

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
February 7, 2023

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The City Council convened in a Regular City Council Meeting on Tuesday, February 7, 2023, at 7:00 p.m. in the Council Chambers on the fourth floor of City Hall, 200 North Second Street, with President of the Council Vince Ratchford, presiding, and Mayor Daniel J. Borgmeyer and Members of the Council present as follows: Tom Besselman, Michael Flandermeyer, Justin Foust, Michael Galba, Bart Haberstroh, Christopher Kyle, Denise Mitchell, Bridget Ohmes and Mary West. Absent: None. City Clerk Laura Whitehead was present and performed the duties of that office.

File #49226

The meeting was opened with the Invocation, those present standing in a moment of silence, followed by the Pledge of Allegiance to the Flag.

A motion was made by MICHAEL GALBA to excuse the absence of Councilmember Tom Besselman and Councilmember Bridget Ohmes.

PRESENTATIONS/AWARDS/PROCLAMATIONS

Recognition of Lt. Julie Jackson's Recent Promotion (referred by Police Chief Ray Juengst)

Police Chief Ray Juengst introduced Lt. Julie Jackson and congratulated her on her recent promotion. Lt. Jackson's father had the honor of pinning Lt. Jackson with her new badge.

CITIZEN COMMENTS

There were no citizen comments.

REPORT OF THE MAYOR

Appointments to Boards/Commissions/Committees

A motion was made by DENISE MITCHELL to approve the following appointments:

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Building Board of Appeals

- The reappointment of Nathan Droste, whose term expired February 2022, and Mr. Droste's new term will expire February 28, 2025.

Veteran's Memorial Parkway Community Improvement District

- The reappointment of Steve Mix to act as a Director, with a term expiring February 11, 2026.
- The reappointment of Brandy Scholwinski to act as a Director, with a term expiring February 11, 2026.
- The reappointment of Kenneth Scholwinski to act as a Director, with a term expiring February 11, 2026.

MICHAEL GALBA seconded the motion. A roll call vote was taken with the following results:  
"Aye": Flandermeyer, Foust, Galba, Haberstroh, Kyle, Mitchell, Ratchford and West. "Nay":  
Absent: Ohmes and Besselman. Motion passed.

File #49234

ANNOUNCEMENTS FROM COUNCILMEMBERS/MISCELLANEOUS

Councilmember Flandermeyer announced the next St. Charles County Municipal Meeting is being held on January 31, 2023. Also, the City of Saint Charles took second place in the annual Salvation Army Bell Ringing Challenge.

Councilmember Justin Foust announced the St. Charles High Girls Varsity Basketball team defeated the St. Charles West Girls Varsity Basketball team. Great game!

PUBLIC HEARING

Council President Vince Ratchford announced the Public Hearing will now be held. At the conclusion of the Public Hearing, the regular order of business continued.

- A. Case No. CU-2023-09. (Mark Ditch - Buescher Ditch & Associates, Inc.) An application for a Conditional Use Permit from §400.220(C)(1)(a) for an in-vehicle sales or service (drive-thru) use for a proposed new building within the C-2

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- General Business District located at 2200 Elm Street. The subject property is located in Ward 7. ***The applicant has WITHDRAWN this application. No further action required. (RCA Attached)***
- B. Case No. PDA-2023-02. (Shawn Luesse – T.R. Hughes Homes) An application for an amendment to the adopted Preliminary Development Plan of the Charlestowne Landing development, to allow 420 single-family residential lots in lieu of the previously approved 411 lots. The subject property is a 129.85 (more or less) acre tract of land located on the south side of Highway B and west of Copperfield Court and is zoned PD-MU Planned District – Mixed Use District (Ward 8). ***(Council Bill 13617)***
- C. Case No. CU-2022-55. (MJ Property Holdings LLC) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for an existing Short Term Rental) within R-1E/CPD Single-Family Residential District within the Commons Preservation District located at 556 Morgan Street. The subject property is located in Ward 1. ***This item was TABLED to the February 27, 2023 Planning & Zoning Commission meeting. Assuming a recommendation from the Commission, this item will appear on the March 7, 2023 City Council meeting. (RCA Attached)***
- D. Case No. CU-2023-01. (Margaret Feldewerth) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for an existing Short Term Rental) within R-1C Single-Family Residential District located at 22 Wayne Street . The subject property is located in Ward 9. ***(RCA Attached)***
- E. Case No. CU-2023-10. (John Donnelly) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for an existing Short Term Rental) within R-1E/EPD Single-Family Residential District

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also within the Extended Historic Preservation District located at 1116 Olive Street. The subject property is located in Ward 7. *(RCA Attached)*

- F. Case No. CU-2023-02. (Jeffrey Lage) An application for a Conditional Use Permit from §400.280(B)(1) for a Short Term Rental (specifically for an existing Short Term Rental) within CRD-I/EHP Central Residential District-I also within the Extended Historic Preservation District located at 317 N. 4<sup>th</sup> Street. The subject property is located in Ward 1. *(RCA Attached)*
- G. Case No. CU-2023-03. (Jeffrey Lage) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for 2 existing Short Term Rentals units within a multi-tenant building) within R-1E/CPD Single-Family Residential District also within the Commons Preservation District located at 604 Clark St. The subject property is located in Ward 1. *(RCA Attached)*
- H. Case No. CU-2023-04. (Jeffrey Lage) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for 2 existing Short Term Rentals units within a multi-tenant building) within R-1E/CPD Single-Family Residential District also within the Commons Preservation District located at 610 Clark St. The subject property is located in Ward 1. *(RCA Attached)*
- I. Case No. CU-2023-07. (Jeffrey Lage) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for an existing Short Term Rental) within R-1E/FPD Single-Family Residential District also within the Frenchtown Preservation District located at 916 N. 4<sup>th</sup> Street. The subject property is located in Ward 1. *(RCA Attached)*

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- J. Case No. CU-2023-08. (Katherine Dodson – Plan-It Investment Group) An application for a Conditional Use Permit from §400.280(B)(2) for a Short Term Rental (specifically for 2 existing Short Term Rentals units within a duplex) within CRD-II/EHP Central Residential District-II also within the Extended Historic Preservation District located at 920 S. 2<sup>nd</sup> Street. The subject property is located in Ward 2. *(RCA Attached)*
- K. Case No. CU-2023-12. (Samantha Nigh) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for an existing Short Term Rental) within R-1E Single-Family Residential District located at 3000 Thrush Drive. The subject property is located in Ward 10. *(RCA Attached)*
- L. Case No. CU-2023-14. (Michael & Meghan Haskins) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for an existing Short Term Rental) within R-1E/CPD Single-Family Residential District also within the Commons Preservation District located at 550 Morgan Street. The subject property is located in Ward 1. *(RCA Attached)*
- M. Case No. CU-2023-05. (John Ziegler) An application for a Conditional Use Permit from §400.150(D)(1)(n) for a Short Term Rental (specifically for a new Short Term Rental) within R-1E Single-Family Residential District located at 208 Hunters Ridge. The subject property is located in Ward 10. *The applicant has WITHDRAWN this application. No further action required. (RCA Attached)*
- N. Case No. CU-2023-13. (Jeffrey Lage) An application for a Conditional Use Permit from §400.170(D)(1)(a) for a Short Term Rental (specifically for 4 new Short Term Rental units within a multi-tenant building) within R-3A Multiple-Family Residential District located at 3401 Droste Road. The subject property is located in Ward 9. *This item was TABLED to the February 27, 2023 Planning*

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*& Zoning Commission Meeting. Assuming a recommendation from the Commission, this item will appear on the March 7, 2023 City Council meeting. (RCA Attached)*

CONSENT AGENDA

A motion was made by DENISE MITCHELL to approve the consent agenda. CHRISTOPHER KYLE seconded the motion. A roll call vote was taken with the following results: "Aye": Galba, Haberstroh, Kyle, Mitchell, Ratchford, West, Flandermeyer and Foust. "Nay": None. Absent: Ohmes and Besselman. Motion passed.

- A. Approval of Council Minutes and Reports
1. Regular Council Meeting of January 3, 2023
  2. Public Hearing of January 3, 2023
- File #49235
3. Council Work Session of January 10, 2023
- File #49236
4. Regular Council Meeting of January 17, 2023
  5. Public Hearing of January 17, 2023
- File #49237
6. Council Work Session of January 17, 2023
- File #49236
7. Closed Session of December 13, 2023
  8. Closed Session of January 17, 2023
- B. Receipt of Reports from Boards, Commissions and Committees
1. Parks & Recreation Board Meeting of December 21, 2022
- File #49174
2. Planning and Zoning Commission Meeting of November 21, 2022
- File #49173
3. Planning and Zoning Commission Meeting of November 28, 2022
- File #49173
4. Planning and Zoning Commission Meeting of December 19, 2022
- File #49173
5. Board of Adjustment Meeting of November 7, 2022
- File #49185
6. Board of Adjustment Meeting of January 18, 2023
- File #49238

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- C. Receipt of Director of Administration Reports (*none*)
- D. Approval of Contracts and Easements
  - 1. Supplemental Agreement No. 6 with 212 Environmental Consulting, LLC for additional professional services for the Potable Water Supply Wellfield Project in an amount not to exceed \$340,425.00 for a total contract amount no to exceed \$1,213,552.00  
C21-292
  - 2. First renewal contract with GGRK, Inc. dba Contemporary Landscape for mowing services in an amount not to exceed \$120,000.00  
C22-101
  - 3. Contract with Motorola Solutions, Inc. for the purchase of 41 new Motorola APX8000 portable radios for the Fire Department in an amount not to exceed \$335,403.38  
C23-042
  - 4. Contract with A Graphic Resource, Inc. for printing of eleven City Newsletters from February through December 2023 in the amount of \$119,522.70  
C23-043
  - 5. Engineering Services Contract with Thouvenot, Wade & Moerchen, Inc. to provide engineering services for the West Adams Storm Sewer Project in an amount not to exceed \$128,686.00  
C23-041
  - 6. Contract with CDG Engineers, Inc. for the Muegge Road Pavement Rehabilitation between Mexico Road and Old Muegge Road in an amount not to exceed \$259,200.00  
C23-040
  - 7. Supplemental Agreement No. 1 with Bax Engineering, Co, Inc. for the 2022 FEMA Disaster Assistance in an amount not to exceed \$102,389.00, total contract not to exceed \$152,389.00  
C22-198
- E. Preliminary Plats (*none*)
- F. Miscellaneous
  - 1. Report of the Court Administrator of Monies Deposited and Collected – December 2022









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**BILL 13617**

AN ORDINANCE AMENDING ORDINANCE NUMBER 20-008, AMENDING THE PRELIMINARY DEVELOPMENT PLAN FOR THE CHARLESTOWNE LANDING PD-MU TO ALLOW FOR THE CONSTRUCTION OF 420 SINGLE-FAMILY RESIDENTIAL LOTS IN LIEU OF THE PREVIOUSLY APPROVED 411 LOTS  
(*SPONSOR: MICHAEL GALBA*)

**BILL 13618**

AN ORDINANCE AUTHORIZING A TRANSPORTATION ENHANCEMENTS FUNDS PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO PROVIDE TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FEDERAL FUNDING FOR THE FRENCHTOWN GREAT STREETS: NORTH SECOND STREET IMPROVEMENTS (TAP-7303(622)) (*SPONSOR: CHRISTOPHER KYLE*)

**BILL 13619**

AN ORDINANCE APPROVING THE RECORD PLAT FOR OAKLEIGH PARK ADDITION, A SUBDIVISION OF THE CITY OF SAINT CHARLES, MISSOURI  
(*SPONSOR: DENISE MITCHELL*)

**BILL 13620**

AN ORDINANCE REPEALING ORDINANCE NUMBER 21-191 AND AMENDING CHAPTER 100 OF THE CODE OF ORDINANCES BY DELETING SECTION 100.157 PERTAINING TO NOTICE OF SUITS (*SPONSOR: VINCE RATCHFORD*)

**BILL 13621**

AN ORDINANCE AUTHORIZING A LABOR AGREEMENT BETWEEN THE CITY OF ST. CHARLES, MISSOURI AND THE EASTERN MISSOURI COALITION OF POLICE, FRATERNAL ORDER OF POLICE, LODGE 15, REPRESENTING RECORDS SPECIALISTS, EVIDENCE SPECIALISTS, COMMUNICATION

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SPECIALISTS AND POLICE SERVICE OFFICERS I FOR A FIVE-YEAR TERM  
ENDING DECEMBER 31, 2027 (SPONSORS: VINCE RATCHFORD AND MICHAEL  
GALBA)

Councilmembers Denise Mitchell, Christopher Kyle & Justin Foust requested to add their names  
as a co-sponsor to Bill 13621.

**BILL 13622**

AN ORDINANCE AUTHORIZING A LABOR AGREEMENT BETWEEN THE CITY  
OF ST. CHARLES, MISSOURI AND THE ST. CHARLES POLICE OFFICERS  
ASSOCIATION REPRESENTING THE POLICE OFFICERS AND POLICE  
SERGEANTS FOR A FIVE-YEAR TERM ENDING DECEMBER 31, 2027  
(SPONSORS: VINCE RATCHFORD AND MICHAEL GALBA)

Councilmembers Denise Mitchell, Christopher Kyle & Justin Foust requested to add their names  
as a co-sponsor to Bill 13622.

The Regular Council Meeting adjourned at 8:02 p.m.

FEB. 28, 2023  
Date Approved  


Laura L. Whitehead, City Clerk





Vince Ratchford, Presiding Officer