

**St. Charles County Council Journal  
Budget Work Session – November 14, 2022**

The budget work session of the St. Charles County Council was called to order at 5:30 p.m.

Council Members Present: Council Member Cronin (arrived at 5:36 p.m.), Council Member Brazil, Council Member Elam, Council Member Hammond, Council Member Hollander, Council Member Schneider. Council Member White was absent.

Executive Staff Present: Director of Administration Joann Leykam, Asst. Directors of Administration John Greifzu and Bob Schnur.

County Counselor Present: Rory O’Sullivan

Council Chair Schneider introduced Tracy Bayne, Acting Finance Director, beginning the multi-part overview of the 2023 Recommended Budget for St. Charles County Government. Bayne presented the Executive’s Recommended Budget estimate showing a 5.0% increase in sales tax at the end of 2022, that 2022 sales tax is currently up 8.37% from 2021 through Sept. 2022 and that sales tax outperformed the forecasted 2.0% increase by 10.2%. The 2023 Budget sales tax increase forecast is 5.0%. Bayne reviewed the Self-Insurance Fund and the Compensation Plan for County employees that has been a completely overhauled resulting in an 11.5% increase in total salary costs. Individual raises dependent on current salary and years of service will vary, but all employees will receive at least a 2% COLA increase. Also mentioned were employee healthcare costs.

Samantha Shadrach, HR Director provided an overview of new positions, defunded positions and an overview of the compensation issues the County has experienced in the past few years. Shadrach explained the new Compensation Plan reduces 31 paygrades to 20 paygrades and increases the lowest minimum salary from \$12.89/hour to \$15.54/hour. All positions were analyzed and pay grades were adjusted to 60% of market and adjusted for years of service.

John Greifzu, Asst. Director of Administration reviewed the Parks and Recreation Department budget showing the revenue sources and expenses for the past year. Greifzu presented the major capital expenditures at various parks and explained the Airport would move from the Highway Department budget to Parks and Recreation Department to help obtain grants and matching assistance for tourist related expenses.

Joann Leykam, Director of Administration presented an overview of the Opioid Settlement Fund which is a result of a class action suit the County was a part of against manufacturers and distributors of opioids. The County’s portion of the settlement is an annual payment of \$950,000 for 18 years. The funds will be used to provide a substance abuse staffer and two certified peer workers to work with inmates on treatments and services. Funds will assist police with people who are abusing a substance and are mentally ill. Leykam pointed out the opioid funds will provide contracted assistance for all the county police departments to get assistance in handling these cases. Additionally, some of the funds will go toward the Prosecuting Attorney’s CRUSH initiative that is presented to school students.

Bob Schnur, Asst. Director of Administration reviewed the ARPA funding of \$78.08 million and listed the various projects.

*Editor's Note: A copy of the 2023 Recommended Budget is on file with these minutes in the County Registrar's office.*

The Budget Work Session ended at 6:36 p.m.

**St. Charles County Council Journal  
Regular Meeting – November 14, 2022**

The St. Charles County Council met on Monday, November 14, 2022, at 7:00 p.m. in the Council Chambers at 100 North Third Street, St. Charles, MO 63301.

Council Chair Schneider introduced Jason Meinershagen with First Baptist Church of Wentzville to provide the invocation and Councilman Brazil 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

Council Member Cronin made a motion to amend the agenda to allow for a presentation, seconded by Council Members Elam and Hammond and unanimously approved.

St. Charles County Police Chief, Kurt Frisz, introduced Steve Hard and Shawna Luetkenhaus from the John Bush 505 Foundation and children of Sgt. John Bush, who presented a \$6,000 check to the St. Charles County Police Department in their father's memory. Hard and his sister shared that their father's wish was to bring officers home safely. Frisz stated the Bush Family held a golf tournament and the proceeds will go toward pistols with red dot sights. The Council thanked the Bush Family for their donation.

**IN THE MATTER OF** )

**CONDITIONAL USE PERMITS )**  
**BILLS FOR INTRODUCTION )**  
**AND PUBLIC COMMENT )**

**Bill No. 5111** – Sponsored by Joe Brazil – AN ORDINANCE GRANTING CONDITIONAL USE PERMIT CUP22-11 FOR AN OUTDOOR STORAGE LOT FOR AUTOMOBILES, BOATS, TRUCKS, AND RECREATIONAL VEHICLES TO OSAGE LAND HOLDINGS, LLC, PROPERTY OWNER

Council Chair Schneider introduced Community Development Department’s Planning and Zoning Division Director, Robert Myers, to provide an overview of the application. Myers was sworn in by staff explained this is a conditional use permit application for an outside storage lot on approximately 6 acres in the SW quadrant of St. Charles County. This land is zoned Commercial; however it does not have sanitary sewer service so it has limited uses and cannot be used for residential. The storage yard will be able to hold 324 spots for automobiles, boats, trucks and/or recreational vehicles. The concept plan that was submitted shows a 6 ft. sight-proof fence and a Type 3 landscape buffer with coniferous trees along the residential line of Highway D as well as evergreen trees along the frontage along Highway D. This property only has access off of Highway D. Myers reviewed the conditional use permit criteria. Myers pointed out the Planning and Zoning Commission heard testimony from several area neighbors and received a petition with 125 signatures of residents in opposition to the storage lot. The Planning and Zoning Commission voted unanimously to deny the application however the Planning and Zoning Staff recommended approval with conditions. Council Member Elam asked why the Planning and Zoning Commission denied the application and Myers replied that it did not seem to be the best use for the land.

Myer introduced the applicant David Kolb and Mike Faulkner with Sterling Engineers. Both Kolb and Faulkner were sworn in by staff. Faulkner reviewed the site’s location as west of Highway D and Highway DD and noted there was no frontage along Highway DD. It was stated there was natural buffer along the southern edge and the site has a ridge line in the middle so they are proposing two storm water basins to maintain the storm water. Faulkner stated the basins have been designed to meet the new storm water management regulations recently passed by the County Council. Faulkner noted the lot will be gravel and enclosed with a fence. Customers will have a keypad access and the gate will be recessed on the property and won’t stop traffic on D. Faulkner also noted they have removed the coniferous trees from the plan and will be using all evergreen trees.

David Kolb stated he has grown up in the area and his grandfather has developed many areas of St. Charles County. Kolb explained this lot is to be used as a storage lot until sanitary sewers are available in the area and then plans on developing it into something else. Kolb reviewed several current permissive uses that would be more detrimental to the area and suggested a storage lot is not as intrusive to neighbors. Kolb stated many residential developments do not allow for RV’s, boats, cars, etc. and they also restrict the type of garages being built on properties which is why a storage lot is necessary.

Councilman Elam stated the aerial shots taken for this application show the neighboring storage lots are full and asked if they are and Mr. Kolb stated they are full or almost full.

Councilman Brazil stated the site plan shows keeping the foliage along Lauderdale Subdivision intact, however it appears the installation of the detention basins will impact that tree line.

Faulkner stated this is just a concept plan and once approved, the site plan will address the slope. The plan is to maintain a 20 ft. buffer along the southern property line.

Councilman Brazil pointed out the slope is so high the upscale homes in Lauderdale Subdivision will still be able to see the lot.

Council Chair Schneider opened the floor for Public Comments for Bill No. 5111.

Cameron Coursey, Defiance, MO resident was sworn in by staff and stated he lives in a neighboring subdivision with million-dollar homes. Coursey's concerns were the view, bright lights from the storage lots, decreased property values and best use of the property.

Councilman White questioned Mr. Coursey on what he thinks would be a better fit for the area and Coursey responded that from the list recited, a veterinary business would work well.

Dan Lauderdale, Defiance, MO resident, was sworn in by staff, and stated he owns land that borders the property that David Kolb owns along with other properties in the area. Lauderdale stated the proposed plan will affect land values and pointed out several people contacted him regarding any future development because people want to live in this community. Lauderdale listed the other concerns such as preservation of the community and security at the proposed storage lots. Lauderdale stated he was not in support of this application.

Robert Leeker, Defiance, MO resident was sworn in by staff stated he was a realtor and broker and this CUP will bring down land values. Leeker pointed out there are several other storage lots in the surrounding area and they appear not to be at capacity. Leeker noted concern regarding traffic, safety and deterioration of the lot over time.

Kelli Slack, Defiance, MO resident was sworn in by staff and stated her opposition to Bill No. 5111. Slack stated she lives directly next door and does not want 324 vehicles next to her along with the 364 other vehicles used to pull those items. Slack noted there will be people who pass the driveway to the storage lot and utilize her concrete driveway to turn around which will deteriorate her concrete. Slack enjoys the wildlife for her and her family and noted there was already a storage lot nearby.

Chance Thies, resident of Augusta, MO was sworn in by staff. Thies stated most of what had been said during these public hearings is speculation. Kolb has already invested in Cottleville with the food trucks and it is a wonderful venue in the Cottleville. Thies stated Kolb has worked hard and has invested in the community and would made this investment a great place as well.

Stephanie Adelman, Defiance, MO resident was sworn in by staff. Adelman stated she lives approximately one mile from this area and is 3<sup>rd</sup> generation. Adelman stated with the screening of evergreens and trees a person can still tell this is a storage lot. Adelman suggested people in need of a storage lot should inquire at the Keeven lot down the road. Adelman shared concerns with crime and chemicals from the vehicles in the lot. Adelman pointed out the area is rural not city.

Nancy Floyd, resident of Defiance, MO was sworn in by staff. Floyd stated her opposition to Bill No. 5111. Floyd stated the area is getting progressively worse with growth and it is not needed. Floyd

stated the lot would bring more traffic and there is not a big police presence in the area. Floyd stated she was in agreement with the other speakers.

Councilman Brazil stated he had spoken to David Kolb regarding the CUP and said he was against it due to its location. Brazil explained the location is the entry way into New Melle and Defiance. Brazil had concerns regarding septic, foliage and grading elevations. Brazil noted this is not good for southwest St. Charles County.

David Kolb stated there should not be any light pollution due to noninvasive downward facing lights which is standard in St. Charles County. Kolb explained there will be no impact to neighbors regarding crime due to people stopping in regularly to check and the surrounding neighbors doing their own policing. Kolb also noted this area is listed as commercial in the 2030 Master Plan.

Council Chair Schneider stated this bill will be up for final passage on Nov. 28<sup>th</sup> and there will be no public hearing at that time.

**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.

Bill No. 5085

Tim Kanke, Wentzville, MO resident stated his request to allow a Performance Guarantee as a Surety Bond which currently does not exist in the unincorporated County. Kanke stated several of the surrounding cities use them and would like to see this as an option.

Brad Goss, resident of St. Peters, MO stated his support for Bill 5101-B. Goss explained they have a client who would like to use their land for a campground with cottages and there was nothing currently listed in the County’s UDO regarding that type of usage. Staff has worked to revise the language to allow for such a use and asked the Council for consideration.

Elections

Grayson Jostes, St. Peters, MO resident stated his concerns regarding comments made to a candidate during the past election.

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

There was no Oral Report.

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

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

Hearing none, Councilman Elam motioned to approve the agenda, seconded by Councilman Hammd and approved by all present.

The approved items are as follows:

**Approval of Journal of the previous meeting – 10-31-2022**

**Approval of Purchases –**

Highway - (4 qty.) Half Ton 4 Wheel Drive Pickup Trucks/Pundmann Ford/\$179,996.00

Public Health - Professional Services – Veterinary Services for the Pet Adoption Center/Tender Care Animal Hospital/\$95,200.00

**Nominations and Appointments**

County Auditor – Brent Statler – term expires 12/31/26 - reappointment

**Miscellaneous**

Community Development – Findings of Fact, Conclusions of Law, Decision and Order – Bill No. 5103

**IN THE MATTER OF** )

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**BILLS FOR FINAL PASSAGE** )

**Bill No. 5109** - Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT RELATING TO ST. CHARLES COUNTY’S “URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM” OR “URBAN COUNTY CDBG PROGRAM”, NAMELY: A 2022 SUBRECIPIENT AGREEMENT BETWEEN ST. CHARLES COUNTY AND THE CITY OF ST. PETERS TO OPERATE AND RUN THE CITY’S CDBG PROGRAMS AND SERVICES

Hearing no discussion, Council Chair Schneider requested the following roll call vote: Council Member Cronin – yes, Council Member Brazil – yes, Council Member Elam – yes, Council Member Hammond – yes, Council Member Hollander – yes, Council Member Schneider – yes and Council Member White – yes. Bill No. 5109 was unanimously approved.

**IN THE MATTER OF** )

**BILLS FOR** )

**INTRODUCTION** )

**Bill No. 5110** – Sponsored by Nancy Schneider – AN ORDINANCE AMENDING CHAPTER 205 ORDINANCES OF ST. CHARLES COUNTY, MISSOURI (“OSCCMO”), ANIMAL REGULATIONS

Council Member Cronin stated there are a lot of rules changing in this bill and many of them are necessary due to the dangerous dog issues the County has dealt with recently; however, there was a

section pertaining to hens being allowed in residentially zoned area, and Cronin requested clarification if chickens would still be allowed in the A, Agricultural District without all the rules in Section 205.085.

**Bill No. 5112** – 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, WITH FLOODWAY FRINGE OVERLAY DISTRICT, TO RR, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH FLOODWAY FRINGE OVERLAY DISTRICT, PER APPLICATION RZ22-15

**Bill No. 5113** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A GRANT AGREEMENT WITH THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDS IN THE AMOUNT OF \$15,780,460 AND FURTHER AUTHORIZING THE ACCEPTANCE OF CDBG-DR FUNDS

**Bill No. 5114** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING THE PROFESSIONAL ADMINISTRATIVE SERVICES AND PROGRAM ADMINISTRATION AGREEMENT BETWEEN ST. CHARLES COUNTY AND THE CITY OF ST. CHARLES FOR THE CITY'S OPERATION OF THE URBAN COUNTY'S 2022-2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAMS AND SERVICES

**Bill No. 5115** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE OR HIS DESIGNEE TO EXECUTE A PRORAM SERVICES CONTRACT, TRACKING #52432 WITH THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES FOR VIOLENT DEATH AND OVERDOSE DEATH SURVEILLANCE REIMBURSEMENT

**Bill No. 5116** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING EXECUTION OF A TAX COLLECTION AGREEMENT BETWEEN ST. CHARLES COUNTY AND THE ST. CHARLES COUNTY CONVENTION AND SPORTS FACILITIES AUTHORITY

**Bill No. 5117** – Sponsored by Nancy Schneider – AN ORDINANCE ACCEPTING A GRANT AWRD IN THE AMOUNT OF \$3,191 FROM THE BULLETPROOF VEST PARTNERSHIP (BVP) PROGRAM, TO THE SHERIFF DEPARTMENT FOR THE SOLE PURPOSE OF PURCHASING BULLET-RESISTANT BODY ARMOR FOR LAW ENFORCEMENT OFFICERS

**Bill No. 5118** – Sponsored by Nancy Schneider – AN ORDINANCE ACCEPTING A GRANT FROM THE U.S. DEPARTMENT OF THE TREASURY LOCAL ASSISTANCE AND TRIBAL CONSISTENCY FUND IN THE AMOUNT OF \$100,000 FOR ANY GOVERNMENTAL PURPOSE OTHER THAN A LOBBYING ACTIVITY

**Bill No. 5119** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT BETWEEN ST.

CHARLES COUNTY, MISSOURI, AND THE UNITED STATES ATTORNEY’S OFFICE FOR THE EASTERN DISTRICT OF MISSOURI IN CONJUNCTION WITH THE MISSOURI HIGHWAY PATROL AS FISCAL AGENT AND NINO PRZULJ AS AN INDEPENDENT CONTRACTOR

**Bill No. 5120** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT BETWEEN ST. CHARLES COUNTY, MISSOURI, AND THE UNITED STATES ATTORNEY’S OFFICE FOR THE EASTERN DISTRICT OF MISSOURI IN CONJUNCTION WITH THE MISSOURI HIGHWAY PATROL AS FISCAL AGENT AND SAMANTHA REITZ AS AN INDEPENDENT CONTRACTOR

**Bill No. 5119** – Sponsored by Nancy Schneider – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT BETWEEN ST. CHARLES COUNTY, MISSOURI, AND THE UNITED STATES ATTORNEY’S OFFICE FOR THE EASTERN DISTRICT OF MISSOURI IN CONJUNCTION WITH THE MISSOURI HIGHWAY PATROL AS FISCAL AGENT AND MOHSEN PASHA AS AN INDEPENDENT CONTRACTOR

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

Council Member Hammond made a motion to remove Substitute Bill No. 5101 from the table, seconded by Council Member Brazil and unanimously approved.

**Substitute Bill No. 5101** – Sponsored by Joe Brazil and Dave Hammond – 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

Council Member Hammond made a motion to amend Substitute Bill No. 5101 and replace it with Amended Substitute Bill No. 5101-A, seconded by Council Member Brazil.

Discussion was held regarding the need for Surety Bonds to be acceptable for the small businessman who does not have the cash available for a Cash Bond or a Letter of Credit for small jobs. Council Member Elam proposed putting an amount in the bill to allow a Surety Bond for a job up to \$100,000. Also discussed was erosion and history of a failed development that proved the County should be cautious on what is approved moving forward. Councilman Hammond rescinded his motion to allow for an addition in the bill for a Surety Bond on projects up to \$100,000.

Council Member Hollander made a motion to table Substitute Bill No. 5101, seconded by Council Member Elam and unanimously approved. Substitute Bill No. 5101 is tabled.



Council Member Brazil made a motion to remove Substitute Bill No. 5101 from the table, seconded by Council Member Hammond and unanimously approved.

Council Member Brazil made a motion to amend Substitute Bill No. 5101 and replace it with Amended Substitute Bill No. 5101-B, seconded by Council Member Hammond and unanimously approved.

**Amended Substitute Bill No. 5101-B** – Sponsored by Joe Brazil and Dave Hammond – AN ORDINANCE AMENDING SECTIONS 405.060 REGARDING CERTAIN DEFINITIONS OF CAMPING AND CAMPGROUNDS; 405.080.C.11, REGARDING CONDITIONAL USES IN A, AGRICULTURAL DISTRICTS AND 405.500.D REGARDING SEWAGE DISPOSAL FOR CAMPGROUNDS

Council Member Brazil stated the campground language change came about from someone in District 2 who purchased 85 acres and wanted to put in 5 cabins/cottages at 1 per 5 acres. To achieve this the landowner would have to rezone their land, etc. and staff did not have the correct language to allow what was being requested so the various amendments were drafted by staff and are before the Council for approval. This bill addresses cabins, cottages, sewage disposal at campgrounds and definitions. Community Development staff had concerns with camping cottages becoming permanent housing.

There being no further discussion, Council Chair Schneider requested the following roll call vote: Council Member Cronin – yes, Council Member Brazil – yes, Council Member Elam – yes, Council Member Hammond – yes, Council Member Hollander – yes, Council Member Schneider – yes, Council Member White – yes. Amended Substitute Bill No. 5101-B was unanimously approved.

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

Council Chair Schneider announced two individuals who grew up in St. Charles County have made the U.S. Men’s Soccer Team that is competing at the World Cup in Qatar – Josh Sargent (a forward) and Tim Ream (a defender). Council Member Hollander pointed out both players graduated from the same high school.

Council Member Elam congratulated the winners of the past election.

Everyone wished Council Member White a Happy Birthday!

Council Member Cronin wished a quick recovery to both the County Executive and the Director of Community Development.

Councilman Hollander motioned to adjourn, seconded by Councilman Hammond and unanimously approved. The meeting adjourned at 8:57 p.m.

Examined and Approved

/djv

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Nancy Schneider, Council Chair  
St. Charles County, Missouri

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