

**St. Charles County Council Journal  
Closed Session – September 28, 2020**

The St. Charles County Council met on Monday, September 28, 2020 at 6:15 p.m. in the County Council Chambers, 100 North Third Street, St. Charles, Missouri. Council Chair Hollander requested a motion to go into closed session. Council Member Elam made a motion to go into Closed Session pursuant to RSMo 610.021 (1), seconded by Council Member Schneider. A roll call vote was taken to go into the closed meeting as follows: Council Member Cronin – absent at roll, Council Member Brazil – yes, Council Member Elam – yes, Council Member Hammond – yes, Council Member Hollander – yes, Council Member Schneider – yes, Council Member White – yes.

There were no votes taken during the Closed Session.

Council Member Elam made a motion to go back into open session, seconded by Council Member Hammond and approved by the members present, which were Council Members Elam, Hammond, Hollander, Schneider and White.

The Closed Session ended at 7:00 p.m.

**St. Charles County Council Journal  
Regular Meeting – September 28, 2020**

The St. Charles County Council met on Monday, September 28, 2020, at 7:01 p.m. in the County Council Chambers, 100 North Third Street, St. Charles, Missouri. Council Chair Hollander introduced Reverend Steve Parks with Bible Baptist Church who provided the invocation. Councilman Hollander led the Pledge of Allegiance.

The following roll call was taken by the Clerk:

Councilman Joe Cronin	virtually 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 )  
FINAL PASSAGE )**

**Bill No. 4878** – Sponsored by Joe Brazil – AN ORDINANCE GRANTING CONDITIONAL USE PERMIT CUP20-09 FOR A BOAT AND RECREATIONAL VEHICLE STORAGE YARD TO CHARLES A. RUEDEBUSCH II AND MARY RUEDEBUSCH, APPLICANTS AND CONTRACT PURCHASERS OF THE PROPERTY

Council Member Brazil invited Chuck Ruedebusch to address a few questions regarding landscaping around the proposed lot. Brazil questioned if he intended on putting trees up to buffer Highway 64. Ruedebusch indicated he was unable to put landscape on his own property due to cutting into the amount of space he has; however, he has contacted a neighboring property owner to see if trees can be placed on their property.

Council Chair Hollander announced that Exhibit C of this bill has been timely received and posted.

There being no further discussion, Council Chair Hollander requested the following roll call vote: Council Member Cronin – yes via virtual communication, 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. 4878 was unanimously approved.

**IN THE MATTER OF A )  
PUBLIC HEARING ON )  
THE 2020 TAX RATES )**

Council Chair Hollander invited anyone interested to speak during the Public Hearing on the 2020 Tax Rates to please fill out a speaker’s card for the record.

Arnie C. A.C. Dienoff, O’Fallon resident shared his concerns regarding the tax amount currently levied on various taxing entities within St. Charles County, including Road and Bridge Tax. Dienoff requested the Council keep the Road and Bridge Tax at the same rate as 2019 which is .1781/100 assessed valuation. Dienoff also requested a decrease in the Dispatch and Alarm Tax.

There being no additional speakers, the Public Hearing on the 2020 Tax Rates was closed.

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

Council Chair Hollander requested that anyone who addressed the Council fill out a speaker card for the record prior to the start of the meeting. Hollander opened public comments and requested comments be limited to three minutes per speaker with three alternating pro and con positions on a topic.

#3, 4, and 5 Summit Station

Tara Rath, Summit Station homeowner stated there is a huge issue with the storm sewer affecting three homes on Summit Station, specifically, #3, #4 and #5. Rath explained that Councilman White has been to the location to view the situation, however since then there has been no movement on the issue from County Government. Rath wanted to bring this landslide issue to the Council’s attention.

Miscellaneous

Arnie Dienoff, O’Fallon resident, applauded the County Council for holding their meetings in a public venue as some others in St. Charles County are not. Dienoff requested the meetings for the St. Charles Community College be open to the public. Dienoff also pointed out the possibility of COVID-19 relief money issues within St. Charles County.

Council Member White noted the situation in Heritage at #3, #4, and #5 Summit Station is a tragedy. One home was built on a ravine and the erosion has completely destroyed the home as it is now condemned. White mentioned the other two homes are in serious trouble.

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

Ehlmann updated COVID-19 statistics citing St. Charles County case numbers are still lower than the State as it relates to the population. Ehlmann noted there is a rise in other metropolitan areas, however, St. Charles County’s case numbers are not better, but not worse. Ehlmann assured the Council they will continue to do what they can to flatten this curve.

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

Council Chair Hollander asked if there were any items to be removed from the Consent Agenda. Council Member Elam made a motion to approve the Consent Agenda as submitted, seconded by Council Member White and unanimously approved. The approved items are as follows:

**Approval of Journal of the previous meetings – 9-14-2020 regular mtg**

**Approval of Bids**

Facilities Management – Circuit Courts & Admin. Bldg. Fire Panel Replacement/Johnson Controls/\$165,733.00

Facilities Management/Construction - 3<sup>rd</sup> St. Fuel Island Replacement (Re-Bid)/Neumayer Equipment Co. Inc./\$302,689.07

Information Systems – Genetec Software Maintenance and Support/Dynamic Controls Inc. \$87,019.00

**Nominations and Appointments**

Educational Assistance Board - Scott Shipman, Assessor/reappointment/term expires 9/15/2023  
- Ellie Marr, Community Development/reappointment/term expires 9/15/2023

**Miscellaneous**

Collector of Revenue – Statement of Tax Certificate Sale 2020 – parcels sold and purchase amounts

**IN THE MATTER OF** )  
 )  
**RESOLUTIONS** )

**Resolution No. 20-09** – Sponsored by Council as a Whole – A RESOLUTION OF ST. CHARLES COUNTY ENDORSING THE REVISED POLICY FOR INVESTMENT OF COUNTY FUNDS PROPOSED BY THE DIRECTOR OF FINANCE

Council Chair Hollander announced an additional two sentences to be added to #14 of the Policy as follows:

**14. PERFORMANCE STANDARDS**

**Investments which are downgraded below minimum acceptable rating levels shall be reviewed for possible sale within a reasonable time period.**

**Current status and performance of the investments of the County shall be reported regularly to the County Executive and County Council.**

There being no further discussion, Council Chair Hollander 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. Resolution No. 20-09 was unanimously approved.

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

**Bill No. 4879** – Sponsored by Nancy Schneider – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM R1A, SINGLE-FAMILY RESIDENTIAL, TO R1E, SINGLE-FAMILY RESIDENTIAL DISTRICT, PER APPLICATION RZ20-10

There being no discussion, Council Chair Hollander requested the following roll call vote: Council Member Cronin – absent, 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. 4879 was approved by a vote of 6-0.

**Bill No. 4880** – Sponsored by Joe Brazil – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, BY REZONING LAND FROM R1E, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO C2, GENERAL COMMERCIAL DISTRICT, PER APPLICATION RZ20-11

There being no discussion, Council Chair Hollander 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. 4880 was unanimously approved.

**Bill No. 4881** – Sponsored by Joe Brazil – AN ORDINANCE AMENDING ORDINANCE NO. 97-76 GRANTING CONDITIONAL USE PERMIT #496 FOR A PRIVATE CLUB TO BOONE VALLEY GOLF CLUB, INCORPORATED, PROPERTY OWNER

There being no discussion, Council Chair Hollander 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. 4881 was unanimously approved.

**Bill No. 4882** – Sponsored by Terry Hollander – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN INTERGOVERNMENTAL COOPERATIVE AGREEMENT #2 FOR MAINTENANCE OF DARDENNE CREEK, WITH THE DARDENNE CREEK DRAINAGE DISTRICT #3

There being no discussion, Council Chair Hollander requested the following roll call vote: Council Member Cronin – absent, 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. 4882 was approved by a vote of 6-0.

**Bill No. 4883** – Sponsored by Council as a Whole – AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALES AND DELIVERY OF SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2020, OF ST. CHARLES COUNTY, MISSOURI; AND APPROVING CERTAIN DOCUMENTS AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

Council Member Elam made a motion to amend Bill No. 4883 and replace it with Substitute Bill No. 4883, seconded by Council Member Hammond and approved by 6-0 with Councilman Cronin absent.

There being no further discussion, Council Chair Hollander requested the following roll call vote on Substitute Bill No. 4883: Council Member Cronin – absent, 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. Substitute Bill No. 4883 was approved by a vote of 6-0.

**Bill No. 4884** – Sponsored by Terry Hollander – AN ORDINANCE FIXING AND ESTABLISHING THE RATE AND LEVYING OF TAXES FOR THE GENERAL REVENUE FUND AND FOR VARIOUS SPECIAL FUNDS OF AND FOR THE COUNTY OF ST. CHARLES, MISSOURI, FOR THE YEAR 2020

Council Member Elam made a motion to amend Bill No. 4884 and replace it with Substitute Bill No. 4884, seconded by Council Member White

Discussion: Council Member Cronin was unable to communicate due to technical difficulties, however, Council Member Brazil explained the reason for the Road and Bridge Tax increase is to address the current problem of Highway Department personnel leaving to similar jobs in municipalities that pay more money per hour. Brazil pointed out if something is not done to address this, there will not be enough drivers to handle the upcoming winter snow removal or road work.

Council Member Schneider clarified that the change in the Road and Bridge Tax was set at .208 per \$100 assessed valuation on real estate from .1781 per \$100 assessed valuation on real estate.

Council Member Hammond requested those in the audience to indicate if they work for the Highway Department and approximately 20 individuals raised their hand. Hammond commented on the massive turnover the Highway Department has been experiencing and had met with Administration and HR to help eliminate this for the future by providing a pay increase and to help provide raises for both Highway Department employees as County Employees as a whole.

Director of Administration Joann Leykam explained the HR Department has performed a study of pay for truck driver/laborers in the surrounding area and has found St. Charles County to be lower in pay and will continue to work on the situation.

There being no further discussion, Council Chair Hollander requested an all-in favor vote to amend Bill No. 4884 and replace it with Substitute Bill No. 4884. The motion was approved a vote of 6-0 with Councilman Cronin absent.

There being no further discussion, Council Chair Hollander requested the following roll call vote on Substitute Bill No. 4884: Council Member Cronin – absent, 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. Substitute Bill No. 4884 was approved by a vote of 6-0.

**Bill No. 4885** – Sponsored by Terry Hollander – AN ORDINANCE AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AND REIMBURSEMENT AGREEMENT WITH THE METROPOLITAN PARK AND RECREATION DISTRICT D/B/A THE GREAT RIVERS GREENWAY DISTRICT (“DISTRICT”) FOR FUNDING THE CONSTRUCTION OF A PEDESTRIAN AND BICYCLE TRAIL TO BE INCLUDED AS PART OF THE INTERSECTION IMPROVEMENTS AT WEISS ROAD AND ROUTE N PROJECT

Council Chair Hollander announced Exhibit A has been slightly changed to clarify that the County maintains the roadway only under an agreement with the City of Cottleville. The Council will not be responsible for maintaining the trail.

There being no further discussion, Council Chair Hollander requested the following roll call vote: Council Member Cronin – absent, 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. 4885 was approved by a vote of 6-0.

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

There were no bills removed from the table.

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

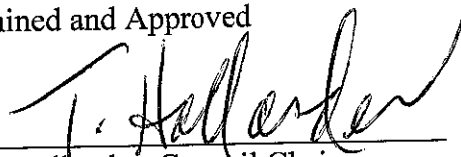
Council Member Schneider thanked Asst. Director of Administration John Greifzu and Parks and Recreation Department personnel for taking her on a 12-park tour. Schneider was extremely impressed and will be utilizing some of the amenities in the future.

County Executive Steve Ehlmann stated they received good news when they went to sell the Bonds this morning and invited Finance Director Bob Schnur to explain. Schnur stated they had 11 bidders for the bonds and indicated the bidders were from big finance companies which saved the County an additional \$600,000 for a total of \$2.6 million dollars in savings by refinancing the loan debt, not the years to pay off.

There being no further discussion, Councilman Elam motioned to adjourn, seconded by Councilman Hammond and unanimously approved by the members present.

The meeting adjourned at 7:45 p.m.

Examined and Approved

A handwritten signature in black ink, appearing to read "T. Hollander", written over a horizontal line.

Terry Hollander, Council Chair  
St. Charles County, Missouri

djv