY PARKS AND RECREATION DEPARTMENT, “OGLESBY PARK”, PURSUANT TO SECTION 100.170 OF THE ORDINANCES OF ST. CHARLES COUNTY, MISSOURI “(OSCCMo)”**

Councilman Cronin stated this was one of his favorite actions in his 11 years on the Council. Cronin acknowledged that County Executive, Steve Ehlmann, ordered the history of the land on W. Meyer Rd, now being preserved as a County park. That history revealed the story of Benjamin Oglesby, which was “An amazing story of an amazing man, who persevered to make something of himself” said Cronin.

The history inspired Cronin to look for any descendants of Oglesby. The Wentzville Historical Society connected Cronin to Barbara Love, a great-great-granddaughter of Benjamin Oglesby, who was present in council chambers with over 30 of Oglesby's descendants. Cronin restated Love's comment

that “this was a guiding moment that will inspire children to serve God, family and country like Benjamin Oglesby did.”

Ryan Graham, the Director of Parks and Recreation, gave the history of Benjamin Oglesby who was born in Virginia around 1825, enslaved and brought here to work a farm in 1862, fled captivity to enlist in Union Army’s colored infantry during the Civil War, returned and purchased the farm property as a free man, farmed the land, raised his children there, and was active in the church. Graham noted a deed of trust that showed Oglesby purchased the property and repaid a \$2,000 loan in 6 years. Oglesby died in 1901 and is buried in the nearby African American Smith Chapel Cemetary. Graham noted the park parcel is nearly the exact same shape as it was when owned by Oglesby in 1875 and the park is slated to open in late summer or early fall of 2022.

There being no further discussion, Council Chair Schneider requested the following roll call vote: Councilman Cronin – yes, Councilman Brazil – yes, Councilman Elam – yes, Councilman Hammond – yes, Councilman Hollander – yes, Councilwoman Schneider – yes, and Councilman White – yes. Bill No. 5052 passed 7-0.

**Resolution No. 22-04 - Sponsored by Council as a Whole - A RESOLUTION RECOGNIZING THE OGLESBY FAMILY AS DESCENDANTS OF BENJAMIN OGLESBY, AFTER WHOM OGLESBY PARK IS NAMED**

Councilman Cronin introduced Barbara Love, the great-great-granddaughter of Benjamin Oglesby, who thanked the Council for the honor and stated the park would be a legacy for the children and would ensure the retelling of Benjamin’s story and the story of other enslaved people. Love acknowledged all who were involved with uncovering the history of her ancestor and stated her 8-year-old grandson, after hearing Benjamin’s story said, “he could do anything”. Love stated that Benjamin Oglesby was a man who kept the faith and never stopped fighting, even after the war, by purchasing and farming the property. Love noted that the nearby Smith Douglas Schoolhouse, which some of her aunts and uncles attended will be moved to the park.

Stanley Lockett, great-great-grandson of Benjamin, stated he was surprised by the history, was amazed and proud that his ancestor accomplished what he did by serving in the Civil War, purchasing the property, and raising his family there. Lockett thanked County Executive, Steve Ehlmann, and the county historian for uncovering so much information, and thanked Councilman Cronin for making this night happen.

Lockett introduced Roland Oglesby, great-grandson of Benjamin, who stated his father, Charles Henry Oglesby was a grandson of Benjamin, had 6 children and lived on the farm property. Roland Oglesby thanked Benjamin Oglesby for his accomplishments and for the legacy he left. Love stated the family was humbled by this honor and the Council Chair asked that all the descendants please stand to be recognized.

There being no further discussion, Council Chair Schneider requested the following roll call vote: Councilman Cronin – yes, Councilman Brazil – yes, Councilman Elam – yes, Councilman Hammond – yes, Councilman Hollander – yes, Councilwoman Schneider – yes, and Councilman White – yes. Resolution No. 22-04 passed 7-0.

There was a short recess for pictures to be taken of the Oglesby descendants with Council members and to give copies of the Resolution to the Oglesby family members.

**IN THE MATTER OF** )  
**CONDITIONAL USE PERMITS** )  
**BILLS FOR INTRODUCTION** )

**Bill No. 5055** - Sponsored by Joe Brazil - AN ORDINANCE GRANTING CONDITIONAL USE PERMIT CUP21-21 FOR A PRIVATE SCHOOL TO LYNN P. MELSON AS TRUSTEE FOR THE LYNN P. MELSON AND TAMARA T. MELSON REVOCABLE QUALIFIED SPOUSAL TRUST, PROPERTY OWNER(S)

Robert Myers, Planning and Zoning Division Director, was sworn in by Council staff and explained the owners of the 5-acre property at 4180 Benne Rd, in the newly-platted Freedom Ranch Subdivision, are requesting to construct and operate a private school for 30 students. The school building would measure 65 feet by 300 feet with an outdoor lighted practice soccer field and parking for 18 vehicles. Myers noted minimal impact to neighbors as the school is primarily for family members, and minimal impact to land use with conditions in place for a vegetative landscape buffer and deflected lighting. Myers explained the Planning and Zoning Commission voted 6-2 in favor of the conditional use.

Sean Melson, representing the applicant, was sworn in and addressed Council concerns that lighting on the practice soccer field would be allowed until 11:00 p.m. and that he is willing to comply with all conditions.

Myers clarified that lighting would only be allowed on the soccer field from 7:00 a.m. to 9 p.m. and a firewall in the building would offset the need for a sprinkler system according to St. Charles County code.

Arnie C. Dienoff, O’Fallon resident, was sworn in by Council staff and stated that he saw inconsistencies in the record, thought there was a lot included in the 5-acre plan, and called for no compromises to the buffer landscaping, the amount of students allowed and storage of vehicles on site. Dienoff called for safety to be prioritized with a sprinkler system in the building and for the County to address the Z curve on Benne Rd. Dienoff stated the school would be a good addition to the County.

**IN THE MATTER OF** )  
 )  
**PUBLIC COMMENTS** )

Council Chair Schneider announced Public Comments allow speakers 3 minutes with alternating pro and con views on each topic with a total of six speakers per topic.

Bill No. 5056 and Bill No. 5058

Kelly Waite, County resident, who owns property across the street from the proposed development, expressed concerns that rezoning this prime farmland will increase water run-off, negatively impact the water supply, increase traffic, increase obstacles to farmers, impact schools and ruin the area’s rural

charm. Waite stated the rezoning would not be for the greater good, that the zoning remain 5-acre minimum lots, and requested Council oppose the bill.

Raymond Gerard, County resident, urged the Council to oppose Bill No 5056 and Bill No. 5058 as it opens the door to developing 367 additional 3-acre lots in a very rural area which may cause drainage problems. Gerard stated the surrounding subdivisions average 4-acre lots. Gerard urged the Council to deny this bill based on too high a density.

Election Integrity

Jen Olson, Wentzville resident, stated her distrust of County election systems. Olson stated she has pictures of internet connections on the electronic poll pads used at the last election. Olson recounted that poll workers filed absentee ballots because they were working election day, but the poll pads indicated they had not voted. Olson stated Kurt Bahr, Director of Elections, was informed of the issue and said it may be due to poor internet connection. Olson stated poll worker could have taken advantage of the situation to vote again. Olson suggested returning to paper poll books, questioned why the County states the election hardware is not connected to Wi-Fi and requested an explanation.

Riverpointe Development

Tony Bethmann, St. Charles resident, stated the Riverpointe Development application submitted to the County Road Board for economic development funds initially stated the \$66 million project would receive \$25 million from federal grant funds. Bethmann noted those funds were denied twice and language stated in the application requires a new application be submitted if other public funds are to be used. Bethmann requested an answer to who is paying Clayco Construction, how much is being paid and the source of those funds.

Miscellaneous

Arnie C. Dienoff, O’Fallon resident, thanked voters for passing of Proposition R; stated the naming of Oglesby Park is a fitting tribute and honors oppressed peoples, questioned starting park projects during high inflation, questioned transportation projects not being done in-house, plead for information about a recent death in the County jail, requested free copies of towing license and Board of Equalization files and questioned if the County was hiding files related to criminal record checks.

**IN THE MATTER OF** )  
**ORAL REPORT** )  
**FROM THE COUNTY EXECUTIVE** )

There was no report presented. The County Executive was absent.

**IN THE MATTER OF** )  
 )  
**CONSENT AGENDA** )

Council Chair Schneider asked if there were any items to be removed from the Consent Agenda.



There being no further discussion, Council Chair Schneider requested the following roll call vote: Councilman Cronin – yes, Councilman Brazil – yes, Councilman Elam – yes, Councilman Hammond – yes, Councilman Hollander – yes, Councilwoman Schneider – yes, and Councilman White – yes. Bill No. 5053 passed 7-0.

**IN THE MATTER OF** )  
 )  
**BILLS FOR INRODUCTION** )

**Bill No. 5056** - Sponsored by Joe Cronin - AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM A, AGRICULTURAL DISTRICT, TO RR, SINGLE-FAMILY RESIDENTIAL DISTRICT, PER APPLICATION RZ22-02

Councilman Cronin presented clarifying information, addressing neighbor’s concerns, that wasn’t presented in the Planning and Zoning Commisison meeting. Cronin stated that tree lines would not be removed, there were no plans for a connection to Eisenbath Rd., wells would still perform optimally on 3-acre lots, that only a portion of the land is being developed and noted a dedicated strip along Freymuth Road for additional traffic. Cronin also noted drainage would stay on the parcel and flow naturally into existing valleys. Cronin noted the development is consistent with the Master Plan and the Vogelgesangs, who have farmed that area for years, are in support.

Councilman Brazil worked on the 2006 ordinance with Councilman White to ensure 5-acre lot development in the Agricultural District and said the 3-acre lots ruin the small-town character of the rural areas. Brazil noted both subdivisions that surround this proposed development were approved prior to the 2006 ordinance for 5-acre lots.

**Bill No. 5057** - Sponsored by: Joe Brazil - AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM A, AGRICULTURAL DISTRICT, TO RR, SINGLE-FAMILY RESIDENTIAL DISTRICT, PER APPLICATION RZ22-03

Councilman Brazil supports this development as it puts up a damn, prohibiting Wentzville and O’Fallon from developing 10,000 square foot lots and it is only 30+ acres without as much growth potential as the Quail Ridge plat proposed by Bill No. 5058.

**Bill No. 5058** - Sponsored by Joe Cronin - AN ORDINANCE OF THE COUNTY OF ST. CHARLES, MISSOURI, APPROVING THE QUAIL RIDGE PRELIMINARY PLAT

Councilman Cronin explained this plat was denied by a vote of 4-4 by the Planning and Zoning Commission. Cronin introduced Drew Weber, representing the developer, who gave more information regarding the application for preliminary plat. Weber explained the specific land use plan for this property is listed as RR into the next decade, and that the gate at Eisenbath Rd. is not related to this

development. Weber stated the proposed 22 homes would not greatly impact schools or traffic, but the paved streets of the development would benefit neighbors.

**Bill No. 5059** - Sponsored by Nancy Schneider - AN ORDINANCE AMENDING THE 2022 BUDGET AS ADOPTED BY ORDINANCE 21-096, AS AMENDED, FOR POSITIONS WITHIN THE CRIMINAL INVESTIGATIONS, OPERATIONAL SUPPORT, AND ADMINISTRATIVE SERVICES DIVISIONS OF THE POLICE DEPARTMENT OF ST. CHARLES COUNTY

**IN THE MATTER OF** )  
 )  
**TABLED BILLS** )

There were no bills removed from the table.

**IN THE MATTER OF** )  
**ANNOUNCEMENTS AND** )  
**MISCELLANEOUS** )

Councilman Cronin announced, "Rock-Chalk-Jayhawk."

Councilman Elam wished Claire Felder, Council staff, and Joann Leykam, Director of Administration, a late happy birthday for the day before.

There being no further announcements Councilman Hollander made a motion to adjourn, seconded by Councilman Elam and unanimously approved. The meeting adjourned at 8:19 p.m.

Examined and Approved

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Nancy Schneider, Council Chair  
St. Charles County, Missouri

/csf