

**St. Charles County Council Journal  
Regular Meeting – March 8, 2021**

The St. Charles County Council met on Monday, March 8, 2021 at 7:00 p.m. in the County Council Chambers, 100 North Third Street, St. Charles, Missouri.

Lt. Jack Hoffman with the Salvation Army provided the invocation and Councilman Cronin 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:

Steve Ehlmann, County Executive  
 Joann Leykam, Director of Administration  
 Jennifer George, Assistant Director of Administration  
 John Greifzu, Assistant Director of Administration

County Counselor’s Office:

Rory O’Sullivan, Acting County Counselor

**IN THE MATTER OF CONDITIONAL )**  
**USE PERMITS – BILLS FOR )**  
**INTRODUCTION AND PUBLIC )**  
**COMMENT )**

**Bill No. 4931** – Sponsored by Mike Elam – AN ORDINANCE GRANTING CONDITIONAL USE PERMIT CUP20-14 FOR A LAWN CARE SERVICE TO ROBERT MATULEWIC, PROPERTY OWNER, AND GREEN THUMB LAWNCARE ‘N’ LANDSCAPE, LLC., JASON VAHLE, OWNER AND ORGANIZER, APPLICANT

Council Chair Elam invited Community Development Department’s Planning and Zoning Division Director Robert Myers to provide an overview of the conditional use permit application. Staff swore in Myers. Myers stated this is a conditional use permit in a residentially zoned area for a lawn care business which is strictly cutting the grass vs a lawn care service which is a more in-depth endeavor located at 5395 Westwood Drive. The south side of Westwood Drive is mostly commercially zoned and the north side is residentially zoned with the Master Plan showing residential. The applicant proposes their entrance will be off Westwood Drive, not the privately owned Crystal Drive. They have a 3-acre lot with a home they intend to turn into an office and the construction of an additional storage

facility for storage of the lawn care equipment. There will be no outdoor storage of lawn care equipment. A landscape buffer would be installed as well as a fence along Crystal Drive. The Planning and Zoning Commission heard this application at the public hearing in February and approved it with a vote of 8-1 with conditions.

Council Member Schneider questioned the type of metal shed and it was announced it would be a traditional metal building.

Council Member Cronin pointed out across the street from the front of this property is all commercial and noted even though it is in a residential area, the commercial businesses are very close.

Myers introduced Jason Vahle, applicant. Staff swore in Mr. Vahle. Vahle added comments to remove the condition regarding the removal of the gate along Crystal Drive access in the event emergency vehicles would need to access the property and in the event someone would need access to that part of the property.

Council Chair Elam reviewed the discussion that was held during the Planning and Zoning Commission meeting regarding accessing the property from the private road. Vahle replied he would not access his property from the private road as he has contacted the St. Charles County Highway Department regarding the requirements for a 26 ft. wide entrance off Westwood Drive.

Council Member Hammond questioned the size of the building to be constructed. Vahle replied it would be a 40' x 90' building and the existing building estimated at 40' x 32'.

Council Member Cronin suggested the possibility of installing a gate solely for first responders.

Council Member White questioned how many employees and how many vehicles would be at the property. Vahle responded in season, there will be 25 employees. On site there will be 3-4 employees daily and another employee 3 days a week in the shop. White questioned if he has spoken to the neighbors and Vahle indicated he has spoken to Mr. Campbell who reached out to him.

Council Chair Elam invited the public to make comments regarding the application and respond to questions from the Council Members.

Jerry Kohrs, resident of Crystal Drive was sworn in by staff. Kohrs pointed out he holds the deed to Crystal Drive which is a private road that he maintains. Kohrs pointed out this application is for a commercial business and is set in a residentially zoned area. Also noted was a concern regarding the septic tank usage and size for the anticipated employees. Kohrs questioned what type of trees will be planted for the berm stating he is not sure what a Type 2 Landscape is.

Council Member Hammond questioned where Mr. Kohrs lived and Kohrs responded at the end of Crystal Drive to the left.

Council Chair Elam pointed out there was discussion about a gate off Crystal Drive during the Planning and Zoning Commission meeting and one of the conditions to the bill is the removal of that gate. Kohrs pointed out the residents along Crystal Drive all have easements except the property owner at 5395 Westwood Drive.

Council Member Hollander stated the Planning and Zoning Commission members were adamant that the gate should not be there due to the private roadway. Hollander noted there should be no compromise to the condition regarding the gate.

Greg Hale, resident of Crystal Drive was sworn in by staff. Hale explained his primary concern is the sewer and if upgrades will be done to insure full operation at this house with the added users. Hale shared concerns that this type of sewer usage could stop future sewer lines from being constructed in the area. Hale noted he does not object to commercial businesses, however, this is not suitable for the location.

Council Member Hammond stated the County has inspectors that will review the whole situation prior to any approval to ensure the sewers are compatible for the usage of the property. Hale questioned if an additional septic tank would be installed for the additional building. Hamond responded the inspector would determine that or just one tank may be enough if it is large enough.

Barbara Nelson, resident of Crystal Drive was sworn in by staff. Nelson shared her concerns regarding noise. Nelson explained currently the subdivision is very quiet and the operation of a lawn care service would take away from the peacefulness of the area. Nelson also shared concerns regarding the fence and tree line and if the acreage is large enough to construct the new metal shed.

Mark Miles, resident of Crystal Drive was sworn in by staff. Miles explained over 80% of the residents are in the audience this evening to relay their concerns regarding the CUP application. Miles pointed out his concerns are the noise to their quiet neighborhood, the number of lawn mowers, the fence and sewers. Miles questioned the recourse residents would have if the applicant is not truthful in his actions.

Tim Hanna, resident of Crystal Drive was sworn in by staff. Hanna stated he opposed the CUP and the applicant should open his business in a commercially zoned area. Hanna stated he was concerned with piles of lawn clippings as they can be a fire hazard and also the noise during the day as he works nights and sleeps during the day.

Arnie Dienoff, resident of O'Fallon was sworn in by staff. Dienoff stated there were unresolved issues with the residents and additional conditions should be added to the application to protect the surrounding residents. Dienoff questioned if the size of the property was adequate. Dienoff shared further concerns regarding the landscape buffer, if it should be upgraded to a Type 3 landscaping, major repairs to equipment and/or vehicles, salt storage during the cold season, the gate along the private road, the hours of operation and any accumulation of any yard debris should not be piled on the property. Additional concerns were the storage of salt and permits for pesticide storage. Dienoff continued about concerns of a parking plan including ADA parking, hours of operation in the morning and property values for surrounding landowners in addition to a fence should be installed around the property. Concerns regarding the tree code and the setbacks for the building being proposed as well as sidewalks. Lastly, water runoff is not shown on the plans. Dienoff requested this CUP be denied.

Robert Campbell, resident of Crystal Drive was sworn in by staff. Campbell explained the various properties they have in the neighborhood and reviewed their personal situation with having too many structures on the property, according to the County rules and questioned if the addition of the large shed being constructed is within the rules of the County. Also noted of concern was the storage building being constructed directly in the line of view of the Campbell home. Campbell read from the

criteria of a CUP that “Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council’s judgement, ensure the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values with the neighborhood, etc.” Campbell indicated this would adversely affect each home along Crystal Drive.

Michael Batty, resident of Crystal Drive was sworn in by staff. Batty agreed with the comments from his fellow neighbors and noted one neighbor could not come due to illness. Batty stated he lives directly across from this property and it would affect him due to noise and traffic. Batty noted he was not in support of the CUP request.

There being no additional speakers, Council Chair Elam invited the applicant, Mr. Vahle back to the podium.

Council Member Brazil questioned the size of the lot and Vahle responded it is 3.02 acres in size. In addition to the 3.02 acres they are purchasing the additional 3 lots behind the property which will remain untouched to allow for an additional buffer. Brazil questioned Community Development on the maximum size of a lot for a barn type structure in the Agricultural zoning.

Council Member Cronin questioned what the applicant was going to do with all of the trucks. Vahle pointed out eight (8) of the trucks will be taken home by the drivers of those particular trucks each night otherwise, they will be inside the building.

Vahle answered one of the public comments on how many lawn mowers he has and Vahle stated he has 11 mowers that are stored in box trucks. Vahle pointed out they stay loaded unless they need to be maintained.

Council Member Hollander questioned if the applicant did snow removal. Vahle indicated he does do snow removal, however he rents a lot at a salt storage business and will not have salt stored at this location at this time.

Council Member Cronin pointed out some of the commercial use along Jason Court which is on the same side of Crystal Drive.

Robert Myers responded to Council Member Brazil that the maximum size of a structure on an agriculturally zoned property is 3,600 sq. ft. on parcel sizes of 3-5 acres in size. Myers consulted with the Counselor’s office on this question, are the accessory buildings in a conditional use permits limited by the accessory buildings for residences and the answer is they can be limited instead by the conditions in the conditional use permit itself rather than to abide by the residential maximum for accessory building. Brazil questioned if there was a plot plan for placement and Myers responded there is a plan showing the proposed building and it would be 16’ in height.

Council Chair Elam requested Robert Myers respond to the sewer concerns. Myers explained the parcel size is three acres which is the minimum size for on-site sewer disposal systems. What is proposed in the application, must be approved by the inspector with all details in consideration. Myer

explained the Type 2 buffer includes trees staggered, evergreens and deciduous trees and evergreen trees must be at least 6' in height and deciduous trees must be 2 ½ in caliper.

**Bill No. 4932** – Sponsored by Joe Brazil – AN ORDINANCE GRANTING CONDITIONAL USE PERMIT CUP20-15 FOR AN OUTDOOR STORAGE YARD FOR AUTOMOBILES, BOATS, TRUCKS, TRAILERS AND RECREATIONAL VEHICLES TO THE GERALD A. KEEVEN REVOCABLE TRUST, GLENNON J. KEEVEN REVOCABLE TRUST, KARI L. KEEVEN REVOCABLE TRUST AND LESA J. KEEVEN REVOCABLE TRUST, PROPERTY OWNERS

Council Chair Elam invited Community Development Department's Planning and Zoning Division Director Robert Myers to provide an overview of this application. Myers explained this is a request for a CUP with a related bill that would rezone this property from A to C2 at Highway Z and Highway N. The Master Plan shows this area as commercial and that demand such as a Walgreens, a convenience store and an animal feed store. This would be 10 acres for an outdoor storage yard for automobiles, boats, trucks, trailers and RV's. Myers pointed out the most important issue to the County is working on plans for future relocation of the relocation of Highway N. Based on the latest plans, relocation of Highway N will not bisect this property or negatively impact it for commercial usage. Following realignment, access to this parcel will continue to be from Highway Z. Myers recapped the vote from the Planning and Zoning Commission as a unanimous vote of 9-0 with certain conditions.

Gerald Keeven, applicant was sworn in by staff. Keeven explained he currently has 2 additional storage lots along Highway Z and with the COVID-19 pandemic, the volume of recreational vehicles has increased upwards of 40% and all his storage lots are full.

Council Member Cronin mentioned this type of business is good for transitional zoning which means it fills a need for the community and will be used a larger commercial business in the future.

Council Member Brazil stated he has no problems with Keeven's other storage lots, however does not approve of them situated throughout the county as it takes on an unpleasant view.

Council Member Schneider agreed with Council Member Brazil.

Keeven responded to the comments stating he keeps his weeds down and installs more landscaping than what is required to keep the site as hidden as possible from the public.

Council Member White pointed out because of the strict code rules of residents not being able to keep their travel trailers, boats and/or RV's on their property, they must be stored somewhere.

Council Chair Elam requested anyone wishing to speak on Bill No. 4932 to please come up.

Arnie Dienoff, O'Fallon resident stated he agrees with the Council Members regarding the amount of storage lots in St. Charles County, however, the Keeven lots are very well maintained. Dienoff noted additional tree plantings would be beneficial and not to have items on the lot for sale. Also a concern was water runoff.

Council Member Brazil questioned if additional buffering should be installed near the convenience store and Keeven, the applicant indicated after a conversation with management of the store, no additional buffering is necessary.

**IN THE MATTER OF A PUBLIC )  
HEARING – AMEND THE COUNTY’S )  
CONSOLIDATED PLAN (2016-2020) )  
AND CDBG 2019 ANNUAL ACTION )  
PLAN )**

Council Chair Elam opened the public hearing related to the amendment of the County’s Consolidated Plan (2016-2020) and CDBG 2019 Annual Action Plan.

Arnie Dienoff, O’Fallon resident of O’Fallon stated the \$1,060,000 funding/spending for the CDBG plan should be reviewed very closely. Dienoff stated the City of O’Fallon should consolidate their CDBG Plan with the St. Charles County plan that also includes the surrounding municipalities. Dienoff suggested projects to be funded with the money to include ADA requirements and home improvement program funding.

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

Council Chair Elam opened Public Comments. Elam requested comments be limited to three minutes per speaker with three alternating pro and con positions on a topic.

Bill No. 4933

Thomas Witte, resident of Oak Springs Ct. in the Emerald Woods Subdivision, shared his concerns regarding this development. Witte expressed concern with the added amount of people utilizing Emerald Woods Subdivision for walking purposes due to the less dense housing in the subdivision. Witte explained more development will compound the problem. Witte’s concerns are the strangers in the neighborhood. Witte stated he would like the zoning to remain as it currently is or if St. Charles County would purchase the land for a dog park and walking trail.

Drew Weber, attorney for the developer Rowles Co., who is the developer for 1101 Dingleline. Weber reviewed the subdivision plan as it the same plan that was presented in January. Weber compared the current zoning surrounding the proposed development to what they are requesting. Weber pointed out the zoning requests fit within the 2030 Master Plan.

Miscellaneous

Arnie Dienoff, O’Fallon resident, shared his concerns regarding an event venue mentioned by Senator Eigel, requesting information from the lobbyists Gibson and Dempsey be put on the County’s website, the tax surplus from the County Collector, the GGL Phase 6 bid, the Waiver of Right of First Refusal on the sale of 35 Shadybrook Ct., and Change Order No. 3 for the Adult Detention Facility.

Michelle McBride, St. Charles County Collector responded to the previous speaker regarding the tax sale. McBride stated that funds were surplus funds collected at the tax sale that must come before the County Council to release to the MO Dept. of Senior Citizens. The property was sold 2 years ago at the tax sale and the publicly recorded lienholders have the right to make a claim to the surplus funds.

Council Member Cronin stated he has been contacted by the press regarding the PACE programs and one of them is going bankrupt and questioned if this is an issue in St. Charles County. McBride responded some of the contract holders were not completely clear what they signed, however there is no impact on the Collector’s office at this time.

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

County Executive Steve Ehlmann updated the Council regarding vaccinations and doses as it relates to St. Charles County. Ehlmann pointed out the Public Health Department has the volunteers available and ready and as quickly as the County receives the doses, they are administered. Ehlmann explained they have spoken to various people in State government, including Governor Parsons as it relates to doses for St. Charles County and continue to pressure them for doses. Ehlmann also congratulated St. Charles County Police Chief Kurt Frisz on the task force as it relates to car thefts and noted the number of thefts has decreased and thanked Frisz for his leadership. Frisz thanked the County Executive and stated the task force will run through March and noted car thefts have declined.

Council Chair Elam shared a comment he received from a Wentzville Alderman that his family’s experience at the Family Arena for the COVID-19 vaccine went very smoothly and they were impressed at the organization. Council Member Hammond also noted he has received favorable feedback. Council Member Cronin stated individuals can contact MUHealthcare-Reservation as they administer approx. 3,000 doses per day.

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

Council Chair Elam asked if there were any items to be removed from the Consent Agenda. Council Member Brazil made a motion to remove the Facilities Change Order, seconded by Council Member Hollander and unanimously approved. There being no additional items to remove, Councilman White motioned to approve the Consent Agenda as modified, seconded by Councilman Hammond and unanimously approved. The approved items are as follows:

**Approval of Journal of the previous meetings – 2-22-2021**

**Approval of Bids**

Roads and Traffic – Prof. Svcs. – GGL Phase 6/Implementation of Emergency Vehicle Preemption/  
Global Traffic Technologies, LLC/\$809,433.14

**Nominations and Appointments**

**Miscellaneous**

Developmental Disabilities Resource Board - Waiver of Right of First Refusal on the sale of  
35 Shadybrook Court

Collector of Revenue – Application for Tax Sale Surplus Proceeds

Parks & Recreation – Electrical Easement to Cuivre River Electric Cooperative, Inc./Matson Hill  
Park

**IN THE ITEMS REMOVED** )  
 )  
**FROM THE CONSENT AGENDA** )

Facilities – Change Order No. 3/Adult Detention Facility/McCarthy Building Co.s/\$355,036.53

Council Member Brazil had concerns regarding the change order and noted additional concerns regarding the construction management on the Adult Detention Facility renovation project. Facilities Director Christine Ramsdell explained the process and approvals received from the County Council on the construction managers on the various projects that was let in 2020. Ramsdell also noted this change order is for McCarthy Building Companies, not Landmark.

There being no further discussion, Council Member Schneider made a motion to approved Change Order #3, seconded by Council Member Hollander and unanimously approved.

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

**Bill No. 4829** - Sponsored by: Council as a Whole - AN ORDINANCE AUTHORIZING ACCEPTANCE OF A GRANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") TO FUND 100% OF THE PROJECTED TOTAL COSTS OF ACQUIRING THREE RESIDENTIAL STRUCTURES SUSTAINING SEVERE AND REPETATIVE LOSS IN FLOOD-HAZARD ZONES OF UNINCORPORATED ST. CHARLES COUNTY, AND FURTHER AUTHORIZING THE COUNTY EXECUTIVE OR HIS DESIGNEE TO EXECUTE DOCUMENTS AND PERFORM ACTS THAT MAY BE REQUIRED FOR PURCHASING AND DEMOLISHING THOSE STRUCTURES

There being no discussion, Council Chair Elam 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. 4829 was unanimously approved.

**Bill No. 4830** - Sponsored by: Council as a Whole - AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE SURFACE TRANSPORTATION PROGRAM AGREEMENT, FEDERAL PROJECT STP-7303(619), WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR REIMBURSEMENT OF FUNDS TO 80 PERCENT OF THE ELIGIBLE COSTS UP TO A MAXIMUM AMOUNT OF \$1,000,000 FOR WORK ASSOCIATED WITH THE ROAD CONSTRUCTION, SIDEWALKS AND TURN LANES ON DUELLO ROAD FROM MO N TO ORF ROAD.

There being no discussion, Council Chair Elam 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. 4830 was unanimously approved.

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

**Bill No. 4933** – Sponsored by John White – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM R1B, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R3B, MULTI-FAMILY RESIDENTIAL DISTRICT (12.2 ACRES) AND R1E, SINGLE-FAMILY RESIDENTIAL DISTRICT (28.6 ACRES), AS PER APPLICATION RZ20-13

**Bill No. 4934** – 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, AS PER APPLICATION RZ20-15

Council Member Cronin explained this rezoning request fits in well within the surrounding area and supports the bill. Cronin noted if there are any watershed concerns, they are addressed by current ordinances.

**Bill No. 4935** – 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 C2, GENERAL COMMERCIAL DISTRICT, AS PER APPLICATION RZ20-16

**Bill No. 4936** – Sponsored by Nancy Schneider – 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, AS PER APPLICATION RZ20-17

Council Member Schneider stated this applicant was before the County Council in 2020 asking for a CUP and is now asking for RF, Riverfront District. Schneider noted she is in support of this bill.

**Bill No. 4937** – 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 R1B, SINGLE-FAMILY RESIDENTIAL DISTRICT, AS PER APPLICATION RZ21-01

Council Member Brazil stated this request is for 4 homes with ¼ acre lots in a highly developed area.

**Bill No. 4938** – 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, AS PER APPLICATION RZ21-02

Council Member Brazil stated these 3-acre lots are located in the northern part of District 2 which provides a good buffer for any future annexation by municipalities.

Council Member Cronin stated the Minor Subdivision developments are well received in District 1.

**Bill No. 4939** – Sponsored by Joe Brazil – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM R1A, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH PUD OVERLAY DISTRICT, TO A, AGRICULTURAL DISTRICT, AS PER APPLICATION RZ21-03

**Bill No. 4940** – Sponsored by Mike Elam – AN ORDINANCE (1) AUTHORIZING THE AMENDMENT OF THE ST. LOUIS HOME CONSORTIUM CONSOLIDATED PLAN (2016-2020), AND AMENDING THE 2019 ANNUAL ACTION PLAN FOR ST. CHARLES COUNTY, MISSOURI, IN ITS CAPACITY AS AN URBAN COUNTY UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; (2) AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE ALL RELATED DOCUMENTS, CERTIFICATIONS, AND CONTRACTS; AND (3) AMENDING THE 2021 BUDGET ADOPTED BY ORDINANCE 20-094 TO ACCEPT AND SPEND CDBG-CV FUNDS IN THE AMOUNT OF \$1,060,488

**Bill No. 4941** – Sponsored by Council as a Whole – AN ORDINANCE AUTHORIZING THE NONBINDING PROJECTED TAX RATES OF THE COUNTY FOR THE GENERAL REVENUE FUND AND FOR VARIOUS SPECIAL FUNDS OF AND FOR THE COUNTY OF ST. CHARLES, MISSOURI, FOR THE YEAR 2021 IN ORDER TO DEVELOP THE NOTICE OF PROJECTED TAX LIABILITY TO ACCOMPANY THE ASSESSOR’S NOTICE OF ASSESSED VALUE, ALL AS MANDATED BY SENATE BILL 711(2008)

**IN THE MATTER OF** )

**TABLED BILLS** )

There were no Tabled Bills removed.

**IN THE MATTER OF** )

**ANNOUNCEMENTS AND** )

**MISCELLANEOUS** )

Council Member Joe Brazil announced the Town of Defiance will be holding their first annual St. Patrick’s Day Event on Saturday, March 13, 2021 to include a parade, a 5K Run/Walk, vendors, food trucks and winery shuttles to handle parking as well as music in the town park.

Council Member Cronin explained the City of O’Fallon has an item on their upcoming meeting agenda, Thursday, March 11<sup>th</sup> at 7:30 p.m. to approve the funding of \$8,500,000 for a Marijuana Processing/Cultivation Retail Center on Cool Springs Industrial Drive. Building it with public funds, in Joe Cronin’s opinion, is inappropriate and there is also a sales tax exemption for all the materials used in the construction of the facility.

Council Member Brazil thanked several people for being a part of a District 2 Town Hall Meeting recently held in New Melle to bring the citizens information relating to Community Development and Land Use, Parks and Recreation and New Melle Lakes, Roads and Traffic on new road projects and

Police Department for crime statistics along with MO Senator Bob Onder on Statewide issues. Brazil noted the great turn out and he has received good feedback.

Council Member Brazil also announced they have been in contact with the Hoffmann Family Properties who has purchased approximately five wineries and approximately 12 buildings in the town of Augusta and their ideas on renovating and expanding. Brazil explained they are excited for the area and stressed anything done by them in the unincorporated County, must go through the Planning and Zoning rules and processes.

There being no further announcements, Council Member Schneider motioned to adjourn, seconded by Council Member Hammond and approved by all present.

The meeting adjourned at 8:58p.m.

Examined and Approved

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Mike Elam, Council Chair  
St. Charles County, Missouri

/djb