

MEMORANDUM

TO: COUNTY EXECUTIVE
COUNCIL CHAIR AND
MEMBERS OF THE COUNTY COUNCIL

FROM: RYAN GRAHAM
DIRECTOR, DEPARTMENT OF PARKS

DATE: FEBRUARY 6, 2023

RE: LOUIS H. BANGERT MEMORIAL WILDLIFE LEASE (“BANGERT ISLAND”)

As you are aware, in 2007 the St. Charles County Council passed Ordinance 07-157, which authorized the County Executive to enter into an agreement with the Missouri Conservation Commission for the lease of the island known as the Louis H. Bangert Memorial Wildlife Area for a term of 30 years. The actual lease period was December 1, 2007 through November 30, 2037. The use of the Island was limited to use as a nature preserve and trail system as stated in the lease agreement and associated documents. The County Parks Department, in accord with that lease, then constructed natural surface trails in compliance with the Department of Conservation restrictions as set forth in the lease and its attachments.

From the inception of the lease until now the Parks Department has maintained the trails and has expended more than Two Hundred Thirty-Six Thousand Dollars (\$236,000) for the development of the original trail system and maintenance of the Bangert Island trails and park.

In 2015, the Conservation Commission conveyed the fee interest of the Commission in Bangert Island to the family of the original donor’s family and the family then conveyed the fee interest in Bangert Island to the City of St. Charles, Missouri at their request. The conveyance to the City was made subject to the conditions which run with the land and bind the City. Additionally, the fee interest transfer was subject to the remainder of the thirty year lease held by the County.

At the time that the County entered into the lease, the riverfront in the area of Bangert Island was largely in its natural state. Bangert Island access was easily obtained, except in times of river flooding, across a FEMA buy-out parcel located off of Old South River Road. Because of the development of that property from the Streets of St. Charles to the Family

Arena, the area will be at the edge of a much more refined developed area and will be adjacent to a water feature that will run the length of the original island. To facilitate this development by the City of St. Charles, nearly 40 acres of trees will be removed from area that is currently leased to the County. While the original island itself will remain in a preserved state, the water feature will require maintenance. Further, the entire area will lack access while construction occurs over the next few years. I recommend that the County terminate the lease. The City is bound by the same duty to maintain the preserved land of Bangert Island and so at the end of the construction the City intends to provide a very nice pedestrian bridge to the Island and its trails.