

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

The City Council convened in a Regular City Council Meeting on Tuesday, March 5, 2019, 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 John Hanneke, presiding, and the Honorable Mayor Sally A. Faith and Members of the Council present as follows: Dave Beckering, Tom Besselman, Bart Haberstroh, Rod Herrmann, Bridget Ohmes, Mary Ann Ohms, Vince Ratchford, Jerry Reese and Mary West. Absent: None. City Clerk Laura Whitehead was present and performed the duties of that office.

File #48881

PUBLIC HEARING

The President of the Council John Hanneke announced that the Public Hearing would now be held. At the conclusion of the hearing, the Regular Session continued with the order of business:

- A. Case No. PDA-2019-02. (Fischer and Frichtel Custom Homes, LLC) An application to amend the previously approved Development Plan and Ordinance for the Talbridge subdivision within the PD-MU Planned development Mixed Use District. The amendment will revise the development plan by categorizing the land use of an approximately 1.49 acre tract of land from unclassified to residential. The subject property is located northwest of the intersection of Old Friedens Road and Fairgrounds Road. The property is located in Ward 3. ***Public Hearing to be Conducted and Held Open until the March 19, 2019, Regular City Council Meeting. (RCA Attached)***
- B. Case No. PDA-2019-03. (Fischer and Frichtel Custom Homes, LLC) An application to amend the previously approved Development Plan and Ordinance for the Montclair subdivision within the PD-MU Planned development Mixed Use District. The amendment will revise the development plan by categorizing the land use of a 3 separate lots totaling approximately 4.9 acres from commercial to residential. The subject properties are located to the northwest, southwest, and southeast of the intersection of Friedens Road and Fairgrounds Road. The property is located in Ward 3. ***Public Hearing to be Conducted and Held Open until the March 19, 2019, Regular City Council Meeting. (RCA Attached)***
- C. Case No. CU-2018-31. (John Muller) An application for a Conditional Use Permit from §400.220(C)(1)(a) for an In-Vehicle Sales and Service (ATM) use within the C-2 General Business District, located at 1360 South 5<sup>th</sup> Street. The subject property is approximately 2.37 acres and is located in Ward 2. ***Item Tabled at the February 25, 2019 Planning & Zoning Commission Meeting; therefore, Item to be Held Open until the April 2, 2019, Regular City Council Meeting. (RCA Attached)***
- D. Case No. CU-2019-02. (Michael Brugnara) An application for a Conditional Use Permit from §400.250(C)(3) for the expansion of an existing use within the I-2 Heavy Industrial District, specifically to approve additional storage at 2600 North Highway 94. The subject property is approximately 184 acres and is located in Ward 1. ***(RCA Attached)***

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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- E. Case No. CU-2019-03. (Paul Childress) An application for a Conditional Use Permit from §400.220(C)(1)(c) for a recreational vehicle sales use within the C-2 General Business District located at 932 First Capitol Drive. The subject property is approximately 0.25 acres and is located in Ward 1. ***(RCA Attached)***
- F. Case No. CU-2019-06. (Longtooth Hospitality, LLC) An application for a Conditional Use Permit from the Streets of St. Charles Regulatory Plan for a Liquor Selling Establishment within the PD-MU/T6 Planned Development Mixed-Use District/Urban Core Transect Zone at 1450 Beale Street. The subject property is approximately 1.0 acres and is located in Ward 3. ***(RCA Attached)***
- G. Case No. CU-2019-07. (CCM Corp) An application for a Conditional Use Permit from §400.250(C)(1) for the expansion of an existing car wash within the I-2 Heavy Industrial District, specifically to approve a building addition at 3160 Elm Point Industrial Drive. The subject property is approximately 1.0 acres and is located in Ward 8. ***(RCA Attached)***
- H. Case No. CU-2019-08. (Thomas M. Utley Sr.) An application for a Conditional Use Permit from §400.220(C)(1)(e) for a secondhand sales use within the C-2 General Business District, located at 1193 South Duchesne Drive. The subject property is approximately 0.35 acres in area and is located in Ward 9. ***(RCA Attached)***
- I. Approval of Liquor License for Dana Bannister d/b/a Ruma's Deli located at 1500 Elm Street ***(Ward 7) (RCA Attached)***
- J. Approval of Liquor License for Bradley Merten d/b/a Narwhal's Crafted located at 1450 Beale Street, Suite 125 ***(Ward 3) (RCA Attached)***

REPORT OF THE MAYOR/AWARDS/PROCLAMATIONS/PRESENTATIONS

Special Recognition (referred by Mayor Sally A. Faith)

The Honorable Mayor Sally A. Faith reported Ernie Dempsey received an award from the MRA Chapter of Greater St. Louis for Excellence in Food Quality and presented a Key to the City to Ernie Dempsey. Mayor Faith thanked Mr. Dempsey for all of his years of service to the St. Charles community.

Recognition of the Finance Department as Recipient of the Certificate of Achievement for Excellence in Financial Reporting for 2017 and Recipient of the Outstanding Achievement in Popular Annual Financial Reporting Award (referred by Mayor Sally A. Faith)

The Honorable Mayor Sally A. Faith reported Director of Finance Gina Jarvis and Assistant Director of Finance Jennifer O'Conner were the recipients of the Certificate of Achievement for Excellence in Financial Reporting for 2017 and Recipient of the Outstanding Achievement in Popular Annual Financial Reporting Award and thanked the Finance Department for all their hard work.

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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Appointments to Boards/Commissions/Committees

A motion was made by DAVE BECKERING to approve the following appointment:

Plaza at Noah's Ark Community Improvement District Board of Directors

Appointment of Chis West for a four year term ending May 2023

Appointment of Steve Gatton for a four year term ending May 2023

MARY WEST seconded the motion. A roll call vote was taken with the following results:  
"Aye": Besselman, Haberstroh, Hanneke, Herrmann, Ohmes, Ohms, Ratchford, Reese, West and Beckering. "Nay": None. Absent: None. Motion passed.  
File #48879

Written and/or Verbal Messages from Mayor Sally A. Faith

The Honorable Mayor Sally A. Faith announced upcoming events "happening" in the City of Saint Charles. For more information on upcoming events, visit [www.discoverstcharles.com](http://www.discoverstcharles.com).

PUBLIC COMMENT

**Tanya Muhm**, spoke in opposition to Council Bill 12787. A motion was made by MARY ANN OHMS to allow the speaker additional time to comment. TOM BESSELMAN seconded the motion. Motion passed.

**Tony Bethmann, 132 North Main**, spoke in opposition to Council Bill 12787.

RESOLUTIONS

A Resolution Declaring Information Technology Equipment Surplus Property; Authorizing Disposal of the Equipment with Resale Value by Internet Auction; and Authorizing Recycling of the Equipment without Resale Value (*Sponsor: John Hanneke*)

**Passed** "Aye": Haberstroh, Hanneke, Herrmann, Ohmes, Ohms, Ratchford, Reese, West, Beckering and Besselman  
"Nay": None  
Absent: None

**Approved** by the Honorable Mayor on March 11, 2019 and is known as **Resolution 19-014**

BILLS FOR FINAL PASSAGE

**Bill 12753 (To Be Withdrawn)**

An Ordinance Amending Section 350.050 of the Code of Ordinances Pertaining to Municipal Parking Garage and Parking Lot Fees (*Sponsors: Mary West, John Hanneke, Bart Haberstroh and Jerry Reese*)

Councilmember Mary West requested to withdraw Council Bill 12753.  
File #48897

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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**Bill 12766**

An Ordinance Amending Schedule III, Table III-A of Chapter 350 of the Code of Ordinances by Establishing a Parking Restriction Along the East Side on a Portion of Madonna Drive (*Sponsors: Rod Herrmann, Bridget Ohmes, Vince Ratchford, Tom Besselman and Dave Beckering*)

**Passed**      “Aye”:            Hanneke, Herrmann, Ohmes, Ohms, Ratchford, Reese, West, Beckering, Besselman, Haberstroh and Herrmann

                  “Nay”:            None

                  Absent:            None

**Approved** by the Honorable Mayor on March 11, 2019 and is known as **Ordinance 19-055**

**Bill 12767**

An Ordinance Authorizing Change Order Number 2 to the Contract with Gershenson Construction Company, Inc. for the First Capitol Drive Enhancements Project in an Amount of \$9,765.15, for a Total Amount Not to Exceed \$2,640,895.77 (*Sponsors: Mary Ann Ohms and Rod Herrmann*)

Councilmember Tom Besselman requested a separate vote on Council Bill 12767.

**Passed**      “Aye”:            Herrmann, Ohmes, Ohms, Ratchford, Reese, West, Beckering, Haberstroh and Hanneke

                  “Nay”:            None

                  Absent:            None

                  Abstain:           Besselman

**Approved** by the Honorable Mayor on March 11, 2019 and is known as **Ordinance 19-056**

**Bill 12768**

An Ordinance Authorizing a First Renewal of the Contract with STF, LLC dba Traffic Control Company for the 2019 Citywide Street Striping Project in an Amount Not to Exceed \$160,000.00 (*Sponsor: John Hanneke*)

**Passed**      “Aye”:            Hanneke, Herrmann, Ohmes, Ohms, Ratchford, Reese, West, Beckering, Besselman, Haberstroh and Herrmann

                  “Nay”:            None

                  Absent:            None

**Approved** by the Honorable Mayor on March 11, 2019 and is known as **Ordinance 19-057**

**Bill 12769**

An Ordinance Authorizing a Contract with Meyer Electric Company, Inc. for the Boschertown Road and Fox Hill Road Intersection Improvements in an Amount Not to Exceed \$391,163.00 (*Sponsors: Mary Ann Ohms and Rod Herrmann*)

**Passed**      “Aye”:            Hanneke, Herrmann, Ohmes, Ohms, Ratchford, Reese, West, Beckering, Besselman, Haberstroh and Herrmann

                  “Nay”:            None

                  Absent:            None

**Approved** by the Honorable Mayor on March 11, 2019 and is known as **Ordinance 19-058**



RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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Amount of \$10,000.00 for a Not to Exceed Amount of \$345,250.00 (*Sponsors: Rod Herrmann and Bridget Ohmes*)

**Bill 12775**

An Ordinance Authorizing Acceptance of Public Improvements at Charlestowne Place Plats One, Two, Three and Six, and Authorizing Release of Security Related Thereto (*Sponsor: Rod Herrmann*)

**Bill 12776**

An Ordinance Authorizing Change Order Number 6 to the Contract with Millstone Weber, LLC for the Harry S. Truman Road Reconstruction Project for a Reduction in an Amount of \$7,544.13, for a Total Contract Amount Not to Exceed \$5,558,884.11 (*Sponsors: Jerry Reese and Rod Herrmann*)

**Bill 12777**

An Ordinance Repealing Ordinance No. 2015-046 and Enacting a New Ordinance Establishing Parking Restrictions Along the South Side of a Portion of Perry Street (*Sponsors: Rod Herrmann, Bridget Ohmes, Vince Ratchford, Tom Besselman and Dave Beckering*)

**Bill 12778**

An Ordinance Authorizing a Congestion Mitigation and Air Quality Agreement with the Missouri Highways and Transportation Commission to Provide CMAQ Federal Funding for the Little Hills Expressway and Mel Wetter Parkway Roundabout Project (*Sponsor: Mary Ann Ohms*)

**Bill 12779**

An Ordinance Authorizing the Vacation of a Portion of a Utility Easement Located at 141 Riggs Place (*Sponsor: Rod Herrmann*)

**Bill 12780**

An Ordinance Authorizing the Vacation of a Drainage Easement and Three Sanitary Sewer Easements Located at 2659 South Old Highway 94 (*Sponsor: John Hanneke*)

**Bill 12781**

An Ordinance Approving the Record Plat for The New Town at St. Charles Phase 10B Plat Two, a Subdivision of the City of Saint Charles, Missouri (*Sponsor: Rod Herrmann*)

**Bill 12782**

An Ordinance Approving the Record Plat for Oakleigh Park, a Subdivision of the City of Saint Charles, Missouri (*Sponsor: John Hanneke*)

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

---

**Bill 12783**

An Ordinance Authorizing a Contract with Martin General Contractors, LLC for the New Town Vacuum System Canister Replacement Project in an Amount Not to Exceed \$189,300.00 (*Sponsor: Rod Herrmann*)

**Bill 12784**

An Ordinance Authorizing a Contract with Navistar, Inc. for the Purchase of Two 2020 International Tandem-Axle Dump Trucks with Dump Bodies, Snow Plows and Salt Spreaders in an Amount Not to Exceed \$349,817.50 (*Sponsor: Rod Herrmann*)

**Bill 12785**

An Ordinance Amending Chapter 700 to Include State of Missouri Primacy Fees, Require a Backflow Device and to Re-number Three Code Sections (*Sponsor: Rod Herrmann*)

**Bill 12786**

An Ordinance Authorizing a Fifth Amendment to a Planned Development Agreement by and among the City of St. Charles, Missouri, SM Properties UV, LLC, Successor in Interest to the DESCO Group, Inc., and Lindenwood Female College, dba Lindenwood University for University Commons (West Clay Extension Redevelopment Project) (*Sponsor: John Hanneke*)

**Bill 12787**

An Ordinance Amending Section 350.050 of the Code of Ordinances Pertaining to Municipal Parking Garage and Parking Lot Fees (*Sponsors: Mary West, John Hanneke, Bart Haberstroh and Jerry Reese*)

Councilmember Mary Ann Ohms voiced concerns with Council Bill 12787 and stated she could not support it.

Councilmember Dave Beckering spoke in favor of Council Bill 12787.

Councilmember Bart Haberstroh reported there are no special deals being cut for anyone regarding Council Bill 12787 as was mentioned during public comment. Mr. Haberstroh spoke in favor of Council Bill 12787.

Council Vice President Mary West spoke in favor of Council Bill 12787.

Councilmember Rod Herrmann spoke in favor of Council Bill 12787.

Councilmember Tom Besselman voiced concerns with Council Bill 12787 and stated he won't support it.

ITEMS FOR DISCUSSION AND/OR COUNCIL ACTION (*none*)

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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CONSENT AGENDA

A motion was made by TOM BESSELMAN to approve the Consent Agenda. DAVE BECKEDRING seconded the motion. A roll call vote was taken with the following results: "Aye": Ohmes, Ohms, Ratchford, Reese, West, Beckering, Besselman, Haberstroh, Hanneke and Herrmann. "Nay": None. Absent: None. Motion passed.

- A. Approval of Council Minutes
    - 1. Regular Council Meeting of February 19, 2019
    - 2. Public Hearing of February 19, 2019File #48898
  
  - B. Approval of Council Committee Reports
    - 1. Approval of Council Committee Minutes
      - a. Street Committee Meeting of February 19, 2019File #48899
    - b. Council Work Session (Closed Session) of February 19, 2019File #48884
  
  - 2. Approval of Council Committee Motions/Actions/Recommendations
    - a.
      - i. Motion to support the applications for the County Road Board TIP funding in the order of priority as submitted by staff
      - ii. Motion to introduce legislation establishing a No Parking restriction along the east side of Madonna Drive from the northern curblineline of W. Randolph Street to a point 550 feet north
      - iii. Motion to reduce the No Parking restriction on Perry Street from 200 feet to 170 feet from the western curblineline of South Sixth Street
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- C. Receipts of Reports from Boards, Commissions or Committees
  - 1. Greater Saint Charles Convention & Visitors Commission Meeting of December 10, 2018File #48805
2. Senior Citizen Advisory Commission Meeting of January 8, 2019
- File #48900
3. Veterans Commission Meeting of January 14, 2019
- File #408901
4. Economic Development Commission Meeting of October 4, 2018
- File #48798
5. Economic Development Commission Meeting of January 3, 2019
- File #48902



RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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- D. Receipt of Reports of the Director of Administration (*none*)
- E. Approval of Contracts and Easements from \$30,001 - \$99,999
1. Contract with Madden Media for Digital Marketing Services for the Greater Saint Charles Convention & Visitors Bureau in an Amount Not to Exceed \$48,181.15  
C19-093
  2. Contract with KMOV-TV for Television Advertising for the Greater St. Charles Convention & Visitors Bureau in an Amount Not to Exceed \$50,000.00  
C19-092
  3. Contract with GGRK, Inc. dba Contemporary Landscape for City Wide Mowing Services in an Amount Not to Exceed \$90,000.00  
C19-096
  4. Utility Agreement with Union Electric Company dba Ameren Missouri for Ameren Missouri for the Cole Creek Flood Reduction Project in an Amount Not to Exceed \$35,813.82  
C19-089
  5. Contract with CDW Government LLC for Cradlepoint 5-in-1 Antennas and Cradlepoint NetCloud Essentials for Mobile Routers Subscriptions in an Amount Not to Exceed \$44,400.00  
C19-097
- F. Preliminary Plats
1. Approval of Elm Point Commons Plat 4  
File #48903
- G. Miscellaneous
1. January 2019 Investment Report

ITEMS REMOVED FROM THE CONSENT AGENDA

None.

ANNOUNCEMENTS FROM COUNCILMEMBERS/MISCELLANEOUS

Councilmembers recognized Boy Scout Walter Schuler from BSA Troop 918 Cottleville, Missouri, who was in attendance this evening to receive credit towards his Community Merit Badge.

TABLED BILLS (*none*)

APPROVAL OF CLOSED MINUTES (*none*)

RECORD OF THE COUNCIL OF THE CITY OF SAINT CHARLES, MISSOURI  
March 5, 2019

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The Regular Council Meeting adjourned at 7:54 p.m.

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Date Approved

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City Clerk

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John Hanneke, Presiding Officer