

JEFFERSON COUNTY, MISSOURI – JOURNAL

June 3, 2024
Work Session
Jefferson County Administration Center, Hillsboro, MO
Assembly Room
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The Jefferson County, Missouri, Council conducted a Work Session on Monday, June 3, 2024, at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

County Council Chair Charles Groeteke called the meeting to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE

Recited

III. ROLL CALL

District 1 - Council Member Haskins:	Absent
District 2 - Council Member Barbagallo:	Absent
District 3 – Council Member Mrs. Arons	Present
District 4 - Council Member Groeteke:	Present
District 5 - Council Member Seek:	Present
District 6 - Council Member Stallman:	Present
District 7 - Council Member Tullock	Present

IV. APPROVAL OF THE AGENDA

Council Member Bob Tullock made a motion to approve the Agenda as presented, seconded by Council Member Dan Stallman

Vote:

District 1 - Council Member Haskins:	Absent
District 2 - Council Member Barbagallo:	Absent
District 3 – Council Member Mrs. Arons:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

V. COUNTY BUSINESS

A. Master Plan – Preliminary Map Discussion

Councilman Tullock mentioned when the Master Plan came out there were a number of questions from his constituents. Mr. Tullock would like to know what this will entail and how it will change the major changes they will see, if the Master Plan is approved. Council Chair Groeteke mentioned he had requested that County Services and Code Enforcement Director Mitch Bair attend the Work Session, however he was unable to do so. Counselor Jasha Kuenzel asked if there were any specific questions that she could try and answer. Mr. Tullock responded with his concerns. Mrs. Kuenzel responded to questions from the Council and said she would take their other questions and concerns, involving Planning and Zoning, back to Director Bair.

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B. Creating Senior Citizen Community Districts

Councilman Bob Tullock stated he has had a number of senior residents in his district and other districts approach him regarding the possibility of having a 55+ Community in Jefferson County. Mr. Tullock gave a detailed presentation showing different types of developments and housing styles for these types of communities as well as other information. He stated these types of developments would benefit Jefferson County by addressing some of our growth needs and concerns. Counselor Kuenzel provided each Council Member with a copy of the Navigating Certificate and Regulation of Tiny Houses from the International Code Council, (ICC), which is a guide for policymakers, builders and code officials. She mentioned would also give a copy of this to County Services and Code Enforcement Director Bair.

C. Occupancy Permit / Rental Property Discussion

Councilman Tullock stated the current enforcement for solid waste in Jefferson County does not seem to work. Jefferson County does not have standards saying property must be in a certain condition before someone moves in or it is sold. Mr. Tullock said these standards would apply to apartments and condominiums, not for homes in rural areas of Jefferson County. Counselor Kuenzel stated she spoke with Code Enforcement Deputy Director Dennis Kehm regarding this issue and stated this concept is actually a re-occupancy permit, which is for multi-family homes being rented. Mrs. Kuenzel said Mr. Kehm brought up a few issues such as what amount would be charged for this type of permit, and that more inspectors would need to be hired. He also suggested if we decide to go through with this, we should focus on multi-family buildings as opposed to every residence.

D. Tourism Commission Update and Bed Tax Discussion

Councilman Scott Seek gave a presentation on the Bed Tax Bill proposal and explained the proposed Bill aims to impose a transient tax on hotels and motels in certain unincorporated areas of Jefferson County. Counselor Kuenzel mentioned there are specific statutes regarding the Bed Tax, for different Counties and how they apply. Mrs. Kuenzel said she would look into this and get back with the County Council on what she finds out. Mr. Seek stated some of the benefits of the Bed Tax would be increased tourism funding, economic growth, business growth, community development just to name a few. This tax will not impose any type of financial burden on local residents, it will only apply to visitors. Mr. Seek said he would like this issue to be put on a ballot so the people who live in Jefferson County can vote on it. There were questions asked by some of the Council Members, with both Councilman Seek and Counselor Kuenzel responding.

Councilman Seek mentioned some members of the Jefferson County Tourism Commission Board were in attendance, and asked Don Bolinger, (Treasurer), if he wouldn't mind explaining what the Tourism Commission does. Mr. Bollinger provided the Council with a handout of what this Commission has accomplished so far in 2024. Councilman Groeteke asked if some of the cities in Jefferson County, that currently have their own Tourism Commission, will be able to dissolve them and be included in the Countywide Tourism Commission. Mr. Bolinger stated the individual City Tourism Commission's would prefer to have the County Tourism Commission, because they are unable to apply for as many grants as the County Tourism Commission. Mr. Bollinger said before this can be done, they will need sustainable funding.

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E. Council Working Legislation

- Budget Discussion for SB 190

County Counselor Kuenzel stated the County Executive Branch is meeting this week to go over how this will be implemented and what the cost will be. Mrs. Kuenzel stated the software portion is not supposed to be as much as anticipated. The Legislature did submit some changes and modifications to Senate Bill 190, which was very helpful.

VI. ADJOURNMENT

Council Member Tullock made a motion to adjourn the meeting, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Absent
District 2 - Council Member Barbagallo:	Absent
District 3 – Council Member Mrs. Arons:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried, and the meeting adjourned at 8:15 p.m.