

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

The City Council convened in a Regular City Council Meeting on Tuesday, January 3, 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. Assistant City Clerk Kimberly Hudson was present and performed the duties of that office.

File #

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

PRESENTATIONS/AWARDS/PROCLAMATIONS

Recognition of the Recipients of the Employee Spotlight Awards (referred by Administration)

Director of Administration Larry Dobrosky presented the Above & Beyond Awards and gift cards to the following employees: Mike Cannon, St. Charles Fire Department; Willie Hantack, Finance Department and Tina Reese, Dispatch-St. Charles Police Department.

CITIZEN COMMENTS

Alex Egbert, 130 Ameristar Blvd, St. Charles, Missouri, spoke relative to proposing an athletic complex.

Tony Bethmann, 132 N. Main Street, St. Charles, Missouri, spoke in against the Riverpointe Development.

Theresa Lintzenich, 229 Tompkins Street, St. Charles, Missouri, spoke relative to appreciation and said a prayer.

Gary Newman, 13 Graystone Ct., St. Charles, Missouri, spoke against CU-2022-106 and all short term rentals in the City of St. Charles.

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

Janice Wolters, 29 Graystone Ct., St. Charles, Missouri spoke against CU-2022-106 and all short term rentals in the City of St. Charles.

REPORT OF THE MAYOR

Mayor Borgmeyer reported in consideration of time, he is waiving his report until the next meeting.

ANNOUNCEMENTS FROM COUNCILMEMBERS/MISCELLANEOUS

Councilmember Justin Foust thanked the Public Works Department for their work during the recent winter weather event and reported the weather hotline was prompt in responding to his concern and is a good resource for all residents.

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-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. ***Tabled by Planning & Zoning Commission. To be Tabled to the February 7, 2023 Regular City Council Meeting (RCA Attached)***
  
- B. Case No. CU-2022-68. (Tracie Thoele) 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 the R-1E/EHP Single-Family Residential District within the Extended Historic Preservation District located at 1225 Hillcrest Lane. The subject property is located in Ward 2. ***(RCA Attached)***

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

- 
- C. Case No. CU-2022-75. (We Ship Express, Inc.) An application for a Conditional Use Permit from §400.250(C)(1) for Liquor Sales associated with a permitted retail with warehouse use within the I-2/WHP Heavy Industrial District within the Wellhead Preservation District located at 3800-3830 Charbonneau Drive. The subject property is located in Ward 8. ***(RCA Attached)***
- D. Case No. LL-2022-29. Approval of Liquor License Application for Patrick Goodfriend dba Logistics Concepts, LLC located at 3800 Charbonneau Drive. Ward 8. ***(RCA Attached)***
- E. Case No. CU-2022-76. (Larry Walker – Bax Engineering) An application for a Conditional Use Permit from §400.250(C)(1) for an in-vehicle sales or service (drive-thru) use for a proposed new building within the I-2/WHP Heavy Industrial District within the Wellhead Protection District located southwest of the intersection of Fountain Lakes Blvd and New Town Blvd. The subject property is located in Ward 8. ***(RCA Attached)***
- F. Case No. CU-2022-84. (Jason Orf) 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 the R-1E/FPD Single-Family Residential District within the Frenchtown Preservation District located at 708 N. 4<sup>th</sup> Street. The subject property is located in Ward 1. ***(RCA Attached)***
- G. Case No. CU-2022-87. (Mathew Barker) 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 the R-1E/CPD Single-Family Residential District within the Commons Preservation District located at 710 Clark Street. The subject property is located in Ward 1. ***(RCA Attached)***

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

- H. Case No. CU-2022-89. (Dustin English) 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 the R-1E/CPD Single-Family Residential District within the Commons Preservation District located at 723 N. 7<sup>th</sup> Street. The subject property is located in Ward 1. ***Application Void. No Action Required by the Council. (RCA Attached)***
- I. Case No. CU-2022-95. (Kevin Eisenbath – KC Property Management, LLC) An application for a Conditional Use Permit from §400.170(D)(1)(a) for a Short Term Rental (specifically for two [2] existing Short Term Rental units within an existing four [4] unit structure) within the R-3A Multi-Family Residential District located at 1 Gary Court. The subject property is located in Ward 2. ***(RCA Attached)***
- J. Case No. CU-2022-96. (John Zeigler) 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 the R-1C Single-Family Residential District located at 1 Paula Drive. The subject property is located in Ward 9. ***(RCA Attached)***
- K. Case No. CU-2022-97. (Par Five Properties) 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 the R-1E/EHP Single-Family Residential District within the Extended Historic Preservation District located at 908 Madison Street. The subject property is located in Ward 2. ***(RCA Attached)***

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

- 
- L. Case No. CU-2022-98. (Soren & Maria Spiers) 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 the R-1E/EHP Single-Family Residential District within the Extended Historic Preservation District located at 912 McDonough Street. The subject property is located in Ward 2. ***(RCA Attached)***
- M. Case No. CU-2022-99. (Par Five Properties) 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 the R-1E/EHP Single-Family Residential District within the Extended Historic Preservation District located at 955 Vine Street. The subject property is located in Ward 1. ***(RCA Attached)***
- N. Case No. CU-2022-100. (Par Five Properties) 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 the R-1E/EHP Single-Family Residential District within the Extended Historic Preservation District located at 1062 Madison Street. The subject property is located in Ward 2. ***(RCA Attached)***
- O. Case No. CU-2022-101. (Christine Teglo) 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 the R-1E Single-Family Residential District located at 1111 Jackson Street. The subject property is located in Ward 2. ***(RCA Attached)***
- P. Case No. CU-2022-102. (Par Five Properties) 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 the R-1E Single-Family Residential District

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

located at 2529 Chartom Mar Drive. The subject property is located in Ward 2.  
***(RCA Attached)***

- Q. Case No. CU-2022-103. (Tony Bethman) An application for a Conditional Use Permit from §400.350(E)(2)(b)(2) for outdoor music within the CBD/HDD Central Business District within the Historic Downtown District located at 132 N Main Street. The subject property is located in Ward 1. ***(RCA Attached)***
- R. Case No. CU-2022-104. (Kevin Eisenbath – KC Property Management, LLC) 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 the R-1E/EHP Single-Family Residential District within the Extended Historic Preservation District located at 2111 N. 5<sup>th</sup> Street. The subject property is located in Ward 1. ***(RCA Attached)***
- S. Case No. CU-2022-105. (Jaquelyn Bridges) An application for a Conditional Use Permit from §400.240(C)(1)(a) for liquor sales associated with a permitted meeting facility use within the I-1 Light Industrial District located at 3442-3448 Harry S Truman Boulevard. The subject property is located in Ward 6. ***(RCA Attached)***
- T. Case No. LL-2022-28. Approval of Liquor License Application for Jaquelyn Bridges dba The Gallery Event Venue located at 3442-3448 Harry S. Truman Boulevard. Ward 6. ***(RCA Attached)***
- U. Case No. CU-2022-106. (Mandi Govero) 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 the R-1E Single-Family Residential District located at

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

2265 Graystone Drive. The subject property is located in Ward 5. ***(RCA Attached)***

- V. Case No. CU-2022-107. (Jeff & Bridget Ohmes) 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 the R-1C Single-Family Residential District located at 8 Hastings Court. The subject property is located in Ward 10. ***Application Withdrawn per Applicants Request. No Action Required by Council. (RCA Attached)***
- W. Case No. CU-2022-108. (Daniel Kern) An application for a Conditional Use Permit from §400.280(B)(2) for a Short Term Rental (specifically for a new Short Term Rental) within the CRD-II/EHP Central Residential District-II within the Extended Historic Preservation District located at 908 S. 4<sup>th</sup> Street. The subject property is located in Ward 2. ***Application Void. No Action Required by Council. (RCA Attached)***
- X. Case No. CU-2022-109. (Rachel Hirth – D&R Home Solutions LLC) An application for a Conditional Use Permit from §400.160(D)(1)(a) for a Short Term Rental (specifically for a new Short Term Rental) within the R-2/EHP Single-Family Residential District within the Extended Historic Preservation District located at 719 Jackson Street. The subject property is located in Ward 2. ***(RCA Attached)***
- Y. Case No. CU-2022-69. (Gloria Muir) 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 the R-1E/EHP Single-Family Residential District

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

within the Extended Historic Preservation District located at 2163 Elm Street.  
The subject property is located in Ward 9. *(RCA Attached)*

CONSENT AGENDA

A motion was made by MICHAEL GALBA to approve the consent agenda. MICHAEL FLANDERMEYER seconded the motion. A roll call vote was taken with the following results: “Aye”: Besselman, Flandermeyer, Foust, Galba, Haberstroh, Kyle, Mitchell, Ohmes, Ratchford and West. “Nay”: None. Absent: None. Motion passed.

- A. Approval of Council Minutes and Reports
  - 1. Closed Session of September 27, 2022
  - 2. Closed Session of October 18, 2022
  - 3. Council Work Session of December 13, 2022

File #49160

- B. Receipt of Reports from Boards, Commissions and Committees *(none)*
- C. Receipt of Director of Administration Reports *(none)*
- D. Approval of Contracts and Easements
  - 1. Supplemental Agreement No. 5 with 212 Environmental Consulting, LLC for Additional Professional Services for the Potable Water Supply Wellfield Project in an amount of \$468,771.00 for a Total Contract amount not to exceed \$873,127.00

C21-291

- E. Preliminary Plats
  - 1. Resubdivision of Lot 5B of Fountain Lakes Commerce Center Plat 1, Resubdivision of Lot 5 *(Ward 8)*

File #49228





RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

BILLS FOR INTRODUCTION

The following Council Bills were introduced.

**BILL 13606**

AN ORDINANCE AMENDING SECTION 705.070 OF THE CODE OF ORDINANCES PERTAINING TO THE RELIEF AVAILABLE FOR CERTAIN CLAIMS RELATED TO AN ALLEGED OVERCHARGED SANITARY SEWER LINE  
(*SPONSOR: VINCE RATCHFORD*)

**BILL 13607**

AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF ST. CHARLES AND REJIS COMMISSION TO PROVIDE 2023 LAW ENFORCEMENT SERVICES FOR THE POLICE DEPARTMENT FOR COMMUNICATIONS AND COMPUTER SERVICES IN AN AMOUNT NOT TO EXCEED \$49,850.80 (*SPONSORS: DENISE MITCHELL AND MARY WEST*)

**BILL 13608**

AN ORDINANCE AUTHORIZING TWO ADDITIONAL STOP SIGNS AT THE INTERSECTION OF CANAL STREET AND MARAIS TEMPS CLAIR DRIVE TO CONVERT THE INTERSECTION TO A THREE-WAY STOP (*SPONSOR: MICHAEL GALBA*)

**BILL 13609**

AN ORDINANCE AMENDING SCHEDULE III, TABLE III-A OF CHAPTER 350 OF THE CODE OF ORDINANCES BY ESTABLISHING A PARKING RESTRICTION ALONG A PORTION OF SCHERER PARKWAY (*SPONSOR: MARY WEST*)

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
January 3, 2023

---

**BILL 13610**

AN ORDINANCE AUTHORIZING ADDITIONAL STOP SIGNS AT THE INTERSECTION OF GRANGER BOULEVARD AND NEW TOWN LAKE DRIVE TO CONVERT THE INTERSECTION TO A FOUR-WAY STOP (*SPONSOR: MICHAEL GALBA*)

15. ITEMS FOR COUNCIL ACTION

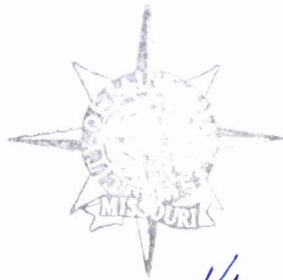
Appointment to Board of Adjustment

A motion was made by MICHAEL GALBA to approve the re-appointment of Maureen Rogers-Bouxsein for a 5-year term ending in January 2028. MICHAEL FLANDERMEYER seconded the motion. A roll call vote was taken with the following results: "Aye": Foust, Flandermeyer, Galba, Haberstroh, Kyle, Mitchell, Ohmes, Ratchford, West and Besselman. "Nay": None. Absent: None. Motion passed.

File # 49227

The Regular Council Meeting adjourned at 9:19 p.m.

January 7, 2023  
Date Approved



Kimberly Hudson  
Kimberly Hudson, Assistant City Clerk

Vince F. Ratchford  
Vince Ratchford, Presiding Officer