

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

The St. Charles County Council met on Tuesday, October 11, 2022, at 7:01 p.m. in the Council Chambers at 100 North Third Street, St. Charles, MO 63301.

Council Chair Schneider introduced Councilman Elam who provided the invocation. Councilman White led the Pledge of Allegiance.

The following roll call was taken by the clerk:

|                              |                        |
|------------------------------|------------------------|
| Councilman Joe Cronin        | present                |
| Councilman Joe Brazil        | absent arrived at 7:03 |
| Councilman Mike Elam         | present                |
| Councilman Dave Hammond      | present                |
| Councilman Terry Hollander   | present                |
| Councilwoman Nancy Schneider | present                |
| Councilman John White        | present                |

County Executive Staff present:

Steve Ehlmann, County Executive  
 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

**IN THE MATTER OF**                     )  
   )  
**PUBLIC PRESENTATIONS**            )

Proclamation for Historic Wine Country - County Executive, Steve Ehlmann, presented a proclamation to Tony Kooyoomjian recognizing his dedication and contributions to the success of the wine industry in St. Charles County. Ehlmann noted that early German immigrants, George Hussman and George and Friedrich Muench, came to Augusta and started the wine business that encouraged immigration. After prohibition and in the 1970’s Lucien Dressel and Clayton Byers established wineries and were responsible for St. Charles County being designated at the United States’ first Viticultural Area. Ehlmann thanked Kooyoomjian for his foresight and diligence in resurrecting the St. Charles County Wine Country and their award-winning wines.

Tony Kooyoomjian acknowledged Clayton Byers, Bob and Judy Schleyper, Lucien and Eva Dressel, Rick and Carol Balducci who all wanted to make good wine in Augusta and included them in this recognition. Kooyoomjian stated he hopes the new owners of the Augusta wineries will continue their legacy.

Councilman White commended those who pioneered wine growing in Missouri and noted that it is a challenge.

Fort Zumwalt US Department of Labor Apprenticeship Program - Andy McHaffie, Fort Zumwalt Apprenticeship Coordinator, stated the Fort Zumwalt school district has implemented a program in partnership with the US Department of Labor Youth Apprenticeship Program that partners with local manufacturers to give non-college bound students a path to a great careers and great wages. Any interested students with motivation and good grades can complete an industrial tech classes, apply to the program and interview with employers to begin a paid internship. Students can earn high school credit for their work and receive 45 hours of college credit through the community college after completing 2,000 hours of the internship and a USDOL certificate. Merric Millwork and Seating, Fixture Concepts, National Cart Co., Patterson Mold and Tool, and Quest Specialty Products are current program partners.

Dan Fitterer, CEO of Quest Specialty Products, stated he has hired students from the program and would take more students. Fitterer stressed the transformational economic impact these students have on the community. Today they add \$1 million in manufacturing value, but could add as much as \$100 million if there were 600 participants. He noted today's students and their computer knowledge and willingness to learn are a different style of worker who can earn \$30,000 to \$90,000 in the trades.

Dan Claypool, CEO of Merric Millwork and Seating, noted the gap in our skilled workforce, and these apprentices come out of school prepared for a job and have no debt.

Councilman Brazil noted this is a needed program County-wide and should expand to the construction trades. Councilman Cronin recognized Lewis and Clark in St. Charles has vocational training and hoped the programs could be complimentary, Councilman Elam thanked the employers and commended the program

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

Bill No. 5103 - Sponsored by Mike Elam, AN ORDINANCE GRANTING CONDITIONAL USE PERMIT CUP22-10 FOR SELF-STORAGE / MINI WAREHOUSES TO THE MARTHA A. KEEVEN REVOCABLE LIVING TRUST U/A DECEMBER 22, 1995, PROPERTY OWNER(S), AND BESTBOX STORAGE, APPLICANT

Robert Myers, Acting Director of Community Development, was sworn in and explained the 4-acre site at 2896 Hwy. K is completely surrounded by O'Fallon, is shaped so that the larger section where the storage will be located has low visibility, includes plans for a 3-story building, a fence and landscape buffer, and non-sliding doors on storage units to address noise. Myers stated the Planning and Zoning Commission recommended approval 8-1 with Division staff in agreement.

Beau Reidburg of BestBox Storage, explained the site plans were updated to address resident concerns by lowering the height of building and moving it closer to Hwy K. A larger buffer between residents and storage units was added and Reidberg noted that this type of commercial use has very low resident impact.

Councilman Cronin stated the use was appropriate in a commercial district and he was in support, Councilwoman Schneider clarified that the current building on the property would be demolished.

Arnie Dienoff, O’Fallon resident, was sworn in and stated he opposed this type of land use in a commercial corridor and voiced concerns that O’Fallon was overwhelmed by storage units and car washes, both of which don’t pay sales tax. If approved, Dienoff requested there be conditions on buffering, water run-off, internal streets and storage of derelict vehicles or chemicals.

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

Council Chair Schneider opened the floor for Public Comments allowing speakers 3 minutes, with alternating pro and con views on each topic for a total of six speakers per topic.

MaryAnn Boatright, St. Peters resident, shared her concerns with ERIC, the Electronic Registration Information Center. Boatright explained ERIC exists so that unregistered but potential voter information is sent to a public charity non-profit. Boatright stated ERIC is ripe for fraud, requires violation of current laws and duplicates laws that already provide for the issues ERIC claims to address.

Amber Crawford, stated the Poll Chief software on St Charles County Election iPads are made by Konnech, whose CEO was just indicted for stealing sensitive information on 1.8 million poll workers. Crawford noted Poll Chief URLs that store information are located in China with expired time stamps and unsecure ports.

Grayson Jostes, St. Charles County resident, recognized National Coming Out Day and LGBTQIA Month. Jostes requested street preachers be removed from public spaces for their strong opinions and stated there is a LBGTQIA Pride Festival Chapter in St. Charles.

Arnie Deinoff, O’Fallon resident, shared his concerns regarding: the political activity of the County Executive, the accessibility of all county meetings and documents, the replacement of Judge Fagras, fingerprinting, flags, a hole in a window at the jail, and higher gas fees at the airport. Dienoff suggested the County stop accepting election grants and suggested police protection when votes were being moved by poll workers.

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

Steve Ehlmann yielded his time to Kurt Bahr, Director of Elections. Bahr noted that PollChief was used in the County Election office since 2011 but the contract was terminated in 2021 when it was replaced with MODUS. The President of Konnech was arrested for having information from his software stored in China and available to the Chinese Communist Party. St. Charles County did not store anything other than names, history, email, training and scheduling on PollChief. Bahr stated he wasn’t sure what information was put into Konnech, but payroll was handled through a different software that issued paper checks.

Councilman Brazil stated no information should be on the internet and questioned how to prevent this from happening. Bahr stated all MODUS election information is stored in Microsoft Azure. Councilman Brazil questioned the use of Edison for tabulating votes, Bahr replied that Edison is a news-reporting agency.

Councilman Cronin encouraged parties involved to study the systems the County uses, before the upcoming audit with County Auditor, Brent Statler.

Matthew Seeds, Direction of Information Systems, is trying to determine what type of information could have been stored with Konnech, is working with the County Auditor to handle if information was breached and noted there are free credit monitoring services offered to those affected by a breach.

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

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

Councilman Brazil motioned to remove the Facilities Management bid for custodial services, seconded by Councilman Hammond, with all in favor. The item was removed from the consent agenda.

Councilman Elam motioned to approve the agenda as amended, seconded by Councilman Brazil and approved by all present.

The approved items are as follows:

**Approval of Journal of the previous meeting – 9-26-2022**

**Miscellaneous**

Highway – Change Order No. 1 – Concrete Removal and Replacement CR-22-E/Amcon Municipal Concrete, LLC/\$1,838,156.25

Parks & Recreation – Encroachment Agreement w/ MPLX Ozark Pipe Line, LLC & St. Charles County at Missouri Bluffs Park

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

**Approval of Bids**

Facilities Management – Justice Center Custodial Services Re-Bid/Woodley Building Maintenance/\$107,478.00

Discussion was held with Councilman Brazil questioning why these positions are not being filled in-house by offering higher wages. Christine Ramsdell, Facilities Director, explained she can't get qualified applicants, nor keep the positions filled for long and only has 5 of 14 custodial positions filled at this time. The contract that is being approved allows for evaluation and termination after 6

months if the hiring climate changes. Councilman Elam noted that the payment to an outside contractor doesn't include benefits and Councilman Hammond noted the urgency of the situation.

Hearing no further discussion Councilman Elam motioned to approve the bid seconded by Councilman Hollander.

Facilities Management - Justice Center Custodial Services Re-Bid/Woodley Building Maintenance/\$107,478.00 was approved with 6 councilmembers in favor and Councilman Brazil opposed.

**IN THE MATTER OF** )  
 )  
**BILLS FOR FINAL PASSAGE** )

**Bill No. 5101** - Sponsored by Nancy Schneider, AN ORDINANCE AMENDING SECTIONS 405.060 REGARDING DEFINITIONS OF CAMPGROUNDS; 405.080.C.11, REGARDING CONDITIONAL USES IN A, AGRICULTURAL DISTRICTS; 405.500.D REGARDING SEWAGE DISPOSAL FOR CAMPGROUNDS; AND 405.525.D.12 OF THE UNIFIED DEVELOPMENT ORDINANCE OF ST. CHARLES COUNTY, ORDINANCES OF ST. CHARLES COUNTY, MISSOURI, REGARDING SURETY BOND AS AN ACCEPTABLE FORM OF PERFORMANCE GUARANTEES

Councilman Brazil motioned to amend Bill No. 5101 and replace with proposed Substitute Bill No. 5101, seconded by Councilman Hammond with all in favor.

Discussion was held with Councilman Cronin concerned that this bill changes more than surety bonds and has concerns about all the changes to campground regulations, especially sewer standards and the financial effect on the County if performance guarantees are optional. Discussion was held with members of Community Development who stated that the changes in Substitute Bill No. 5101 were acceptable and reasonable, but they would prefer no changes.

Councilman Brazil motioned to table Substitute Bill No. 5101, to present the surety bond as an acceptable form of performance guarantee separate from the campground changes. This motion was seconded by Councilman Hammond with all in favor. Substitute Bill No. 5101 was tabled.

**Bill No. 5102** – Sponsored by Nancy Schneider, AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE MISSOURI SECRETARY OF STATE FOR THE HAVA ELECTION SECURITY GRANT PROGRAM AWARDED TO THE ELECTION AUTHORITY IN THE AMOUNT OF \$10,000 TO PROVIDE ASSISTANCE TO THE LOCAL ELECTION AUTHORITY FOR EXPENSES RELATED TO PHYSICAL SECURITY SERVICES AND SOCIAL MEDIA THREAT MONITORING FOR COSTS INCURRED PRIOR TO DECEMBER 31, 2023

Hearing no discussion, Council Chair Schneider requested the following roll call vote: Councilman Cronin – yes, Councilman Brazil – no, Councilman Elam – yes, Councilman Hammond – yes, Councilman Hollander – yes, Councilwoman Schneider – yes, and Councilman White – yes. Substitute Bill No. 5102 was approved 6-1.

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

**Bill No. 5104** - 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, WITH FLOODWAY AND FLOODWAY FRINGE OVERLAY DISTRICTS, TO RF, RIVERFRONT DISTRICT, WITH FLOODWAY AND FLOODWAY FRINGE OVERLAY DISTRICTS, PER APPLICATION RZ22-12

Councilman Cronin stated the rezoning was approved by Planning and Zoning and cleans up the applicant’s zoning so he can increase his campground and Cronin is in favor of the bill.

**Bill No. 5105** - Sponsored by: Nancy Schneider, AN ORDINANCE AMENDING THE RATES AND CHARGES TO BE COLLECTED AT THE ST. CHARLES COUNTY REGIONAL AIRPORT - SMARTT FIELD.

Councilman Cronin stated he used to have a hangar lease at Smartt Field, noted the reasonable rates, stated the airport is a jewel where students can learn to fly and the investment is good for the County and he supports this bill.

**Bill No. 5106** – Sponsored by: Nancy Schneider, AN ORDINANCE SETTING THE 2023 RATES FOR GROUP MEDICAL INSURANCE BENEFITS WITH AETNA LIFE INSURANCE COMPANY, DAVIS VISION, AND SELF-INSURED DENTAL INSURANCE BENEFITS FOR COUNTY EMPLOYEES, ELECTED OFFICIALS AND RETIREES AND EXTENDING AETNA LIFE INSURANCE COMPANY FOR 2023

**Bill No. 5107** – Sponsored by: Nancy Schneider, AN ORDINANCE AMENDING THE 2022 BUDGET AS ADOPTED BY ORDINANCE 21-096, AS AMENDED, TO CREATE A NEW BUREAU OF THE OFFICE OF CHIEF OF POLICE DIVISION OF THE POLICE DEPARTMENT OF ST. CHARLES COUNTY

**Bill No. 5108** - Sponsored by: Nancy Schneider, AN ORDINANCE AMENDING THE 2022 BUDGET OF THE ORDINANCES OF ST. CHARLES COUNTY, MISSOURI (“OSCCMO”), APPROVED BY ORDINANCE NO. 21-096, AS AMENDED, FOR THE ST. CHARLES COUNTY DEPARTMENT OF HUMAN RESOURCES FOR A CHANGE IN TITLE FOR HUMAN RESOURCE GENERALIST II TO A TOTAL COMPENSATION MANAGER, AND AMENDING SECTION 115.710 CONCERNING THE PERSONNEL ADMINISTRATION PLAN, AND FOR

THE ADDITION OF AN ASSISTANT PROSECUTING ATTORNEY III POSITION FOR THE ST. CHARLES COUNTY DEPARTMENT OF THE PROSECUTING ATTORNEY

IN THE MATTER OF )  
 )  
TABLED BILLS )

There were no bills removed from the table.

IN THE MATTER OF )  
ANNOUNCEMENTS AND )  
MISCELLANEOUS )

Council Chair Schneider announced the renaming ceremony for the Raymond Grush Juvenile Detention Center would take place on October 13<sup>th</sup> at 4:00 p.m.

Councilman Hammond asked for an update at the next meeting on any action concerning the Spire pipeline that was ordered to be shut down.

Councilman Elam motioned to adjourn, seconded by Councilman Hammond and unanimously approved. The meeting adjourned at 8:40 p.m.

Examined and Approved

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Nancy Schneider, Council Chair  
St. Charles County, Missouri

/csf