



**COUNTY COUNCIL
NOTICE OF A REGULAR MEETING CONDUCTED VIA ZOOM
AMENDED**

Notice is hereby given that the Jefferson County, Missouri, County Council will conduct a Regular Meeting on Monday, January 11, 2021 at 6:30 p.m. Due to Countywide State of Emergency, the issues surrounding COVID-19 and at-risk populations, the meeting will be conducted **via ZOOM** where Council Members will participate remotely via video conference and the public is invited to watch and listen to the meeting through this link: <https://us02web.zoom.us/j/86072123012>. The Meeting is anticipated to be recorded and posted on the County Website *after* the meeting. There will be no ZOOM Public Comments due to the logistics of this video conference meeting, however Public Comments can be e-mailed to *Pat Schlette* at PSchlette@jeffcomo.org and they will be made part of the Written Record. All Comments must be made prior to 3:00 p.m., January 11, 2021.

The tentative agenda includes:

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. PUBLIC COMMENTS

There will be no in-person or on-line Public Comments due to the logistics of this video conference meeting, however Public Comments can be e-mailed in advance to *Pat Schlette* at PSchlette@jeffcomo.org and they will be read and made part of the Written Record. All Comments must be made prior to 3:00 p.m., January 11, 2021.

PLEASE BE ADVISED OF THE FOLLOWING: Since there have already been public hearings held on certain Bills which appear on this Agenda, no further testimony or evidence can be presented or allowed. Therefore, anyone wishing to comment on these specific Bills shall be limited to, "the Bill Number and that the citizen is either **"For"** or **"Against"** the Bill in question". No further comments, testimony or documents will be allowed to be entered into the record.

Those Bills include: Bill 20-1247, Bill 20-1248 and Bill 20-1249.

- VI. APPROVAL OF THE AGENDA
- VII. ELECTION OF COUNTY COUNCIL OFFICERS FOR 2021
- VIII. APPROVAL OF THE JOURNAL
 - A. Approval of The December 28, 2020 Journal – Regular Meeting
- IX. PUBLIC HEARING

JEFFERSON COUNTY, MISSOURI

- X. REPORTS FROM COUNTY EXECUTIVE
- XI. RECONSIDERATION OF BILLS
- XII. CONSIDERATION OF VETOED BILLS
- XIII. CONSENT AGENDA

Bill No. 21-0101 - An Ordinance Renewing An Agreement Between Jefferson County, Missouri, And LeadsOnline, LLC, For The Totaltrack Investigation System Service Package And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Department of the Sheriff)*

Bill No. 21-0102 - An Ordinance Approving An Agreement Between Jefferson County, Missouri, Department Of The Sheriff, And Power DMS For The Renewal Of The “PowerDMS Hosted Subscription Fee” And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Department of the Sheriff)*

Bill No. 21-0103 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The Traffic Data Collectors 2020 Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 21-0104 - An Ordinance Authorizing Jefferson County, Missouri To Participate In The State Of Missouri, Office Of The Secretary Of State 2020 Election Efficiency Grant And Authorizing The County Executive To Execute The Documents Necessary For The County To Participate In Said Grant. *(Department of the County Clerk)*

Bill No. 21-0105 - An Ordinance Authorizing The Jefferson County, Missouri, County Executive To Execute The Lease For Real Property Located At 5 Merchant Drive, Hillsboro, Missouri; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Lease For The Juvenile Division Of The Circuit Court Of The Twenty-Third (23rd) Judicial Circuit Of Missouri. *(Juvenile Division of the Twenty-Third Circuit Court, M. Akins & Hon. D. Missey)*

Bill No. 21-0106 - An Ordinance Approving A Renewal Of A Subscription License Maintenance Agreement Between The Jefferson County, Missouri, Department Of The Sheriff And The Prosecuting Attorney’s Office, On The One Hand, And VeriPic, Inc., On The Other, And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Departments of the Sheriff and Prosecuting Attorney)*

Bill No. 21-0107 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Election Notice Mailers, Department Of The County Clerk. *(Department of the County Clerk)*

Bill No. 21-0108 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Lube Oils, Antifreeze Grease 2020, Department Of Public Works. *(Department of Public Works)*

Bill No. 21-0109 - An Ordinance Executing An Amendment To Ordinance 19-0209 To Revise The Budget Amount For The Agreement Between Jefferson County, Missouri And St. Louis County,



(Consent Agenda, Continued)

Missouri, St. Louis County Department Of Police For The Special Investigations Unit.
(Department of the Sheriff)

Bill No. 21-0110 - An Ordinance Authorizing The Expenditure Of Funds From The County's Portion Of The "CARES Act" In Order To Reimburse Certain Small Businesses And The Economic Development Corporation (EDC) As A Subrecipient For Unbudgeted And Approved Expenses Therein. *(County Executive)*

XIV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XV. CONSIDERATION OF RESOLUTIONS

Resolution No. R21-0101 - A Resolution And Order Of The Jefferson County, Missouri, Council Determining That An Applicant Is Entitled To A Return Of Monies Paid On Property Purchased From The Delinquent Tax Trustee Due To Error; Approving The Jefferson County Assessor And Collector Mitigating The Error; Approving The Return Of The Erroneous Amount To The Applicant, And Ordering The Treasurer To Make Payment Of The Amount To The Applicant. *(Departments of the Collector and Assessor)*

Resolution No. R21-0102 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Personal Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Departments of the County Collector and Assessor)*

Resolution No. R21-0103 - A Resolution And Order Of The Jefferson County, Missouri, Council To Correct Erroneous Assessments, Or Mistakes Or Defects In Descriptions Of Lands, Assessment Or Tax Records (Real Property) Pursuant To Article III, Section 3.4.3.1 Of The Home Rule Charter Of Jefferson County, Missouri For The Property Set Forth Herein And Located In Jefferson County, Missouri. *(Departments of the County Collector and Assessor)*

XVI. INTRODUCTION OF BILLS

Bill 21-0111 - An Ordinance To Authorize The County Executive To Execute A City Street Maintenance Agreement Between Jefferson County, Missouri And The City Of Kimmswick, Missouri For The Public Maintenance Acceptance Of Front Street, Market Street, Fifth Street And Sections Of Fourth Street And Vine Street, Located In Council District 4. *(Department of Public Works)*

XVII. PERFECTION OF BILLS

Bill No. 20-1247, A1 - An Ordinance Approving Application CU20041 For The Issuance Of A Conditional Use Permit For A Medical Marijuana Dispensary Facility In The Non-Planned Community Commercial (CC2) Zone Located At 3 Walters Place, House Springs, In Council District 7. *(Department of County Services and Code Enforcement)*



(Perfection of Bills, Continued)

Bill No. 20-1248 - An Ordinance Approving Application PC20063 To Rezone A Parcel From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Umbrella Auto Transport Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 20-1249 - An Ordinance Approving Application PC20065 A Revised Development Plan For Hardy Built Located In Council District 7. *(Department of County Services and Code Enforcement)*

XVIII. FINAL PASSAGE OF BILLS

Bill No. 20-1247, A1 - An Ordinance Approving Application CU20041 For The Issuance Of A Conditional Use Permit For A Medical Marijuana Dispensary Facility In The Non-Planned Community Commercial (CC2) Zone Located At 3 Walters Place, House Springs, In Council District 7. *(Department of County Services and Code Enforcement)*

Bill No. 20-1248 - An Ordinance Approving Application PC20063 To Rezone A Parcel From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For Umbrella Auto Transport Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 20-1249 - An Ordinance Approving Application PC20065 A Revised Development Plan For Hardy Built Located In Council District 7. *(Department of County Services and Code Enforcement)*

XIX. OTHER MATTERS

XX. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

XXI. CLOSED SESSION

XXII. ADJOURNMENT



Representatives of the media may obtain copies of this notice by contacting Leah Smith of the County Executive Office, Jefferson County, Missouri, PO Box 100, Hillsboro, Missouri 63050, 636-797-5400.

The custodian of records contact for the County Council is Pat Schlette, who may be contacted at 636-797-5517.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Human Resources at 636-797-5071.

BILL NO.: 21-0101

ORDINANCE NO.: 21- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE RENEWING AN AGREEMENT BETWEEN**
2 **JEFFERSON COUNTY, MISSOURI, AND LEADSONLINE, LLC, FOR THE**
3 **TOTALTRACK INVESTIGATION SYSTEM SERVICE PACKAGE AND**
4 **AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE THE AGREEMENT**
5 **ON BEHALF OF THE COUNTY.**

6 **WHEREAS**, pursuant to Ordinance 17-0147, Jefferson County, Missouri
7 purchased the TotalTrack Investigation System Service Package from LeadsOnline, LLC,
8 who is the sole source manufacturer and provider of the TotalTrack Investigation System
9 Service Package; and

10 **WHEREAS**, pursuant to Ordinance 20-0104, Jefferson County, Missouri County
11 Council approved the renewal of the TotalTrack Investigation System Service Package
12 from LeadsOnline, LLC; and

13 **WHEREAS**, the TotalTrack Investigation System Service Package is designed
14 specifically for criminal investigations using transaction data from pawnshops, scrap yard,
15 eBay, gold buyers, and other secondhand stores; and

16 **WHEREAS**, the TotalTrack Investigation System Service Package is the exclusive
17 proprietary property of LeadsOnline, LLC, and is protected under the United States
18 Copyright Act (17 U.S.C.), as well as by all applicable state and international copyright

1 laws, and by the Lanham Act (15 U.S.C. §§ 1051-1141n), and no other supplier has access
2 to this technology which has been developed over 17 years; and

3 **WHEREAS**, LeadsOnline, LLC, is also the sole source for almost a billion
4 transaction records from more than 26,000 business in all 50 states, including Missouri,
5 and provides law enforcement with investigative access across jurisdictional boundaries –
6 borders previously used to the advantage of criminals to escape detection by local
7 authorities; and

8 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary
9 and in the best interest of the County to again purchase the TotalTrack Investigation System
10 Service Package from LeadsOnline, LLC and execute an agreement with LeadsOnline,
11 LLC, for same for a (1) year from 2-15-2021 to 2-14-2022, for the total amount not to
12 exceed **\$8,497.00**, subject to budgetary limitations.

13 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
14 **AS FOLLOWS:**

15 Section 1. The purchase of the TotalTrack Investigation System Service
16 Package from LeadsOnline, LLC, from 2-15-2021 to 2-14-2022, for the total amount not
17 to exceed **\$8,497.00**, subject to budgetary limitations, is approved.

18 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
19 County Executive to execute another agreement with LeadsOnline, LLC, on behalf of the
20 County, for a term of 2-15-2021 to 2-14-2022 upon the same terms and conditions as the
21 agreement attached to ordinances 17-0147 and 20-0104 if necessary to effect the purchase.
22 The County Executive is further authorized to take any and all actions necessary to carry

1 out the intent of this Ordinance. A copy of the renewal invoice is attached hereto as Exhibit
2 “A” and incorporated herein, by reference.

3 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
4 thereto, and any contracts or agreements shall be maintained by the Department of the
5 County Clerk consistent with the rules and procedures for the maintenance and retention
6 of records as promulgated by the Secretary of State.

7 Section 4. This Ordinance shall be in full force and effect from and after its
8 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
9 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11 -2021

BILL NO.: 21-0102

ORDINANCE NO.: 21- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING AN AGREEMENT BETWEEN**
2 **JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF THE SHERIFF, AND**
3 **POWER DMS FOR THE RENEWAL OF THE “POWERDMS HOSTED**
4 **SUBSCRIPTION FEE” AND AUTHORIZING THE COUNTY EXECUTIVE TO**
5 **EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.**

6 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) desires to
7 renew the PowerDMS hosted subscription fee with PowerDMS for the Department of the
8 Sheriff; and

9 **WHEREAS**, the Department of the Sheriff desires to renew the PowerDMS hosted
10 subscription fee with for a one-year agreement; and

11 **WHEREAS**, the Department of the Sheriff requests to renew the agreement
12 provided by PowerDMS for the PowerDMS hosted subscription fee used by the Jefferson
13 County Sheriff’s Office for department notifications, trainings, and polices; and

14 **WHEREAS**, the Department of the Sheriff requests the renewal of the PowerDMS
15 hosted subscription fee with PowerDMS for the department notifications, trainings, and
16 polices; and

17 **WHEREAS** the Department of the Sheriff desires that, the County renew the
18 PowerDMS hosted subscription fee with PowerDMS for the department notifications,
19 trainings, and polices for a one-year agreement; and

1 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary
2 and in the best interest of the County to execute the renewal agreement for the PowerDMS
3 hosted subscription fee with PowerDMS for the department notifications, trainings, and
4 polices for a one (1) year PowerDMS hosted subscription fee, Starts 2-26-2021 and Ends
5 2-25-2022, for the total amount not to exceed **\$7,386.00**, subject to budgetary limitations.

6 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
7 **AS FOLLOWS:**

8 Section 1. The renewal agreement with PowerDMS for the department
9 notifications, trainings, and polices for the PowerDMS hosted subscription fee for a one
10 (1) year PowerDMS hosted subscription fee, Starts 2-26-2021 and Ends 2-25-2022, for the
11 total amount not to exceed **\$7,386.00** is approved, subject to budgetary limitations.

12 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
13 County Executive to execute the agreement on behalf of the County. The County
14 Executive is further authorized to take any and all actions necessary to carry out the intent
15 of this Ordinance. An unexecuted copy of the Agreement is attached hereto as Exhibit "A"
16 and incorporated herein, by reference.

17 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
18 thereto, and any contracts or agreements shall be maintained by the Department of the
19 County Clerk consistent with the rules and procedures for the maintenance and retention
20 of records as promulgated by the Secretary of State.

1 Section 4. This Ordinance shall be in full force and effect from and after its
2 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
3 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0103

ORDINANCE NO.: 21- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NO. 1 FOR THE TRAFFIC DATA COLLECTORS**
3 **2020 CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI, DEPARTMENT**
4 **OF PUBLIC WORKS.**

5 **WHEREAS**, Pursuant to Ordinance 20-0381, Jefferson County, Missouri and the
6 Department of Public Works entered into a Contract, known as the Traffic Data Collectors
7 2020, with All Traffic Solutions, Inc.; and,

8 **WHEREAS**, the Department of Public Works of Jefferson County, Missouri finds
9 that it is now necessary to adjust the amount of the All Traffic Solutions, Inc., Contract; and

10 **WHEREAS**, the Department of Public Works would like to purchase three (3)
11 additional Traffic Data Collectors units at \$2,830.00 each; and

12 **WHEREAS**, the addition of the three traffic data collectors would bring the total to
13 nine (9); and

14 **WHEREAS**, having nine (9) traffic data collectors would allow the Department of
15 Public Works to count all of the classified roads once every three years; and

16 **WHEREAS**, Jefferson County, Missouri and the Department of Public Works for
17 Jefferson County, hereby request an increase of an additional Eight Thousand, Four Hundred
18 and Ninety Dollars (**\$8,490.00**) to the Traffic Data Collectors 2020 Contract with All Traffic

1 Solutions, Inc., to cover the cost of purchasing three (3) additional traffic data collectors to
2 count all of the classified roads once every three years; and,

3 **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and
4 in the best interest of the County to execute Change Order No. 1 to the Traffic Data
5 Collectors 2020 Contract with All Traffic Solutions, Inc., for an increase of Eight Thousand,
6 Four Hundred and Ninety Dollars (**\$8,490.00**) to the contract sum, subject to budgetary
7 limitations; for a revised total of Twenty-Five Thousand, Four Hundred and Seventy Dollars
8 (**\$25,470.00**) for the Traffic Data Collectors 2020 Contract upon approval by the County
9 Council and County Executive.

**BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,
AS FOLLOWS:**

10 Section 1. The Contract with All Traffic Solutions, Inc., for the Traffic Data
11 Collectors 2020 Contract shall be increased by of Eight Thousand, Four Hundred and Ninety
12 Dollars (**\$8,490.00**) to the contract sum, subject to budgetary limitations; for a revised total
13 of Twenty-Five Thousand, Four Hundred and Seventy Dollars (**\$25,470.00**), subject to
14 budgetary limitations, upon approval by the County Council and County Executive.

15 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
16 Executive to execute Change Order No. 1 to the Traffic Data Collectors 2020 Contract with
17 All Traffic Solutions, Inc., and any agreements or contracts necessary to effectuate the award
18 of the bids and proposals set forth in this Ordinance. The County Executive is further
19 authorized to take any and all actions necessary to carry out the intent of this Ordinance.

1 Section 3. Copies of all Invitations for Bid, response thereto, any contract
2 agreements and change orders shall be maintained by the Department of the County Clerk
3 consistent with the rules and procedures for the maintenance and retention of records as
4 promulgated by the Secretary of State.

5 Section 4. This Ordinance shall be in full force and effect from and after its date
6 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
7 affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

**THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2021.**

**THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON
COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE
JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0104

ORDINANCE NO.: 21- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI TO**
2 **PARTICIPATE IN THE STATE OF MISSOURI, OFFICE OF THE SECRETARY**
3 **OF STATE 2020 ELECTION EFFICIENCY GRANT AND AUTHORIZING THE**
4 **COUNTY EXECUTIVE TO EXECUTE THE DOCUMENTS NECESSARY FOR**
5 **THE COUNTY TO PARTICIPATE IN SAID GRANT.**

6 **WHEREAS**, Jefferson County, Missouri (hereafter the “County”) is currently a
7 recipient of the 2019 Election Efficiency Grant; and

8 **WHEREAS** said grant is administered by the State of Missouri, Office of the
9 Secretary of State; and

10 **WHEREAS**, the County desires to participate in the 2020 Election Efficiency
11 Grant administered by the State of Missouri, Office of the Secretary of State; and

12 **WHEREAS**, a goal associated with the grant is to hire temporary personnel for
13 specified projects outlined; and

14 **WHEREAS**, another goal associated with the grant is the purchasing of equipment
15 and supplies for polling place improvements; and

16 **WHEREAS**, another goal associated with the grant is to perform routine list
17 maintenance activities to update voter record status and address; and

18 **WHEREAS**, another goal associated with the grant is the maintenance and
19 programing cost of voting equipment; and

1 **WHEREAS**, a goal of the grant is to purchase certified voting equipment and
2 replacement parts; and

3 **WHEREAS**, another goal of the grant is to improve polling place accessibility; and

4 **WHEREAS**, the County, based on the recommendation of Jefferson County
5 Department of the County Clerk, desires to participate in the 2020 Election Efficiency
6 Grant for an amount not to exceed Twenty-Nine Thousand Six Hundred Ninety-Four
7 Dollars and 11/100 (**\$29,694.11**), subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. Jefferson County will participate in the 2020 Election Efficiency
11 Grant for an amount not to exceed Twenty-Nine Thousand Six Hundred Ninety-Four
12 Dollars and 11/100 (**\$29,694.11**), subject to budgetary limitations.

13 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
14 County Executive to execute the agreement incorporated by Reference as Exhibit “A” and
15 any agreements or contracts necessary to effectuate the participation in the grant. The
16 County Executive is further authorized to take any and all actions necessary to carry out
17 the intent of this Ordinance.

18 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
19 thereto, and any contracts or agreements shall be maintained by the Department of the
20 County Clerk consistent with the rules and procedures for the maintenance and retention
21 of records as promulgated by the Secretary of State.

1 Section 4. This Ordinance shall be in full force and effect from and after its
2 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
3 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0105

ORDINANCE NO.: 21-_____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AUTHORIZING THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNTY EXECUTIVE TO EXECUTE THE LEASE FOR REAL**
3 **PROPERTY LOCATED AT 5 MERCHANT DRIVE, HILLSBORO, MISSOURI;**
4 **AND AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**
5 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE LEASE**
6 **FOR THE JUVENILE DIVISION OF THE CIRCUIT COURT OF THE TWENTY-**
7 **THIRD (23RD) JUDICIAL CIRCUIT OF MISSOURI.**

8 **WHEREAS,** Jefferson County, Missouri, (hereafter, the “County”) recommends
9 the lease of real property located at 5 Merchant Drive (also referred to as #5 Merchant
10 Street), Hillsboro, Missouri from Bradford Properties, LLC; and

11 **WHEREAS,** the Juvenile Division of the Circuit Court of the Twenty-Third (23rd)
12 Judicial Circuit of Missouri recommends the continuation of the lease of the real property
13 5 Merchant Drive (also referred to as #5 Merchant Street), Hillsboro, Missouri from
14 Bradford Properties, LLC; and

15 **WHEREAS,** the Juvenile Division of the Circuit Court of the Twenty-Third (23rd)
16 Judicial Circuit of Missouri refers juveniles to the center located at 5 Merchant Drive (also
17 referred to as #5 Merchant Street), Hillsboro, Missouri operated by the Missouri
18 Department of Social Services, Division of Youth Services; and

1 Section 4. This Ordinance shall be in full force and effect from and after its
2 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
3 shall not affect the remainder of this Ordinance.
4

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0106

ORDINANCE NO.: 21-_____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING A RENEWAL OF A SUBSCRIPTION**
2 **LICENSE MAINTENANCE AGREEMENT BETWEEN THE JEFFERSON**
3 **COUNTY, MISSOURI, DEPARTMENT OF THE SHERIFF AND THE**
4 **PROSECUTING ATTORNEY’S OFFICE, ON THE ONE HAND, AND VERIPIC,**
5 **INC., ON THE OTHER, AND AUTHORIZING THE COUNTY EXECUTIVE TO**
6 **EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.**

7 **WHEREAS**, pursuant to Ordinance 18-0528 Jefferson County, Missouri (the
8 “County”) approved a Subscription License Maintenance Agreement with VeriPic, Inc.;
9 and

10 **WHEREAS**, pursuant to Ordinance 20-0121 Jefferson County, Missouri (the
11 “County”) approved the renewal Subscription License Maintenance Agreement with
12 VeriPic, Inc.; and

13 **WHEREAS**, the Subscription License Maintenance Agreement enabled the
14 County’s Department of the Sheriff and the Prosecuting Attorney’s Office to use certain
15 software offered and supported by VeriPic, Inc.; and

16 **WHEREAS**, the use of said software includes use by the Department of the
17 Sheriff’s Evidence Manager and the Prosecuting Attorney’s Office for photographing and
18 for video interviews; and

1 **WHEREAS**, the County’s Department of the Sheriff desires to renew the
2 Subscription License Maintenance Agreement with VeriPic, Inc., for continued
3 maintenance support services for an additional year; and

4 **WHEREAS**, the Prosecuting Attorney’s Office likewise desires that the
5 Subscription License Maintenance Agreement with VeriPic, Inc., be renewed for the
6 maintenance support services for an additional year; and

7 **WHEREAS**, Jefferson County, Missouri, Council finds that it is now necessary
8 and in the best interest of the County to execute the Subscription License Maintenance
9 Agreement Renewal with VeriPic, Inc., for the support and maintenance services for the
10 VeriPic software and licensing for a one (1) year starting 3-1-2021 and ending 2-28-2022,
11 for the total amount not to exceed **\$11,569.54**, subject to budgetary limitations.

12 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
13 **AS FOLLOWS:**

14 Section 1. Jefferson County accepts the proposed Subscription License
15 Maintenance Agreement Renewal with VeriPic, Inc., for the support and maintenance
16 services for the VeriPic software and licensing for a one (1) year, starting 3-1-2021 and
17 ending 2-28-2022, for the total amount not to exceed **\$11,569.54**, subject to budgetary
18 limitations.

19 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
20 County Executive to execute the Subscription License Maintenance Agreement Renewal,
21 an unexecuted copy of which is attached hereto as Exhibit “A” and incorporated herein by

1 reference, on behalf of the County. The County Executive is further authorized to take any
2 and all actions necessary to carry out the intent of this Ordinance.

3 Section 3. Copies of any Invitations for Bid, Requests for Proposals, responses
4 thereto, and any contracts or agreements shall be maintained by the Department of the
5 County Clerk consistent with the rules and procedures for the maintenance and retention
6 of records as promulgated by the Secretary of State.

7 Section 4. This Ordinance shall be in full force and effect from and after its
8 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
9 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0107

ORDINANCE NO.: 21-_____

INTRODUCED BY: COUNCIL MEMBER(s)_____

1 **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**
2 **PRODUCTS AND SERVICES FOR ELECTION NOTICE MAILERS,**
3 **DEPARTMENT OF THE COUNTY CLERK.**

4 **WHEREAS**, Pursuant to Ordinance 19-0572 Jefferson County, Missouri entered
5 into a Contract, known as the Election Notice Mailers 2020, with Input Technology, Inc.;
6 and

7 **WHEREAS**, Pursuant to Ordinance 20-0466 Change Order 1 was approved to
8 cover additional costs due to a poll change situation after notices were distributed for the
9 August 2020 Election; and

10 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) recommends
11 the renewal of the following bid awards at the same terms and conditions as previously bid,
12 as authorized by the original Invitation for Bid awarded by the County, for an additional
13 one-year term:

14	<u>BID NAME</u>
15	Election Notice Mailers 2020
16	<u>AWARDED BIDDER</u>
17	Input Technologies, Inc.
18	<u>ORDINANCE NUMBERS</u>
19	19-0572 and 20-0466

WHEREAS, the Department of the County Clerk of Jefferson County, Missouri, requested renewal from the awarded bidder, Input Technology, Inc., to renew the contract for the Election Notice Mailers 2020 with the County; and

WHEREAS, the Jefferson County, Missouri, County Council finds it is in the best interest of the County to renew the bid award for Election Notice Mailers 2020 for the term of 3-7-21 to 3-6-22 with Input Technology, Inc., with approval of the County Council and County Executive up to **\$21,654.00 per term, for total amount not to exceed \$21,654.00 for the term**, subject to budgetary limitations.

BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,

AS FOLLOWS:

Section 1. The County authorizes the renewal of the bid awards for an additional one-year term as follows:

BID NAME

Election Notice Mailers 2020

TERM

3-7-21 to 3-6-22

Upon approval of the County Council and County Executive

AMOUNT

Up to \$21,654.00 per term,

for total amount not to exceed \$21,654.00 for the term,

subject to budgetary limitations

AWARDED BIDDER

1 Input Technology, Inc.

2 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
3 County Executive to execute a renewal agreement, attached hereto and incorporated herein
4 by reference and attached as Exhibit A. The County Executive is further authorized to take
5 any and all actions necessary to carry out the intent of this Ordinance.

6 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
7 thereto, and any contracts or agreements shall be maintained by the Department of the
8 County Clerk consistent with the rules and procedures for the maintenance and retention
9 of records as promulgated by the Secretary of State.

10 Section 4. This Ordinance shall be in full force and effect from and after its
11 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
12 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

ORDINANCE NO.: 21-_____

1 AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN
2 PRODUCTS AND SERVICES FOR LUBE OILS, ANTIFREEZE GREASE 2020,
3 DEPARTMENT OF PUBLIC WORKS.

4 **WHEREAS**, Pursuant to Ordinance 20-0204 Jefferson County, Missouri entered
5 into a Contract, known as the Lube Oils, Antifreeze & Grease 2020, with Bauman Oil
6 Distributors, Inc.; and

7 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) recommends
8 the renewal of the following bid awards at the same terms and conditions as previously bid,
9 as authorized by the original Invitation for Bid awarded by the County, for an additional
10 one-year term:

12 Lube Oils, Antifreeze & Grease 2020

14 Bauman Oil Distributors, Inc.

16 20-0204

17 **WHEREAS**, the Department of Public Works, Division of Fleet Services of
18 Jefferson County, Missouri, requested renewal from the awarded bidder, Bauman Oil

1 Distributors, Inc., to renew the contract for the Lube Oils, Antifreeze & Grease 2020 with
2 the County; and

3 **WHEREAS**, Jefferson County, Missouri, County Council finds it is in the best
4 interest of the County to renew the bid award for Lube Oils, Antifreeze & Grease 2020 for
5 the term of 3-30-21 to 3-29-21 with Bauman Oil Distributors, Inc., with approval of the
6 County Council and County Executive up to **\$40,000.00 per term, for total amount not**
7 **to exceed \$40,000.00 for the term**, subject to budgetary limitations.

8 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
9 **AS FOLLOWS:**

10 Section 1. The County authorizes the renewal of the bid awards for an
11 additional one-year term as follows:

12 BID NAME

13 Lube Oils, Antifreeze & Grease 2020

14 TERM

15 3-30-21 to 3-29-21

16 Upon approval of the County Council and County Executive

17 AMOUNT

18 **Up to \$40,000.00 per term,**

19 **for total amount not to exceed \$40,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDER

22 Bauman Oil Distributors, Inc.

1 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
2 County Executive to execute a renewal agreement, attached hereto and incorporated herein
3 by reference and attached as Exhibit A. The County Executive is further authorized to take
4 any and all actions necessary to carry out the intent of this Ordinance.

5 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
6 thereto, and any contracts or agreements shall be maintained by the Department of the
7 County Clerk consistent with the rules and procedures for the maintenance and retention
8 of records as promulgated by the Secretary of State.

9 Section 4. This Ordinance shall be in full force and effect from and after its
10 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
11 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0109

ORDINANCE NO.: 21-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE EXECUTING AN AMENDMENT TO ORDINANCE**
2 **19-0209 TO REVISE THE BUDGET AMOUNT FOR THE AGREEMENT**
3 **BETWEEN JEFFERSON COUNTY, MISSOURI AND ST. LOUIS COUNTY,**
4 **MISSOURI, ST. LOUIS COUNTY DEPARTMENT OF POLICE FOR THE**
5 **SPECIAL INVESTIGATIONS UNIT.**

6 **WHEREAS**, Jefferson County, Missouri, hereafter, the “County”, is currently
7 party to an Agreement with the St. Louis County, Missouri, St. Louis County Department
8 of Police for the Special Investigations Unit pursuant to Ordinance 19-0209; and

9 **WHEREAS**, Ordinance 19-0209 was approved in February 2019, in an amount
10 not to exceed Sixty Thousand Six Hundred Nineteen Dollars 09/100 **(\$60,619.09)** for an
11 Agreement with the St. Louis County, Missouri, St. Louis County Department of Police
12 for the Special Investigations Unit; and

13 **WHEREAS**, the Sheriff of Jefferson County recommends that the budget for the
14 Agreement with the St. Louis County, Missouri, St. Louis County Department of Police
15 for the Special Investigations Unit be revised to increase the grant award amount due to
16 additional awarded funding; and

17 **WHEREAS**, the Sheriff of Jefferson County requests the revision to Ordinance
18 19-0209 for an increase of an additional Eight Thousand One Hundred Twenty One

1 Dollars and Ninety Five Cents (**\$8,121.95**) for the Agreement with the St. Louis County,
2 Missouri, St. Louis County Department of Police for the Special Investigations Unit; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is now necessary
4 and in the best interest of the County to amend Ordinance 19-0209 as set forth in Exhibit
5 A subject to budgetary limitations, and such other documents as are necessary, copies of
6 which are incorporated by this reference as if fully set out herein.

7 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
8 **COUNCIL, AS FOLLOWS:**

9 Section 1. The Agreement for the Special Investigations Unit with St. Louis
10 County Police Department and Jefferson County is approved and the County Executive is
11 hereby authorized to execute the Agreement for the Special Investigations Unit with St.
12 Louis County Police Department and Jefferson County is approved for the amount not to
13 exceed Sixty Eight Thousand, Seven Hundred Forty One Dollars and Four Cents
14 (**\$68,741.04**), subject to budgetary limitations, and such other documents as are
15 necessary, copies of which are incorporated by this reference as if fully set out herein in
16 Exhibit A attached hereto. This will be an Amendment and revision to Ordinance 19-
17 0209 for an increase of an additional Eight Thousand One Hundred Twenty-One Dollars
18 and Ninety-Five Cents (**\$8,121.95**) for the Agreement with the St. Louis County,
19 Missouri, St. Louis County Department of Police for the Special Investigations Unit.

20 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
21 County Executive to execute the budget amendment incorporated by Reference as
22 Exhibit "A" and any agreements or contracts necessary to effectuate the award of the bids

1 and proposals set forth in this Ordinance. The County Executive is further authorized to
2 take any and all actions necessary to carry out the intent of this Ordinance. An
3 unexecuted copy of said the Agreement is attached hereto as Exhibit "A" and
4 incorporated herein, by reference.

5 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
6 thereto, and any contracts or agreements shall be maintained by the Department of the
7 County Clerk consistent with the rules and procedures for the maintenance and retention
8 of records as promulgated by the Secretary of State.

9 Section 4. This Ordinance shall be in full force and effect from and after its
10 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
11 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

BILL NO.: 21-0110

ORDINANCE NO.: 21-_____

INTRODUCED BY: Council Member(s): _____

1 **AN ORDINANCE AUTHORIZING THE EXPENDITURE OF FUNDS**
2 **FROM THE COUNTY’S PORTION OF THE “CARES ACT” IN ORDER TO**
3 **REIMBURSE CERTAIN SMALL BUSINESSES AND THE ECONOMIC**
4 **DEVELOPMENT CORPORATION (EDC) AS A SUBRECIPIENT FOR**
5 **UNBUDGETED AND APPROVED EXPENSES THEREIN.**

6 **WHEREAS**, the Coronavirus Aid, Relief, and Economic Security Act (“Public
7 Law 116-136”) also known as the CARES Act was passed by Congress and signed into
8 law on March 27, 2020; and,

9 **WHEREAS**, over \$2 trillion dollars of economic relief is being provided due to
10 the public health and economic impacts of COVID-19; and,

11 **WHEREAS**, The CARES Act was designed to provide *fast and direct* economic
12 assistance for American workers, families, agencies, and small businesses, and preserve
13 jobs for our American industries; and,

14 **WHEREAS**, the CARES Act provides for payments to State, Local, and Tribal
15 governments navigating the financial and economic impact of the COVID-19 outbreak on
16 a local level; and,

17 **WHEREAS**, States of Emergency have been declared by the President of the
18 United States, the Governor of the State of Missouri and the Jefferson County, Missouri,
19 County Executive due to COVID-19; and,

1 **WHEREAS**, COVID-19 poses an immediate and/or ongoing threat to the life,
2 property, public peace, health, safety, and welfare of citizens of Jefferson County,
3 Missouri; and,

4 **WHEREAS**, effects of the preparation and management of COVID-19 are
5 occurring and will continue to cause a threat to the life, property, public peace, health,
6 safety, and welfare of citizens of the County; and,

7 **WHEREAS**, Jefferson County, Missouri, (“County”) has received, been
8 authorized and certified to accept **\$26,406,492.00** in Federal CARES Act Funds
9 (Coronavirus Relief Fund Division Budget) which has been passed down through the State
10 of Missouri and which shall be used for reimbursement of unbudgeted expenses and
11 assistance to citizens, businesses and agencies (subrecipients) within the County and as
12 authorized by the CARES Act, at the direction of the U.S. Treasury via guidelines, rules
13 and regulations in accordance with those laws and ultimately by and through the County’s
14 own requirements; and,

15 **WHEREAS**, the Jefferson County Economic Development Corporation (EDC) as
16 a subrecipient has been utilized to accept reimbursement applications, review the same and
17 administer that portion of the County’s CARES Act Funds so allocated to small businesses
18 within Jefferson County, and is itself, a subrecipient and entitled to funds for administration
19 expenses herein; and,

20 **WHEREAS**, certain small businesses have submitted requests for reimbursement
21 of unbudgeted, fully documented, and approved expenses which were incurred from March

1 1, 2020 to the present based on expenses which were unbudgeted, allowable and as
2 documented in their applications submitted to the EDC; and,

3 **WHEREAS**, the following Small Businesses and the EDC have submitted a
4 reimbursement request as set forth in Exhibit A attached hereto and to be paid out of the
5 County's portion of the CARES Act funding for the authorized amount(s) of:

6	BEK Moving, LLC	\$ 5,000.00
7	Bundy Restaurants / Jilly's Café	\$ 5,000.00
8	High Ridge Family Diner	\$ 4,320.64
9	Bundy Restaurants / Jilly's Café	\$25,000.00
10	ChiroConnect, LLC	\$24,950.90
11	Element Hair Lounge	\$10,935.00
12	High Ridge Family Diner	\$17,919.50
13	Liquori Publication	\$25,000.00
14	MMCT Restoration Services, LLC	\$ 6,864.00
15	Navarang Corp INC d/b/a MDS Liquor	\$25,000.00
16	OM Shivay, LLC	\$14,341.26
17	Sandy Baptist Church	\$11,075.76

18 **WHEREAS**, said authorized and allowed reimbursable expenses have been fully
19 reviewed, vetted, and approved by the Jefferson County Economic Development
20 Corporation and the County Auditor. A recommendation is therefore made to the Jefferson
21 County, Missouri, County Council by the County Executive for approval of the
22 reimbursement of expenses from the CARES Act Funds being held by the County and

1 allocated to the Small Businesses set forth herein and to the EDC for administration costs
2 for that purpose; and,

3 **WHEREAS**, the Jefferson County, Missouri, Council (“Council”) finds it
4 appropriate to authorize the reimbursement for expenditures by the Small Businesses and
5 to the EDC (Administration) from the CARES Act Funds in order to provide for the
6 unbudgeted costs in mitigating the COVID-19 Virus.

7 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
8 **AS FOLLOWS:**

9 Section 1. The Jefferson County, Missouri, County Council hereby recognizes
10 that the COVID-19 virus has caused Small Businesses in Jefferson County to expend
11 unbudgeted funds which are allowable and shall be reimbursed under the CARES Act and
12 by the Jefferson County Economic Development Corporation for administrative costs.

13 Section 2. The County Council hereby appropriates and authorizes the
14 payment of funds from the County’s CARES Act Funds (under the County Budget as the
15 Coronavirus Relief Fund Division) and from that portion of the funds allocated to **EDC –**
16 **Biz Safe – 319-0532-5817 (Small Businesses) and EDC – Emergency Relief – 319-0532-**
17 **5818 (Small Businesses)** for the reimbursement of unbudgeted and allowable expenses
18 incurred by Small Businesses from March 1, 2020 to the present and to the EDC for
19 administration costs in the amount of:

20	BEK Moving, LLC	\$ 5,000.00
21	Bundy Restaurants / Jilly’s Café	\$ 5,000.00
22	High Ridge Family Diner	\$ 4,320.64

1	Bundy Restaurants / Jilly's Café	\$25,000.00
2	ChiroConnect, LLC	\$24,950.90
3	Element Hair Lounge	\$10,935.00
4	High Ridge Family Diner	\$17,919.50
5	Liquori Publication	\$25,000.00
6	MMCT Restoration Services, LLC	\$ 6,864.00
7	Navarang Corp INC d/b/a MDS Liquor	\$25,000.00
8	OM Shivay, LLC	\$14,341.26
9	Sandy Baptist Church	\$11,075.76

10

11 for expenses summarized and set forth in Exhibit A which is attached hereto and made a
 12 part hereof as though fully set forth herein.

13 Section 3. The County Executive, County Auditor and/or the County Treasurer
 14 are each further authorized to take whatever steps are necessary and to execute any and all
 15 documents necessary and make disbursements to carry out the intent of this Ordinance
 16 pursuant to the authority granted by this Ordinance; the Home Rule Charter of Jefferson
 17 County, Missouri and by any applicable State or Federal Law including Public Law 116-
 18 136, including any rules, regulations and/or guidance by the U.S. Treasury, Section 50.540
 19 RSMo (2019), Chapter 130 of the Jefferson County Code of Ordinances-the Jefferson
 20 County Procurement Policy and Procedures; by the Jefferson County Local Emergency
 21 Operations Plan and any and all Orders of the County Executive, the Governor of the State

1 of Missouri and/or The President of the United States and their respective administrative
2 agencies which may be, or are necessary, to carry out the intent of this Ordinance.

3 Section 4. This Ordinance shall be in full force and effect immediately upon its
4 passage and until further Ordinance, or Resolution and Order of the County Council.

5 Section 5. If any part of this Ordinance is invalid for any reason such invalidity
6 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Dan Stallman _____

Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2021:

____ **PASSED** ____ **FAILED**

, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

Reading Date: 01-11-2021

RESOLUTION NO.: R21-0101

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL DETERMINING THAT AN APPLICANT IS ENTITLED TO**
3 **A RETURN OF MONIES PAID ON PROPERTY PURCHASED FROM THE**
4 **DELINQUENT TAX TRUSTEE DUE TO ERROR; APPROVING THE JEFFERSON**
5 **COUNTY ASSESSOR AND COLLECTOR MITIGATING THE ERROR;**
6 **APPROVING THE RETURN OF THE ERRONEOUS AMOUNT TO THE**
7 **APPLICANT, AND ORDERING THE TREASURER TO MAKE PAYMENT OF**
8 **THE AMOUNT TO THE APPLICANT.**

9 **WHEREAS,** Section 137.115 of the Revised Statutes of Missouri (RSMo.)
10 authorized the County to assess and levy taxes against all real and personal property situated
11 in Jefferson County, Missouri; and

12 **WHEREAS,** from time to time, it is possible that mistakes in data collection and/or
13 clerical errors in data recording for purposes of property tax assessment may occur as a result
14 of action or inaction by County employees which are not discovered and corrected before
15 the underlying tax liability becomes delinquent; and

16 **WHEREAS,** Section 139.100, RSMo., requires the levy of an additional late
17 payment penalty, to accrue every month after January 1 of the year in which the tax on
18 property became due if taxes are not collected in the year in which they became due; and

19 **WHEREAS,** Section 3.4.2.4 of the Home Rule Charter of Jefferson County grants
20 the County Council the authority to equalize and remit taxes;; and

1 **WHEREAS**, at the August 26, 2019 Delinquent Tax Sale, the Jefferson County
2 Collector of Revenue sold, for non-payment of taxes, the real property described as Section
3 25; Township 39; Range 5; PT E1/2 NE 1/4, and having a parcel identification number of:
4 23-7.0-25.0-0-000-031. (hereinafter the “Real Property”) to the Delinquent Tax Trustee of
5 Jefferson County, Missouri; and

6 **WHEREAS**, on October 8, 2020, Blake Farkas (hereinafter the “Applicant”),
7 delivered his application and funds to purchase the Real Property to the Delinquent Tax
8 Trustee for \$3,169.46, with such amount representing the taxes and fees in full; and

9 **WHEREAS**, on October 8, 2020, the Delinquent Tax Trustee executed Deed No.
10 2020R-038015 transferring the Real Property to the Applicant; and

11 **WHEREAS**, on October 8, 2020, during the afternoon after the deed had been
12 executed and recorded, the Applicant called the Delinquent Tax Trustee and informed the
13 Trustee of what the Applicant believed to be an error on the Jefferson County Missouri’s
14 Website; and

15 **WHEREAS**, personnel in the Collector’s and Assessor’s Offices reviewed the
16 Website to determine whether there was any error, and discovered that the Website depicted
17 a structure as being situated on the parcel the Applicant bought when in fact the structure
18 was situated on an adjacent parcel; and

19 **WHEREAS**, the Real Property has been improperly assessed due to error and the
20 Assessor’s and Collector’s records should reflect a true, correct value of the Real Property;
21 and

22 **WHEREAS**, the Assessor and the Collector should review and revise their records
23 of the Real Property for the years 2014 through 2018, to calculate the true value of the

1 property and any taxes, interest and penalties that should have been due on October 8, 2020;
2 and

3 **WHEREAS**, accordingly, after the corrections are made to the record, Applicant
4 should receive a refund of \$2,082.76 from the amount the Applicant paid to acquire the Real
5 Property.

6 **NOW, THEREFORE, THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
7 **RESOLVES:**

8 Section 1: The County Council finds that an error has occurred in the valuation
9 of the Real Property Parcel No. 23-7.0-25.0-0-000-031 for the years of 2014-2018.
10 Applicant Blake Farkas should receive a refund of \$2,082.76. The Jefferson County
11 Assessor and Jefferson County Collector are authorized pursuant to law and this resolution
12 to correct any mistakes or errors in the valuation and tax calculation of the Real Property.

13 Section 2: The Treasurer of Jefferson County is directed to make payment of
14 \$2,082.76 to Applicant Blake Farkas with all possible speed.

15 Section 3: This Resolution and Order shall be in full force and in effect from and
16 after the date of its enactment. Further, this order shall not change the amount of
17 commission paid to the Delinquent Tax Trustee.

18 Section 4: If any part of this Resolution and Order is invalid for any reason, such
19 invalidity shall not affect the remainder of this Resolution and Order.

THIS RESOLUTION BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, James Terry _____

THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS ____DAY OF _____, 2021, WAS:

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-11-2021

RESOLUTION NO.: R21-0102

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL TO CORRECT ERRONEOUS ASSESSMENTS, OR**
3 **MISTAKES OR DEFECTS IN DESCRIPTIONS OF LANDS, ASSESSMENT OR**
4 **TAX RECORDS (PERSONAL PROPERTY) PURSUANT TO ARTICLE III,**
5 **SECTION 3.4.3.1 OF THE HOME RULE CHARTER OF JEFFERSON COUNTY,**
6 **MISSOURI FOR THE PROPERTY SET FORTH HEREIN AND LOCATED IN**
7 **JEFFERSON COUNTY, MISSOURI.**

8 **WHEREAS,** Article III, Section 3.4.3.1 of the Home Rule Charter of Jefferson
9 County, Missouri, authorizes the Jefferson County, Missouri, Council to correct errors in
10 assessment records and tax records by order or resolution; and,

11 **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that
12 certain changes should be made to the Jefferson County, Missouri, tax records due to
13 erroneous assessments, defects or mistakes in Personal Property as set forth in Exhibit A
14 which is attached hereto and incorporated herein by reference; and,

15 **WHEREAS,** the Assessor of Jefferson County, Missouri, has submitted to the
16 Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or
17 mistakes in Personal Property as set forth in Exhibit A which is attached hereto and
18 incorporated herein by reference as though fully set forth herein; and,

1 **WHEREAS**, the Assessor of Jefferson County, Missouri, states that changes
2 should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true
3 value and accounting for the aforementioned Personal Property located in Jefferson
4 County, Missouri; and,

5 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
6 interest of the County to correct the errors, defects or mistakes; and,

7 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
8 interest of the persons so affected to correct the errors, defects or mistakes.

9 **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:**

10 Section 1. The corrections of errors, defects or mistakes in Personal Property
11 as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference,
12 shall be so modified to reflect the values as set forth in Exhibit A and Article III, Section
13 3.4.3.1 of the Home Rule Charter of Jefferson County, Missouri.

14 Section 2. The Assessor for Jefferson County, Missouri, and the Collector of
15 Revenue for Jefferson County, Missouri, shall make the appropriate changes to their
16 records and record keeping systems in accordance with this Order and Exhibit A.

17 Section 3. Copies of this Resolution and Order, and Exhibit A, which is
18 attached hereto and made a part hereof, shall be kept on file at the County Clerk's Office.

19 Section 4. This Resolution and Order shall be in full force and in effect from
20 and after the date of its enactment.

21

RESOLUTION NO.: R21-0103

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **A RESOLUTION AND ORDER OF THE JEFFERSON COUNTY,**
2 **MISSOURI, COUNCIL TO CORRECT ERRONEOUS ASSESSMENTS, OR**
3 **MISTAKES OR DEFECTS IN DESCRIPTIONS OF LANDS, ASSESSMENT OR**
4 **TAX RECORDS (REAL PROPERTY) PURSUANT TO ARTICLE III, SECTION**
5 **3.4.3.1 OF THE HOME RULE CHARTER OF JEFFERSON COUNTY, MISSOURI**
6 **FOR THE PROPERTY SET FORTH HEREIN AND LOCATED IN JEFFERSON**
7 **COUNTY, MISSOURI.**

8 **WHEREAS,** Article III, Section 3.4.3.1 of the Home Rule Charter of Jefferson
9 County, Missouri, authorizes the Jefferson County, Missouri, Council to correct errors in
10 assessment records and tax records by order or resolution; and,

11 **WHEREAS,** the Assessor of Jefferson County, Missouri, has determined that
12 certain changes should be made to the Jefferson County, Missouri, tax records due to
13 erroneous assessments, defects or mistakes in Real Property as set forth in Exhibit A which
14 is attached hereto and incorporated herein by reference; and,

15 **WHEREAS,** the Assessor of Jefferson County, Missouri, has submitted to the
16 Jefferson County, Missouri, Council a list of changes, erroneous assessments, defects or
17 mistakes in Real Property as set forth in Exhibit A which is attached hereto and
18 incorporated herein by reference as though fully set forth herein; and,

1 **WHEREAS**, the Assessor of Jefferson County, Missouri, states that changes
2 should be made to the tax rolls as indicated in Exhibit A to more accurately reflect the true
3 value and accounting for the aforementioned Real Property located in Jefferson County,
4 Missouri; and,

5 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
6 interest of the County to correct the errors, defects or mistakes; and,

7 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is in the best
8 interest of the persons so affected to correct the errors, defects or mistakes.

9 **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES:**

10 Section 1. The corrections of errors, defects or mistakes in Real Property as set
11 forth in Exhibit A, which is attached hereto and incorporated herein by this reference, shall
12 be so modified to reflect the values as set forth in Exhibit A and Article III, Section 3.4.3.1
13 of the Home Rule Charter of Jefferson County, Missouri.

14 Section 2. The Assessor for Jefferson County, Missouri, and the Collector of
15 Revenue for Jefferson County, Missouri, shall make the appropriate changes to their
16 records and record keeping systems in accordance with this Order and Exhibit A.

17 Section 3. Copies of this Resolution and Order, and Exhibit A, which is
18 attached hereto and made a part hereof, shall be kept on file at the County Clerk's Office.

19 Section 4. This Resolution and Order shall be in full force and in effect from
20 and after the date of its enactment.

1 Section 5. If any part of this Resolution and Order is invalid for any reason,
2 such invalidity shall not affect the remainder of this Resolution and Order.

**THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL
VOTED ON THE ABOVE RESOLUTION AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS _____
DAY OF JANUARY 2021, WAS:**

_____ **DULY ADOPTED AND ORDERED** _____ **FAILED**

County Council Chair

Pat Schlette, Council Executive Assistant

Reading Date: 01-11-2021

BILL NO.: 21-0111

ORDINANCE NO.: 21-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE A CITY STREET MAINTENANCE AGREEMENT BETWEEN**
3 **JEFFERSON COUNTY, MISSOURI AND THE CITY OF KIMMSWICK,**
4 **MISSOURI FOR THE PUBLIC MAINTENANCE ACCEPTANCE OF FRONT**
5 **STREET, MARKET STREET, FIFTH STREET AND SECTIONS OF FOURTH**
6 **STREET AND VINE STREET, LOCATED IN COUNCIL DISTRICT 4.**

7 **WHEREAS**, Jefferson County, Missouri enacted Ordinance No. 18-0158 on
8 February 28, 2018, to authorize Jefferson County to petition the County Council with any
9 recommended additions to the County Road System of publicly maintained roads and
10 streets within Jefferson County, Missouri; and,

11 **WHEREAS**, petitions are evaluated on a performance-based selection process
12 that is defined by the Public Works Director by way of the administratively-approved
13 street maintenance acceptance procedure; and,

14 **WHEREAS**, recommended additions to the existing system shall include a
15 benefit-cost analysis that are subject to budgetary limitations; and,

16 **WHEREAS**, added facilities to the County Road System must be included in
17 Title III, Chapter 300, Article I, Schedule III; for traffic control enforcement, which may
18 be necessary for each subdivision under a separate ordinance; and,

1 **WHEREAS**, the City of Kimmswick, Missouri has submitted a request for public
2 maintenance acceptance review to the Public Works Department for the streets: Front
3 Street, Market Street, Fifth Street, and sections of Fourth Street and Vine Street; and,

4 **WHEREAS**, the Public Works Department has determined that the request meets
5 or exceeds the performance rating criteria for street acceptance; and,

6 **WHEREAS**, the Public Works Director recommends public maintenance
7 acceptance of the aforementioned city streets under the terms and conditions of the city
8 street maintenance agreement; and,

9 **WHEREAS**, the Jefferson County, Missouri, Council now finds it is in the best
10 interest of the County to enter into a city street maintenance agreement with the City of
11 Kimmswick, Missouri for the public maintenance acceptance of Front Street, Market
12 Street, Fifth Street, and sections of Fourth Street and Vine Street. A copy of said
13 agreement is attached hereto as Exhibit A.

14 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
15 **COUNCIL, AS FOLLOWS:**

16 Section 1: Jefferson County shall execute the city street maintenance
17 agreement with the City of Kimmswick, Missouri for the public maintenance acceptance
18 of Front Street, Market Street, Fifth Street, and sections of Fourth Street and Vine Street.

19 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
20 County Executive to execute the agreement set forth in this Ordinance. A copy of said
21 agreement is attached hereto as Exhibit A. The County Executive is further authorized to
22 take any and all actions necessary to carry out the intent of this Ordinance.

1 Section 3: A copy of the agreement shall be maintained by the Department of
2 the County Clerk consistent with the rules and procedures for the maintenance and
3 retention of records as promulgated by the Secretary of State.

4 Section 4: This Ordinance shall be in full force and effect from and after its
5 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
6 shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2021.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2021.

Dennis Gannon, County Executive

ATTEST:

Ken Waller, County Clerk

BY: _____

First Reading: 01-11-2021

Second Reading:

Third Reading:

INTRODUCED BY: Council Member Hendrickson

1 **AN ORDINANCE APPROVING APPLICATION CU20041 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR A MEDICAL**
3 **MARIJUANA DISPENSARY FACILITY IN THE NON-PLANNED**
4 **COMMUNITY COMMERCIAL (CC2) ZONE LOCATED AT 3 WALTERS**
5 **PLACE, HOUSE SPRINGS, IN COUNCIL DISTRICT 7.**

6 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
7 hearing on December 10, 2020 on Application / Petition Number CU20041, for a
8 conditional use permit for a Medical Marijuana Dispensary on real estate located in
9 Jefferson County, State of Missouri, to-wit: Parcel Number: 07-2.0-04.0-1-001-006.02,
10 located at 3 Walters Place, House Springs, MO, in the Non-Planned Community
11 Commercial (CC2) zone district; and

12 **WHEREAS**, the record of the December 10, 2020 hearing and the
13 recommendation of the Planning and Zoning Commission have been filed with the
14 Jefferson County, Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

18 a. Jefferson County Planning Division Staff Report to the Planning
19 and Zoning Commission recommending approval of the application and the case
20 file for this Application;

1 b. The record of the hearing before the Planning and Zoning
2 Commission including the following exhibits:

3 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
4 adopted August 6, 2003 and effective April 2, 2008;

5 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
6 Unified Development Order (UDO) adopted April 2, 2008, as
7 amended;

8 Exhibit C, Staff Report and case file;

9 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

10 a. All persons required to receive notice of the hearing were notified,
11 all notices were published, and signs posted in accordance with Missouri law and
12 the Unified Development Order.

13 b. The Jefferson County, Missouri, Council has jurisdiction over the
14 subject matter of this application.

15 c. The requested conditional use permit is in harmony with and is
16 compatible with surrounding and adjacent land uses and properties.

17 d. The requested conditional use permit is in character with and is
18 consistent other uses in the neighborhood, specifically within the commercial
19 development where it will be located.

20 e. The existing commercial development where the medical
21 marijuana dispensary facility will be located is suitable for this type of use.

1 f. The proposed conditional use permit will not have a negative
2 impact on adjoining uses.

3 g. The conditional use permit application submitted satisfies the
4 submission requirements as set forth in the UDO for medical marijuana
5 dispensary facilities.

6 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
7 **COUNCIL, AS FOLLOWS:**

8 Section 1. Application Number: CU20041 is approved for the real estate
9 described as Parcel Number 07-2.0-04.0-1-001-006.02, located at 3 Walters Place, House
10 Springs, MO, and a conditional use permit is hereby issued for a Medical Marijuana
11 Dispensary Facility, subject to the following conditions of approval:

- 12 1. The medical marijuana facility shall comply with regulations issued by the
13 Department of Health and Senior Services for medical marijuana facilities and/or
14 the State of Missouri (collectively, the "State"). If State requirements are more
15 restrictive than Jefferson County requirements, the State requirement applies.
- 16 2. Site development plan approval is required prior to the commencement of use.
- 17 3. The medical marijuana facility shall be monitored at all times by a closed-circuit
18 television for security purposes. The camera and recording system shall be of
19 adequate quality, color rendition and resolution to allow the ready identification
20 of any individual committing a crime anywhere on or adjacent to the facility. The
21 recordings shall be maintained for a period of not less than ninety (90) days and
22 shall be made available to law enforcement authorities upon request.

- 1 4. The medical marijuana facility shall have a fireproof vault or safe that is
2 incorporated into and securely attached to the building structure for the purpose of
3 securely storing cash. Said facility shall also have and provide an adequate fire-
4 protected and secure room for storing any processed marijuana products.
- 5 5. The medical marijuana facility shall have a fire and burglar alarm system.
- 6 6. The exterior building lighting and parking area of the medical marijuana facility
7 shall be equipped with lighting fixtures of sufficient intensity to illuminate all
8 interior areas of the lot with an illumination of not less than one and five tenths
9 (1.5) foot-candles evenly distributed as measured at floor level. These light
10 fixtures shall be turned on from dusk to dawn.
- 11 7. The medical marijuana facility shall not use any equipment or process that creates
12 noise, dust, vibration, glare, fumes, odors or electrical interference detectable to
13 the normal senses beyond the property boundary so as to create a public nuisance
14 as defined by this Code or Missouri State Law.
- 15 8. No person or facility shall dispose of marijuana or marijuana-infused products in
16 an unsecured waste receptacle not in possession and control of the licensee and
17 designed to prohibit unauthorized access.
- 18 9. The Medical marijuana dispensary facility shall have an armed security guard on
19 the premises during those hours when the facility is permitted to operate.
- 20 10. The medical marijuana facility shall display its State-issued license on the interior
21 of the facility, visible to the public, at all times.

- 1 11. The medical marijuana facility shall not allow on-site consumption of marijuana,
2 marijuana-infused products or other intoxicants on the premises at any given time.
- 3 12. The medical marijuana facility shall not have outdoor seating areas other than
4 break areas for employees of the facility.
- 5 13. Signage at medical marijuana dispensary shall comply with Article XIII of the
6 UDO.
- 7 14. Any and all cultivation, processing, storage, display, sales or other distribution of
8 marijuana at a medical marijuana facility shall occur within an enclosed building
9 and shall not be visible from the exterior of the building. If said facility is located
10 outdoors, then the facility shall not be readily visible, and any outdoor area shall
11 be enclosed and topped by a razor-wire fence. Said fence shall be slatted or other
12 privacy-type fence used, and all fencing shall be at least ten (10) feet in height,
13 not including the razor wire.
- 14 15. The medical marijuana facility shall comply with the relevant zone district height,
15 area, design and setback requirements and the following additional location
16 restrictions: No medical marijuana facility shall be located within 1,000 feet of
17 any then-existing elementary or secondary school, child day-care center, church
18 or place of worship or public park.
- 19 16. The medical marijuana facility shall be located in a permanent building and shall
20 not be located in a trailer, cargo container, or motor vehicle and the structure shall
21 not be mobile or operate from a transitory location.

1 17. Nothing in the UDO restricts multiple permit holders or a single entity owning
2 multiple permits from operating from a single physical location, so long as all
3 permit requirements are met, and each individual activity is properly licensed.

4 18. Medical marijuana dispensary facilities may only transport medical marijuana to
5 qualifying patients, primary caregivers, testing, manufacturing, and other
6 dispensary facilities; and only in accordance with the rules and regulations
7 promulgated by the State of Missouri.

8 19. A medical marijuana dispensary facility shall not have a drive-through service.

9 20. The permitted hours of operation for a medical marijuana dispensary facility shall
10 be between the hours of 9:00 A.M. and 9:00 P.M. every day except Sunday.

11 21. No medical marijuana or other product shall be displayed so as to be visible
12 through glass, windows, or doors by a person of normal visual acuity standing at
13 the outside perimeter of the medical marijuana dispensary facility.

14 22. All necessary permits, including a Floodplain Development Permit shall be
15 obtained prior to commencement of any construction/remodeling activity at the
16 site.

17 23. The final architecture of this Medical Marijuana Facility shall be similar to
18 and consistent with the design submitted with the Conditional Use Permit
19 application.

20 Section 2. The zoning map of Jefferson County, Missouri shall be amended
21 by changing the area where said real estate is located on the map with the marking
22 “CU20041”.

1 Section 3. This Ordinance shall be in full force and effect immediately upon
2 passage by the Jefferson County, Missouri, Council as of the date listed below.

3 Section 4. If any part of this Ordinance is invalid for any reason, such
4 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2021.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-28-2020

Second Reading: 01-11-2021

Third Reading: 01-11-2021

JEFFERSON COUNTY, MISSOURI
COUNTY COUNCIL
AMENDMENT #1 to BILL Number Bill 20-1247

Offered By Council Member: *Terry*

An Amendment to BILL Number 20-1247. Said Amendment shall add a 24th Condition to be included in Section 1 of the Enactment Clause and which shall be read as follows:

1 24. Because the structure will be elevated due to its location within a flood
2 hazard area, the final architecture for the building shall be a 4-sided architecture as set forth
3 in the Code of Ordinances and consistent with the architectural design submitted with the
4 Conditional Use Permit application. Landscaping shall be installed as required by the Code
5 of Ordinances.

6 This Amendment shall be attached to or incorporated in the final codified version
7 of said Bill and made a part thereof.

THIS AMENDMENT BEING DULY INTRODUCED AND READ, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins

Yes

Council Member District 2, Renee Reuter

Yes

Council Member District 3, Phil Hendrickson

Yes

Council Member District 4, Charles Groeteke

Yes

Council Member District 5, Tracey Perry

No

Council Member District 6, Dan Stallman

Yes

Council Member District 7, James Terry

Yes

Amendment Passed:

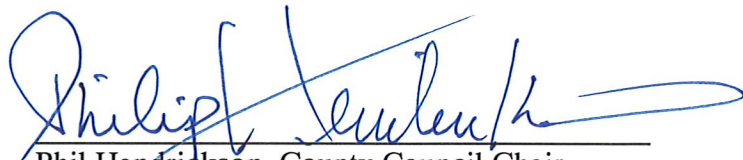
✓

Date:

12-28-20

Amendment Failed:

Date:


Phil Hendrickson, County Council Chair


Pat Schlette, Council Executive Assistant

Read On: 12/28/2020

BILL NO.: 20-1248

ORDINANCE NO.: 21-_____

INTRODUCED BY: Council Member Groeteke

1 **AN ORDINANCE APPROVING APPLICATION PC20063 TO REZONE A**
2 **PARCEL FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2) ZONE**
3 **DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE**
4 **DEVELOPMENT PLAN FOR UMBRELLA AUTO TRANSPORT LOCATED IN**
5 **COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on December 10, 2020 on Application/Petition Number
8 PC20063 for the rezoning of 36 acres, from Non-Planned Community Commercial (CC2)
9 zone district to Planned Commercial (PC) zone district, and a development plan for
10 Umbrella Auto Transport on the following described real estate located in Jefferson
11 County, State of Missouri, to-wit: Parcel Number: 09-9.0-29.0-3-002-003; and

12 **WHEREAS**, the record of the December 10, 2020 hearing and the
13 recommendation of the Planning and Zoning Commission have been filed with the
14 Jefferson County, Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission recommending approval of the application and the case
3 file for this Application;

4 b. The record of the hearing before the Planning and Zoning
5 Commission including the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order (UDO) adopted April 2, 2008, as
10 amended; and

11 Exhibit C, Staff Report and case file.

12 **WHEREAS,** it is found by the Jefferson County, Missouri, Council that:

13 a. All persons required to receive notice of the hearing were notified,
14 all notices were published, and signs posted in accordance with Missouri law and
15 the Unified Development Order.

16 b. The Jefferson County, Missouri, Council has jurisdiction over the
17 subject matter of this application.

18 c. The requested change in zoning is consistent with the intent stated
19 for the Planned Commercial (PC) zone district.

20 d. The requested change in zoning is in accordance with the Official
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned and modified by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as conditioned and modified by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Sections 400.4660 – Open yard
16 landscaping requirements as depicted on the development plan, and as
17 conditioned by this Ordinance, are in the best interest of the County in that the
18 modifications incorporate sound planning principles and design elements that are
19 compatible with surrounding properties and are consistent throughout the
20 proposed project.

21 j. The modifications to Chapter 400, Sections 400.4660 – Open yard
22 landscaping requirements as depicted on the development plan, and as

1 conditioned by this Ordinance, are in the best interest of the County in that the
2 modifications further the stated goals and intent of the UDO.

3 k. The requested modifications to Section 400.4100 – Requirements for
4 Design and Improvement of Parking Lots, Section 400.2560 – Requirements for
5 entrance throat length and composition, Section 400.950– Requirement for a
6 lighting technical study, Section 400.2460 – Lighting Standards, and Section
7 400.4650 – Street frontage landscaping, are not in the best interest of the County
8 in that the modifications do not further the stated goals and intent of the UDO.

9 l. The requested modifications to Section 400.4100 – Requirements
10 for Design and Improvement of Parking Lots, Section 400.2560 – Requirements
11 for entrance throat length and composition, Section 400.950– Requirement for a
12 lighting technical study, Section 400.2460 – Lighting Standards, and Section
13 400.4650 – Street frontage landscaping do not incorporate sound planning
14 principles and design elements that are compatible with surrounding properties
15 and are consistent throughout the proposed project.

16 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
17 **MISSOURI, COUNCIL, AS FOLLOWS:**

18 Section 1. Application Number: PC20063 an application to rezone 36 acres
19 from Non-Planned Community Commercial (CC2) to Planned Commercial (PC) and a
20 development plan on the real estate described as Parcel Number: 09-9.0-29.0-3-002-003,
21 for Umbrella Auto Transport, is hereby approved subject to the following modifications,

regulatory requirements, departmental comments, and the following conditions of approval:

Modifications:

1. Denial of the requested modification to Section 400.4100 – Requirements for Design and Improvement of Parking Lots to allow gravel parking as delineated.
2. Denial of the requested modification to Article VII Section 400.2560 - Requesting relief from improving the throat. The entrance should be cored by a geotechnical engineer to prove that the thickness meets UDO requirements. If the UDO thickness requirement (6” concrete) is met or exceeded, the entrance may remain in place.
3. Denial of the requested modification from Article IV Section 400.950– Requirement for a lighting technical study,
4. Denial of the requested modification from Section 400.2460 – Lighting Standards
5. Denial of the requested modification from Section 400.4650 for relief from street frontage landscaping but will allow it to be located just outside the 20’ buffer due to overhead powerlines, but the number of trees and shrubs required will still need to be met.
6. Approval of the requested modification from Section 400.4660 – Open Yard Landscaping requirements with the condition that all the proposed “vegetation to remain” remains undisturbed.

Regulatory Requirements

Permitted Uses

1 Automotive repair services major repairs,

2 Automotive parts and supply store,

3 Business Office-General

4 *Floor Area, Height, and other Building Requirements*

5 Maximum Area Ratio: 0.55 FAR

6 Maximum Structure Height: 70 feet

7 *Site Development*

8 *Required Setbacks:*

9 Front Yard: 20 feet

10 Side Yard: 15 feet

11 Rear Yard: 20 feet

12 *Design Standards*

13 The development shall comply with the Suburban Design Standards in
14 accordance with Article VII of the Jefferson County Unified Development
15 Order.

16 *Access*

17 Access shall be provided in accordance with the Jefferson County Unified
18 Development Order, unless modified.

19 *Parking*

20 Parking and loading shall be provided per the regulation of Article XII of
21 the Jefferson County Unified Development Order, unless modified.

22 *Signs*

1 Signs shall comply with Article XIII of the UDO. All regulatory signs,
2 including stop signs, speed limit, etc. shall be provided by the developer.

3 *Lighting*

4 Lighting that by color, placement or design resembles or conflicts with
5 traffic control signs is prohibited. No lighting shall be permitted to shine
6 on adjoining property owners.

7 *Landscaping*

8 Landscaping, buffers, and tree protection shall comply with Article XIV of
9 the UDO, except as specifically modified by this Ordinance.

10 *Stormwater and Erosion and Sediment Control*

11 Stormwater management and Erosion and sediment control shall comply
12 with Chapter 505: Erosion and Sediment Control / Stormwater
13 Management Design Manual of the Jefferson County Code of Ordinances.

14 *Geotechnical*

15 A geotechnical study prepared by an Engineer licensed in the State of
16 Missouri shall be required where there is more than 5 feet of cut or 5 feet
17 of fill or slopes greater than 3:1. Where grades are proposed at slopes than
18 3:1 slope stability must be addressed in the study.

19 *Noise*

20 No operation shall be carried on that involves noise in excess of the
21 normal traffic noise of the adjacent street at the time of the daily peak hour
22 of traffic volume. Noise shall be measured at the property line and when

1 the level of this noise cannot be determined by observation with the
2 natural senses, a suitable instrument may be used, and measurement may
3 include breakdowns into a reasonable number of frequency ranges. All
4 noise shall be muffled so as not to be objectionable due to intermittence,
5 beat frequency or shrillness.

6 **Departmental Comments:**

- 7 1. Add no truck parking notations to the plan for the sides of the building.
- 8 2. Approved grease traps must be installed for the repair bays.
- 9 3. Pavement, driveway entrances (within state ROW):
 - 10 a. Pavement thickness shall include 6" PCC (or 2" Type C Asphaltic
11 Concrete/5" Type X Asphaltic Concrete/4" rock base). Thickness is
12 unknown.
 - 13 b. Pavement width for entrance at ROW (including curbs) for two-way
14 traffic shall provide 36'–54'. Existing width meets UDO requirements.
 - 15 c. The entrance width shall be provided from the street into the site for a
16 throat length of 40'. Installed throat length meets UDO requirements.
- 17 4. Parking areas:
 - 18 a. Parking areas with 5 or more required parking spaces must provide a
19 paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or
20 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
 - 21 b. Drive aisles width (boc):

1 i. Drive aisles shall be 24' wide for all 90-degree parking (one-
2 way and two-way).

3 ii. Drive aisles shall be 20' wide for all two-way angled parking
4 (0-60 degree).

5 iii. Drive aisles shall be 20' wide for one-way 0 degree and 60
6 degree (if both sides).

7 iv. Drive aisles shall be 16' wide for one-way for 45 degree and
8 60 degree (if one side).

9 c. Straight back curbing (concrete or asphalt) is required around parking
10 areas.

11 5. Stormwater/detention:

12 a. Low impact practices are required to mitigate the runoff created by the
13 development. New wetlands or rain gardens only will be considered for
14 this development.

15 6. Floodplain:

16 a. The Code Enforcement Division requires a Floodplain Development
17 Permit for any grading or improvements within a known floodplain.

18 **Conditions of Approval:**

19 1. A Site Development Plan shall be submitted to the Jefferson County Planning
20 Division in accordance with the Unified Development Order (UDO) of
21 Jefferson County.

- 1 2. A copy of the approved Development Plan incorporating any conditions and
2 approved modifications shall be attached to each set of Site Development
3 plans submitted.
- 4 3. All improvements required in the Development Plan and Site Development
5 Plan must be installed or an escrow accepted for all incomplete items prior to
6 occupancy of the buildings for each phase.
- 7 4. If more than one (1) acre of land is being disturbed, the proposed development
8 will require a Jefferson County Land Disturbance Permit.
- 9 5. Overnight parking shall be limited to trucks and trailers. No RVs are allowed
10 on the site.
- 11 6. Overnight parking shall not exceed two (2) nights and the building(s) shall not
12 be used to accommodate overnight stays.
- 13 7. No storage of derelict vehicles or other solid waste shall be allowed.

14 Section 2. The zoning map of Jefferson County, Missouri shall be amended
15 by changing the area where said real estate is located on the map with the marking
16 “PC20063.”

17 Section 3. This Ordinance shall be in full force and effect immediately upon
18 passage by the Jefferson County, Missouri, Council as of the date listed below.

19 Section 4. If any part of this Ordinance is invalid for any reason, such
20 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2021.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-28-2020

Second Reading: 01-11-2021

Third Reading: 01-11-2021

BILL NO.: 20-1249

ORDINANCE NO.: 21-_____

INTRODUCED BY: Council Member Terry

1 **AN ORDINANCE APPROVING APPLICATION PC20065 A REVISED**
2 **DEVELOPMENT PLAN FOR HARDY BUILT LOCATED IN COUNCIL**
3 **DISTRICT 7.**

4 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
5 Jefferson County, Missouri on December 10, 2020 on Application/Petition Number
6 PC20065 for the revised development plan for Hardy Built on the following described
7 real estate located in Jefferson County, State of Missouri, to-wit: Parcel Number: 08-5.0-
8 16.0-0-000-014; and

9 **WHEREAS**, the record of the December 10, 2020 hearing and the
10 recommendation of the Planning and Zoning Commission have been filed with the
11 Jefferson County, Missouri, Council; and

12 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
13 the following items and exhibits filed with and presented to the Jefferson County,
14 Missouri, Council with respect to the Application:

15 a. Jefferson County Planning Division Staff Report to the Planning
16 and Zoning Commission recommending approval of the application and the case
17 file for this Application;

18 b. The record of the hearing before the Planning and Zoning
19 Commission including the following exhibits:

Exhibit A, The Official Master Plan for Jefferson County, Missouri,
adopted August 6, 2003 and effective April 2, 2008;

Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
Unified Development Order (UDO) adopted April 2, 2008, as
amended; and

Exhibit C, Staff Report and case file.

WHEREAS, it is found by the Jefferson County, Missouri, Council that:

a. All persons required to receive notice of the hearing were notified, all notices were published, and signs posted in accordance with Missouri law and the Unified Development Order.

b. The Jefferson County, Missouri, Council has jurisdiction over the subject matter of this application.

f. The requested development plan, as conditioned and modified by this Ordinance, is consistent with the UDO in that the development plan is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

g. The requested development plan, as conditioned and modified by this Ordinance, is consistent with the UDO in that the development plan will not impede the normal and orderly development and improvement of the surrounding property.

h. The requested development plan, as conditioned and modified by this Ordinance, is consistent with the UDO in that the development plan

1 incorporates adequate ingress and egress and an internal drive network that
2 provides for the efficient flow of traffic.

3 i. The modifications to Section 400.4650 Open Yard Landscaping
4 Requirements and Section 400.4660 Street Frontage Landscaping Requirements,
5 are in the best interest of the County in that the modifications incorporate sound
6 planning principles and design elements that are compatible with surrounding
7 properties and are consistent throughout the proposed project.

8 j. The modifications to Section 400.4650 Open Yard Landscaping
9 Requirements and Section 400.4660 Street Frontage Landscaping Requirements,
10 as conditioned by this Ordinance, are in the best interest of the County in that the
11 modifications further the stated goals and intent of the UDO.

12 k. The requested modifications to Section 400.2620 – Driveway
13 Requirements- Corner Clearance are not in the best interest of the County in that
14 the modifications do not further the stated goals and intent of the UDO.

15 l. The requested modifications to Section 400.2620 – Driveway
16 Requirements- Corner Clearance as depicted on the development plan do not
17 incorporate sound planning principles and design elements that are compatible
18 with surrounding properties and are consistent throughout the proposed project.

19 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
20 **MISSOURI, COUNCIL, AS FOLLOWS:**

21 Section 1. Application Number: PC20065 for revised development plan
22 approval on the real estate described as Parcel Number: 08-5.0-16.0-0-000-014, Hardy

Built, is hereby approved subject to the following regulatory requirements, departmental comments, modifications, and conditions of approval:

Modifications

1. Denial of the requested modification to Article VII Section 400.2620 – Driveway Requirements – Corner Clearance to allow less than 125’ between the northern entrance on the property and the street on the parcel to the North. The northernmost entrance shall be removed in order to meet Corner Clearance standards.
2. Approval of the requested modification to Article XIV Section 400. 4650 – Landscaping – Minimum Requirements to allow relief from the implementation of open yard landscaping.
3. Approval with conditions of the requested modification to Article XIV Section 400.4660 – Landscape Strips Along Street Frontage to allow relief from planting trees. However, the petitioner shall replace the required tree count with additional shrubs for street frontage landscaping.

Regulatory Requirements

Permitted Uses

Construction Contractor (w/machinery and equipment storage)

Floor Area, Height, and other Building Requirements

Maximum Area Ratio: 0.55 FAR

Maximum Structure Height: 70 feet

Site Development

Required Setbacks:

1 Front Yard: 20 feet

2 Side Yard: 15 feet

3 Rear Yard: 20 feet

4 *Design Standards*

5 The development shall comply with the Suburban Design
6 Standards in accordance with Article VII of the Jefferson County
7 Unified Development Order.

8 *Access*

9 Access shall be provided in accordance with the Jefferson County
10 Unified Development Order, unless modified.

11 *Parking*

12 Parking and loading shall be provided per the regulation of Article
13 XII of the Jefferson County Unified Development Order, unless
14 modified.

15 *Signs*

16 Signs shall comply with Article XIII of the UDO. All regulatory
17 signs, including stop signs, speed limit, etc. shall be provided by
18 the developer.

19 *Lighting*

20 Lighting that by color, placement or design resembles or conflicts
21 with traffic control signs is prohibited. No lighting shall be
22 permitted to shine on adjoining property owners.

1 *Landscaping*

2 Landscaping, buffers, and tree protection shall comply with Article
3 XIV of the UDO, unless modified.

4 *Stormwater and Erosion and Sediment Control*

5 Stormwater management and Erosion and sediment control shall
6 comply with Chapter 505: Erosion and Sediment Control /
7 Stormwater Management Design Manual of the Jefferson County
8 Code of Ordinances.

9 *Geotechnical*

10 A geotechnical study prepared by an Engineer licensed in the State
11 of Missouri shall be required where there is more than 5 feet of cut
12 or 5 feet of fill or slopes greater than 3:1. Where grades are
13 proposed at slopes than 3:1 slope stability must be addressed in the
14 study.

15 *Noise*

16 No operation shall be carried on that involves noise in excess of
17 the normal traffic noise of the adjacent street at the time of the
18 daily peak hour of traffic volume. Noise shall be measured at the
19 property line and when the level of this noise cannot be determined
20 by observation with the natural senses, a suitable instrument may
21 be used and measurement may include breakdowns into a
22 reasonable number of frequency ranges. All noise shall be muffled

1 so as not to be objectionable due to intermittence, beat frequency
2 or shrillness.

3 **Departmental Comments:**

4 1. Pavement:

- 5 a) Access onto a county road shall require 300' of stopping sight distance at
6 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of
7 clearance between line of sight and surface/top of grass). The engineer
8 shall submit sight distance profiles showing that the required sight
9 distance can be met.
- 10 b) Along a county roadway, 125' separation/offset is required between
11 driveways and entrances). This condition is not met; however, the
12 northern entrance will not be approved and must be removed.
- 13 c) Driveway entrances (within state/county ROW):
- 14 i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic
15 Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 16 ii) Pavement width for entrance at ROW (including curbs) for two-way
17 traffic shall provide 26'–42'.
- 18 d) The entrance width shall be provided from the street into the site for a
19 throat length of 20' in non-residential and multi-family developments with
20 less than 150 vpd

21 2. Parking areas:

- a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- b) Contractors storage yards must provide an 8" rock base minimum.
- c) Drive aisles width (boc):
 - i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
- d) Straight back curbing (concrete or asphalt) is required around parking areas.
- e) Pavement shall slope between 1% and 6%.

3. Stormwater/detention:

- a) Detention is required for this site since over 12,000 square feet of impervious area is being created.
- b) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed)

1 conditions for the 2-year and 10-year, 24-hour storm event. Provide soil
2 types, CN's, etc.

3 c) Stormwater system shall be designed for the 15-year, 20-minute event.

4 Provide hydraulic calculations and drainage area map for each system.

5 4. Grading:

6 a) Submit a geotechnical report, sealed by an Engineer registered in the State
7 of Missouri, as required where more than 5' of cut or 5' of fill is proposed.

8 Grades at slopes proposed steeper than 3:1 must be included in the report
9 for slope stability.

10 **Conditions of Approval:**

11 1. A Site Development Plan shall be submitted to the Jefferson County Planning
12 Division in accordance with the Unified Development Order (UDO) of
13 Jefferson County.

14 2. A copy of the approved Development Plan incorporating any conditions and
15 approved modifications shall be attached to each set of Site Development
16 plans submitted.

17 3. All improvements required in the Development Plan and Site Development
18 Plan must be installed or an escrow accepted for all incomplete items prior to
19 occupancy of the buildings for each phase.

20 4. If more than one (1) acre of land is being disturbed, the proposed development
21 will require a Jefferson County Land Disturbance Permit.

1 Section 2. The zoning map of Jefferson County, Missouri shall be amended
2 by changing the area where said real estate is located on the map with the marking
3 “PC20065.”

4 Section 3. This Ordinance shall be in full force and effect immediately upon
5 passage by the Jefferson County, Missouri, Council as of the date listed below.

6 Section 4. If any part of this Ordinance is invalid for any reason, such
7 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

**THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS ____ DAY OF _____, 2021.**

**THIS BILL WAS ____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY
OF _____, 2021.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-28-2020

Second Reading: 01-11-2021

Third Reading: 01-11-2021

INTRODUCED BY: Council Member Hendrickson

1 **AN ORDINANCE APPROVING APPLICATION CU20041 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR A MEDICAL**
3 **MARIJUANA DISPENSARY FACILITY IN THE NON-PLANNED**
4 **COMMUNITY COMMERCIAL (CC2) ZONE LOCATED AT 3 WALTERS**
5 **PLACE, HOUSE SPRINGS, IN COUNCIL DISTRICT 7.**

6 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
7 hearing on December 10, 2020 on Application / Petition Number CU20041, for a
8 conditional use permit for a Medical Marijuana Dispensary on real estate located in
9 Jefferson County, State of Missouri, to-wit: Parcel Number: 07-2.0-04.0-1-001-006.02,
10 located at 3 Walters Place, House Springs, MO, in the Non-Planned Community
11 Commercial (CC2) zone district; and

12 **WHEREAS**, the record of the December 10, 2020 hearing and the
13 recommendation of the Planning and Zoning Commission have been filed with the
14 Jefferson County, Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

18 a. Jefferson County Planning Division Staff Report to the Planning
19 and Zoning Commission recommending approval of the application and the case
20 file for this Application;

1 b. The record of the hearing before the Planning and Zoning
2 Commission including the following exhibits:

3 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
4 adopted August 6, 2003 and effective April 2, 2008;

5 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
6 Unified Development Order (UDO) adopted April 2, 2008, as
7 amended;

8 Exhibit C, Staff Report and case file;

9 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

10 a. All persons required to receive notice of the hearing were notified,
11 all notices were published, and signs posted in accordance with Missouri law and
12 the Unified Development Order.

13 b. The Jefferson County, Missouri, Council has jurisdiction over the
14 subject matter of this application.

15 c. The requested conditional use permit is in harmony with and is
16 compatible with surrounding and adjacent land uses and properties.

17 d. The requested conditional use permit is in character with and is
18 consistent other uses in the neighborhood, specifically within the commercial
19 development where it will be located.

20 e. The existing commercial development where the medical
21 marijuana dispensary facility will be located is suitable for this type of use.

1 f. The proposed conditional use permit will not have a negative
2 impact on adjoining uses.

3 g. The conditional use permit application submitted satisfies the
4 submission requirements as set forth in the UDO for medical marijuana
5 dispensary facilities.

6 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
7 **COUNCIL, AS FOLLOWS:**

8 Section 1. Application Number: CU20041 is approved for the real estate
9 described as Parcel Number 07-2.0-04.0-1-001-006.02, located at 3 Walters Place, House
10 Springs, MO, and a conditional use permit is hereby issued for a Medical Marijuana
11 Dispensary Facility, subject to the following conditions of approval:

- 12 1. The medical marijuana facility shall comply with regulations issued by the
13 Department of Health and Senior Services for medical marijuana facilities and/or
14 the State of Missouri (collectively, the "State"). If State requirements are more
15 restrictive than Jefferson County requirements, the State requirement applies.
- 16 2. Site development plan approval is required prior to the commencement of use.
- 17 3. The medical marijuana facility shall be monitored at all times by a closed-circuit
18 television for security purposes. The camera and recording system shall be of
19 adequate quality, color rendition and resolution to allow the ready identification
20 of any individual committing a crime anywhere on or adjacent to the facility. The
21 recordings shall be maintained for a period of not less than ninety (90) days and
22 shall be made available to law enforcement authorities upon request.

- 1 4. The medical marijuana facility shall have a fireproof vault or safe that is
2 incorporated into and securely attached to the building structure for the purpose of
3 securely storing cash. Said facility shall also have and provide an adequate fire-
4 protected and secure room for storing any processed marijuana products.
- 5 5. The medical marijuana facility shall have a fire and burglar alarm system.
- 6 6. The exterior building lighting and parking area of the medical marijuana facility
7 shall be equipped with lighting fixtures of sufficient intensity to illuminate all
8 interior areas of the lot with an illumination of not less than one and five tenths
9 (1.5) foot-candles evenly distributed as measured at floor level. These light
10 fixtures shall be turned on from dusk to dawn.
- 11 7. The medical marijuana facility shall not use any equipment or process that creates
12 noise, dust, vibration, glare, fumes, odors or electrical interference detectable to
13 the normal senses beyond the property boundary so as to create a public nuisance
14 as defined by this Code or Missouri State Law.
- 15 8. No person or facility shall dispose of marijuana or marijuana-infused products in
16 an unsecured waste receptacle not in possession and control of the licensee and
17 designed to prohibit unauthorized access.
- 18 9. The Medical marijuana dispensary facility shall have an armed security guard on
19 the premises during those hours when the facility is permitted to operate.
- 20 10. The medical marijuana facility shall display its State-issued license on the interior
21 of the facility, visible to the public, at all times.

- 1 11. The medical marijuana facility shall not allow on-site consumption of marijuana,
2 marijuana-infused products or other intoxicants on the premises at any given time.
- 3 12. The medical marijuana facility shall not have outdoor seating areas other than
4 break areas for employees of the facility.
- 5 13. Signage at medical marijuana dispensary shall comply with Article XIII of the
6 UDO.
- 7 14. Any and all cultivation, processing, storage, display, sales or other distribution of
8 marijuana at a medical marijuana facility shall occur within an enclosed building
9 and shall not be visible from the exterior of the building. If said facility is located
10 outdoors, then the facility shall not be readily visible, and any outdoor area shall
11 be enclosed and topped by a razor-wire fence. Said fence shall be slatted or other
12 privacy-type fence used, and all fencing shall be at least ten (10) feet in height,
13 not including the razor wire.
- 14 15. The medical marijuana facility shall comply with the relevant zone district height,
15 area, design and setback requirements and the following additional location
16 restrictions: No medical marijuana facility shall be located within 1,000 feet of
17 any then-existing elementary or secondary school, child day-care center, church
18 or place of worship or public park.
- 19 16. The medical marijuana facility shall be located in a permanent building and shall
20 not be located in a trailer, cargo container, or motor vehicle and the structure shall
21 not be mobile or operate from a transitory location.

1 17. Nothing in the UDO restricts multiple permit holders or a single entity owning
2 multiple permits from operating from a single physical location, so long as all
3 permit requirements are met, and each individual activity is properly licensed.

4 18. Medical marijuana dispensary facilities may only transport medical marijuana to
5 qualifying patients, primary caregivers, testing, manufacturing, and other
6 dispensary facilities; and only in accordance with the rules and regulations
7 promulgated by the State of Missouri.

8 19. A medical marijuana dispensary facility shall not have a drive-through service.

9 20. The permitted hours of operation for a medical marijuana dispensary facility shall
10 be between the hours of 9:00 A.M. and 9:00 P.M. every day except Sunday.

11 21. No medical marijuana or other product shall be displayed so as to be visible
12 through glass, windows, or doors by a person of normal visual acuity standing at
13 the outside perimeter of the medical marijuana dispensary facility.

14 22. All necessary permits, including a Floodplain Development Permit shall be
15 obtained prior to commencement of any construction/remodeling activity at the
16 site.

17 23. The final architecture of this Medical Marijuana Facility shall be similar to
18 and consistent with the design submitted with the Conditional Use Permit
19 application.

20 Section 2. The zoning map of Jefferson County, Missouri shall be amended
21 by changing the area where said real estate is located on the map with the marking
22 “CU20041”.

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2021.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-28-2020

Second Reading: 01-11-2021

Third Reading: 01-11-2021

JEFFERSON COUNTY, MISSOURI
COUNTY COUNCIL
AMENDMENT #1 to BILL Number Bill 20-1247

Offered By Council Member: *Terry*

An Amendment to BILL Number 20-1247. Said Amendment shall add a 24th Condition to be included in Section 1 of the Enactment Clause and which shall be read as follows:

1 24. Because the structure will be elevated due to its location within a flood
2 hazard area, the final architecture for the building shall be a 4-sided architecture as set forth
3 in the Code of Ordinances and consistent with the architectural design submitted with the
4 Conditional Use Permit application. Landscaping shall be installed as required by the Code
5 of Ordinances.

6 This Amendment shall be attached to or incorporated in the final codified version
7 of said Bill and made a part thereof.

THIS AMENDMENT BEING DULY INTRODUCED AND READ, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins

Yes

Council Member District 2, Renee Reuter

Yes

Council Member District 3, Phil Hendrickson

Yes

Council Member District 4, Charles Groeteke

Yes

Council Member District 5, Tracey Perry

No

Council Member District 6, Dan Stallman

Yes

Council Member District 7, James Terry

Yes

Amendment Passed:

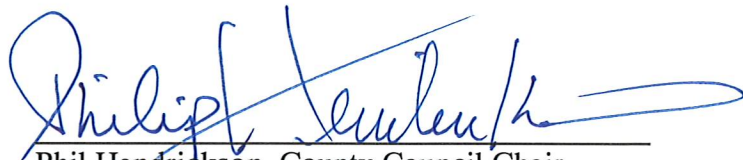
✓

Date:

12-28-20

Amendment Failed:

Date:


Phil Hendrickson, County Council Chair


Pat Schlette, Council Executive Assistant

Read On: 12/28/2020

BILL NO.: 20-1248

ORDINANCE NO.: 21-_____

INTRODUCED BY: Council Member Groeteke

1 **AN ORDINANCE APPROVING APPLICATION PC20063 TO REZONE A**
2 **PARCEL FROM NON-PLANNED COMMUNITY COMMERCIAL (CC2) ZONE**
3 **DISTRICT TO PLANNED COMMERCIAL (PC) ZONE DISTRICT AND THE**
4 **DEVELOPMENT PLAN FOR UMBRELLA AUTO TRANSPORT LOCATED IN**
5 **COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on December 10, 2020 on Application/Petition Number
8 PC20063 for the rezoning of 36 acres, from Non-Planned Community Commercial (CC2)
9 zone district to Planned Commercial (PC) zone district, and a development plan for
10 Umbrella Auto Transport on the following described real estate located in Jefferson
11 County, State of Missouri, to-wit: Parcel Number: 09-9.0-29.0-3-002-003; and

12 **WHEREAS**, the record of the December 10, 2020 hearing and the
13 recommendation of the Planning and Zoning Commission have been filed with the
14 Jefferson County, Missouri, Council; and

15 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
16 the following items and exhibits filed with and presented to the Jefferson County,
17 Missouri, Council with respect to the Application:

1 a. Jefferson County Planning Division Staff Report to the Planning
2 and Zoning Commission recommending approval of the application and the case
3 file for this Application;

4 b. The record of the hearing before the Planning and Zoning
5 Commission including the following exhibits:

6 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
7 adopted August 6, 2003 and effective April 2, 2008;

8 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
9 Unified Development Order (UDO) adopted April 2, 2008, as
10 amended; and

11 Exhibit C, Staff Report and case file.

12 **WHEREAS,** it is found by the Jefferson County, Missouri, Council that:

13 a. All persons required to receive notice of the hearing were notified,
14 all notices were published, and signs posted in accordance with Missouri law and
15 the Unified Development Order.

16 b. The Jefferson County, Missouri, Council has jurisdiction over the
17 subject matter of this application.

18 c. The requested change in zoning is consistent with the intent stated
19 for the Planned Commercial (PC) zone district.

20 d. The requested change in zoning is in accordance with the Official
21 Master Plan of Jefferson County, Missouri.

1 e. The requested change in zoning is in harmony with and is
2 compatible with surrounding and adjacent land uses and properties.

3 f. The requested development plan, as conditioned and modified by
4 this Ordinance, is consistent with the UDO in that the development plan is
5 designed, located and proposed to be operated so that the public health, safety and
6 welfare will be protected.

7 g. The requested development plan, as conditioned and modified by
8 this Ordinance, is consistent with the UDO in that the development plan will not
9 impede the normal and orderly development and improvement of the surrounding
10 property.

11 h. The requested development plan, as modified and conditioned by
12 this Ordinance is consistent with the UDO in that the development plan
13 incorporates adequate ingress and egress that provides for the efficient flow of
14 traffic.

15 i. The modifications to Chapter 400, Sections 400.4660 – Open yard
16 landscaping requirements as depicted on the development plan, and as
17 conditioned by this Ordinance, are in the best interest of the County in that the
18 modifications incorporate sound planning principles and design elements that are
19 compatible with surrounding properties and are consistent throughout the
20 proposed project.

21 j. The modifications to Chapter 400, Sections 400.4660 – Open yard
22 landscaping requirements as depicted on the development plan, and as

1 conditioned by this Ordinance, are in the best interest of the County in that the
2 modifications further the stated goals and intent of the UDO.

3 k. The requested modifications to Section 400.4100 – Requirements for
4 Design and Improvement of Parking Lots, Section 400.2560 – Requirements for
5 entrance throat length and composition, Section 400.950– Requirement for a
6 lighting technical study, Section 400.2460 – Lighting Standards, and Section
7 400.4650 – Street frontage landscaping, are not in the best interest of the County
8 in that the modifications do not further the stated goals and intent of the UDO.

9 l. The requested modifications to Section 400.4100 – Requirements
10 for Design and Improvement of Parking Lots, Section 400.2560 – Requirements
11 for entrance throat length and composition, Section 400.950– Requirement for a
12 lighting technical study, Section 400.2460 – Lighting Standards, and Section
13 400.4650 – Street frontage landscaping do not incorporate sound planning
14 principles and design elements that are compatible with surrounding properties
15 and are consistent throughout the proposed project.

16 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
17 **MISSOURI, COUNCIL, AS FOLLOWS:**

18 Section 1. Application Number: PC20063 an application to rezone 36 acres
19 from Non-Planned Community Commercial (CC2) to Planned Commercial (PC) and a
20 development plan on the real estate described as Parcel Number: 09-9.0-29.0-3-002-003,
21 for Umbrella Auto Transport, is hereby approved subject to the following modifications,

regulatory requirements, departmental comments, and the following conditions of approval:

Modifications:

1. Denial of the requested modification to Section 400.4100 – Requirements for Design and Improvement of Parking Lots to allow gravel parking as delineated.
2. Denial of the requested modification to Article VII Section 400.2560 - Requesting relief from improving the throat. The entrance should be cored by a geotechnical engineer to prove that the thickness meets UDO requirements. If the UDO thickness requirement (6” concrete) is met or exceeded, the entrance may remain in place.
3. Denial of the requested modification from Article IV Section 400.950– Requirement for a lighting technical study,
4. Denial of the requested modification from Section 400.2460 – Lighting Standards
5. Denial of the requested modification from Section 400.4650 for relief from street frontage landscaping but will allow it to be located just outside the 20’ buffer due to overhead powerlines, but the number of trees and shrubs required will still need to be met.
6. Approval of the requested modification from Section 400.4660 – Open Yard Landscaping requirements with the condition that all the proposed “vegetation to remain” remains undisturbed.

Regulatory Requirements

Permitted Uses

1 Automotive repair services major repairs,

2 Automotive parts and supply store,

3 Business Office-General

4 *Floor Area, Height, and other Building Requirements*

5 Maximum Area Ratio: 0.55 FAR

6 Maximum Structure Height: 70 feet

7 *Site Development*

8 *Required Setbacks:*

9 Front Yard: 20 feet

10 Side Yard: 15 feet

11 Rear Yard: 20 feet

12 *Design Standards*

13 The development shall comply with the Suburban Design Standards in
14 accordance with Article VII of the Jefferson County Unified Development
15 Order.

16 *Access*

17 Access shall be provided in accordance with the Jefferson County Unified
18 Development Order, unless modified.

19 *Parking*

20 Parking and loading shall be provided per the regulation of Article XII of
21 the Jefferson County Unified Development Order, unless modified.

22 *Signs*

1 Signs shall comply with Article XIII of the UDO. All regulatory signs,
2 including stop signs, speed limit, etc. shall be provided by the developer.

3 *Lighting*

4 Lighting that by color, placement or design resembles or conflicts with
5 traffic control signs is prohibited. No lighting shall be permitted to shine
6 on adjoining property owners.

7 *Landscaping*

8 Landscaping, buffers, and tree protection shall comply with Article XIV of
9 the UDO, except as specifically modified by this Ordinance.

10 *Stormwater and Erosion and Sediment Control*

11 Stormwater management and Erosion and sediment control shall comply
12 with Chapter 505: Erosion and Sediment Control / Stormwater
13 Management Design Manual of the Jefferson County Code of Ordinances.

14 *Geotechnical*

15 A geotechnical study prepared by an Engineer licensed in the State of
16 Missouri shall be required where there is more than 5 feet of cut or 5 feet
17 of fill or slopes greater than 3:1. Where grades are proposed at slopes than
18 3:1 slope stability must be addressed in the study.

19 *Noise*

20 No operation shall be carried on that involves noise in excess of the
21 normal traffic noise of the adjacent street at the time of the daily peak hour
22 of traffic volume. Noise shall be measured at the property line and when

the level of this noise cannot be determined by observation with the natural senses, a suitable instrument may be used, and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

Departmental Comments:

1. Add no truck parking notations to the plan for the sides of the building.
2. Approved grease traps must be installed for the repair bays.
3. Pavement, driveway entrances (within state ROW):
 - a. Pavement thickness shall include 6" PCC (or 2" Type C Asphaltic Concrete/5" Type X Asphaltic Concrete/4" rock base). Thickness is unknown.
 - b. Pavement width for entrance at ROW (including curbs) for two-way traffic shall provide 36'–54'. Existing width meets UDO requirements.
 - c. The entrance width shall be provided from the street into the site for a throat length of 40'. Installed throat length meets UDO requirements.
4. Parking areas:
 - a. Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
 - b. Drive aisles width (boc):

1 i. Drive aisles shall be 24' wide for all 90-degree parking (one-
2 way and two-way).

3 ii. Drive aisles shall be 20' wide for all two-way angled parking
4 (0-60 degree).

5 iii. Drive aisles shall be 20' wide for one-way 0 degree and 60
6 degree (if both sides).

7 iv. Drive aisles shall be 16' wide for one-way for 45 degree and
8 60 degree (if one side).

9 c. Straight back curbing (concrete or asphalt) is required around parking
10 areas.

11 5. Stormwater/detention:

12 a. Low impact practices are required to mitigate the runoff created by the
13 development. New wetlands or rain gardens only will be considered for
14 this development.

15 6. Floodplain:

16 a. The Code Enforcement Division requires a Floodplain Development
17 Permit for any grading or improvements within a known floodplain.

18 **Conditions of Approval:**

19 1. A Site Development Plan shall be submitted to the Jefferson County Planning
20 Division in accordance with the Unified Development Order (UDO) of
21 Jefferson County.

- 1 2. A copy of the approved Development Plan incorporating any conditions and
2 approved modifications shall be attached to each set of Site Development
3 plans submitted.
- 4 3. All improvements required in the Development Plan and Site Development
5 Plan must be installed or an escrow accepted for all incomplete items prior to
6 occupancy of the buildings for each phase.
- 7 4. If more than one (1) acre of land is being disturbed, the proposed development
8 will require a Jefferson County Land Disturbance Permit.
- 9 5. Overnight parking shall be limited to trucks and trailers. No RVs are allowed
10 on the site.
- 11 6. Overnight parking shall not exceed two (2) nights and the building(s) shall not
12 be used to accommodate overnight stays.
- 13 7. No storage of derelict vehicles or other solid waste shall be allowed.

14 Section 2. The zoning map of Jefferson County, Missouri shall be amended
15 by changing the area where said real estate is located on the map with the marking
16 “PC20063.”

17 Section 3. This Ordinance shall be in full force and effect immediately upon
18 passage by the Jefferson County, Missouri, Council as of the date listed below.

19 Section 4. If any part of this Ordinance is invalid for any reason, such
20 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	_____
Council Member District 2, Renee Reuter	_____
Council Member District 3, Phil Hendrickson	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Tracey Perry	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, James Terry	_____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS ____ DAY OF _____, 2021.

THIS BILL WAS ____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY OF _____, 2021.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-28-2020

Second Reading: 01-11-2021

Third Reading: 01-11-2021

BILL NO.: 20-1249

ORDINANCE NO.: 21-_____

INTRODUCED BY: Council Member Terry

1 **AN ORDINANCE APPROVING APPLICATION PC20065 A REVISED**
2 **DEVELOPMENT PLAN FOR HARDY BUILT LOCATED IN COUNCIL**
3 **DISTRICT 7.**

4 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
5 Jefferson County, Missouri on December 10, 2020 on Application/Petition Number
6 PC20065 for the revised development plan for Hardy Built on the following described
7 real estate located in Jefferson County, State of Missouri, to-wit: Parcel Number: 08-5.0-
8 16.0-0-000-014; and

9 **WHEREAS**, the record of the December 10, 2020 hearing and the
10 recommendation of the Planning and Zoning Commission have been filed with the
11 Jefferson County, Missouri, Council; and

12 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
13 the following items and exhibits filed with and presented to the Jefferson County,
14 Missouri, Council with respect to the Application:

15 a. Jefferson County Planning Division Staff Report to the Planning
16 and Zoning Commission recommending approval of the application and the case
17 file for this Application;

18 b. The record of the hearing before the Planning and Zoning
19 Commission including the following exhibits:

Exhibit A, The Official Master Plan for Jefferson County, Missouri,
adopted August 6, 2003 and effective April 2, 2008;

Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
Unified Development Order (UDO) adopted April 2, 2008, as
amended; and

Exhibit C, Staff Report and case file.

WHEREAS, it is found by the Jefferson County, Missouri, Council that:

a. All persons required to receive notice of the hearing were notified, all notices were published, and signs posted in accordance with Missouri law and the Unified Development Order.

b. The Jefferson County, Missouri, Council has jurisdiction over the subject matter of this application.

f. The requested development plan, as conditioned and modified by this Ordinance, is consistent with the UDO in that the development plan is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

g. The requested development plan, as conditioned and modified by this Ordinance, is consistent with the UDO in that the development plan will not impede the normal and orderly development and improvement of the surrounding property.

h. The requested development plan, as conditioned and modified by this Ordinance, is consistent with the UDO in that the development plan

1 incorporates adequate ingress and egress and an internal drive network that
2 provides for the efficient flow of traffic.

3 i. The modifications to Section 400.4650 Open Yard Landscaping
4 Requirements and Section 400.4660 Street Frontage Landscaping Requirements,
5 are in the best interest of the County in that the modifications incorporate sound
6 planning principles and design elements that are compatible with surrounding
7 properties and are consistent throughout the proposed project.

8 j. The modifications to Section 400.4650 Open Yard Landscaping
9 Requirements and Section 400.4660 Street Frontage Landscaping Requirements,
10 as conditioned by this Ordinance, are in the best interest of the County in that the
11 modifications further the stated goals and intent of the UDO.

12 k. The requested modifications to Section 400.2620 – Driveway
13 Requirements- Corner Clearance are not in the best interest of the County in that
14 the modifications do not further the stated goals and intent of the UDO.

15 l. The requested modifications to Section 400.2620 – Driveway
16 Requirements- Corner Clearance as depicted on the development plan do not
17 incorporate sound planning principles and design elements that are compatible
18 with surrounding properties and are consistent throughout the proposed project.

19 **NOW, THEREFORE, BE IT ENACTED BY THE JEFFERSON COUNTY,**
20 **MISSOURI, COUNCIL, AS FOLLOWS:**

21 Section 1. Application Number: PC20065 for revised development plan
22 approval on the real estate described as Parcel Number: 08-5.0-16.0-0-000-014, Hardy

Built, is hereby approved subject to the following regulatory requirements, departmental comments, modifications, and conditions of approval:

Modifications

1. Denial of the requested modification to Article VII Section 400.2620 – Driveway Requirements – Corner Clearance to allow less than 125’ between the northern entrance on the property and the street on the parcel to the North. The northernmost entrance shall be removed in order to meet Corner Clearance standards.
2. Approval of the requested modification to Article XIV Section 400. 4650 – Landscaping – Minimum Requirements to allow relief from the implementation of open yard landscaping.
3. Approval with conditions of the requested modification to Article XIV Section 400.4660 – Landscape Strips Along Street Frontage to allow relief from planting trees. However, the petitioner shall replace the required tree count with additional shrubs for street frontage landscaping.

Regulatory Requirements

Permitted Uses

Construction Contractor (w/machinery and equipment storage)

Floor Area, Height, and other Building Requirements

Maximum Area Ratio: 0.55 FAR

Maximum Structure Height: 70 feet

Site Development

Required Setbacks:

1 Front Yard: 20 feet

2 Side Yard: 15 feet

3 Rear Yard: 20 feet

4 *Design Standards*

5 The development shall comply with the Suburban Design
6 Standards in accordance with Article VII of the Jefferson County
7 Unified Development Order.

8 *Access*

9 Access shall be provided in accordance with the Jefferson County
10 Unified Development Order, unless modified.

11 *Parking*

12 Parking and loading shall be provided per the regulation of Article
13 XII of the Jefferson County Unified Development Order, unless
14 modified.

15 *Signs*

16 Signs shall comply with Article XIII of the UDO. All regulatory
17 signs, including stop signs, speed limit, etc. shall be provided by
18 the developer.

19 *Lighting*

20 Lighting that by color, placement or design resembles or conflicts
21 with traffic control signs is prohibited. No lighting shall be
22 permitted to shine on adjoining property owners.

1 *Landscaping*

2 Landscaping, buffers, and tree protection shall comply with Article
3 XIV of the UDO, unless modified.

4 *Stormwater and Erosion and Sediment Control*

5 Stormwater management and Erosion and sediment control shall
6 comply with Chapter 505: Erosion and Sediment Control /
7 Stormwater Management Design Manual of the Jefferson County
8 Code of Ordinances.

9 *Geotechnical*

10 A geotechnical study prepared by an Engineer licensed in the State
11 of Missouri shall be required where there is more than 5 feet of cut
12 or 5 feet of fill or slopes greater than 3:1. Where grades are
13 proposed at slopes than 3:1 slope stability must be addressed in the
14 study.

15 *Noise*

16 No operation shall be carried on that involves noise in excess of
17 the normal traffic noise of the adjacent street at the time of the
18 daily peak hour of traffic volume. Noise shall be measured at the
19 property line and when the level of this noise cannot be determined
20 by observation with the natural senses, a suitable instrument may
21 be used and measurement may include breakdowns into a
22 reasonable number of frequency ranges. All noise shall be muffled

1 so as not to be objectionable due to intermittence, beat frequency
2 or shrillness.

3 **Departmental Comments:**

4 1. Pavement:

- 5 a) Access onto a county road shall require 300' of stopping sight distance at
6 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of
7 clearance between line of sight and surface/top of grass). The engineer
8 shall submit sight distance profiles showing that the required sight
9 distance can be met.
- 10 b) Along a county roadway, 125' separation/offset is required between
11 driveways and entrances). This condition is not met; however, the
12 northern entrance will not be approved and must be removed.
- 13 c) Driveway entrances (within state/county ROW):
- 14 i) Pavement thickness shall provide 6" PCC (or 2" Type C Asphaltic
15 Concrete/4" Type X Asphaltic Concrete/4" rock base).
- 16 ii) Pavement width for entrance at ROW (including curbs) for two-way
17 traffic shall provide 26'–42'.
- 18 d) The entrance width shall be provided from the street into the site for a
19 throat length of 20' in non-residential and multi-family developments with
20 less than 150 vpd

21 2. Parking areas:

- a) Parking areas with 5 or more required parking spaces must provide a paved surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).
- b) Contractors storage yards must provide an 8" rock base minimum.
- c) Drive aisles width (boc):
 - i) Drive aisles shall be 24' wide for all 90 degree parking (one-way and two-way).
 - ii) Drive aisles shall be 20' wide for all two-way angled parking (0-60 degree).
 - iii) Drive aisles shall be 20' wide for one-way 0 degree and 60 degree (if both sides).
 - iv) Drive aisles shall be 16' wide for one-way for 45 degree and 60 degree (if one side).
- d) Straight back curbing (concrete or asphalt) is required around parking areas.
- e) Pavement shall slope between 1% and 6%.

3. Stormwater/detention:

- a) Detention is required for this site since over 12,000 square feet of impervious area is being created.
- b) Detention system shall detain and release stormwater at a rate not to exceed the release rate from the site under the existing (pre-developed)

1 conditions for the 2-year and 10-year, 24-hour storm event. Provide soil
2 types, CN's, etc.

3 c) Stormwater system shall be designed for the 15-year, 20-minute event.

4 Provide hydraulic calculations and drainage area map for each system.

5 4. Grading:

6 a) Submit a geotechnical report, sealed by an Engineer registered in the State
7 of Missouri, as required where more than 5' of cut or 5' of fill is proposed.

8 Grades at slopes proposed steeper than 3:1 must be included in the report
9 for slope stability.

10 **Conditions of Approval:**

11 1. A Site Development Plan shall be submitted to the Jefferson County Planning
12 Division in accordance with the Unified Development Order (UDO) of
13 Jefferson County.

14 2. A copy of the approved Development Plan incorporating any conditions and
15 approved modifications shall be attached to each set of Site Development
16 plans submitted.

17 3. All improvements required in the Development Plan and Site Development
18 Plan must be installed or an escrow accepted for all incomplete items prior to
19 occupancy of the buildings for each phase.

20 4. If more than one (1) acre of land is being disturbed, the proposed development
21 will require a Jefferson County Land Disturbance Permit.

1 Section 2. The zoning map of Jefferson County, Missouri shall be amended
2 by changing the area where said real estate is located on the map with the marking
3 “PC20065.”

4 Section 3. This Ordinance shall be in full force and effect immediately upon
5 passage by the Jefferson County, Missouri, Council as of the date listed below.

6 Section 4. If any part of this Ordinance is invalid for any reason, such
7 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins _____

Council Member District 2, Renee Reuter _____

Council Member District 3, Phil Hendrickson _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Tracey Perry _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, James Terry _____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2021:

_____ **PASSED** _____ **FAILED**

_____, County Council Chair

Pat Schlette, Council Executive Assistant

**THIS BILL WAS ____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS ____ DAY OF _____, 2021.**

**THIS BILL WAS ____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS ____ DAY
OF _____, 2021.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Ken Waller, County Clerk

By _____
Deputy Clerk

First Reading: 12-28-2020

Second Reading: 01-11-2021

Third Reading: 01-11-2021