



**COUNTY COUNCIL NOTICE OF A
REGULAR MEETING AND PUBLIC HEARING**

Notice is hereby given that the Jefferson County, Missouri, Council will conduct a Regular Meeting and Public Hearing on Monday, January 8, 2024, at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

The tentative agenda includes:

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. REPORTS AND COMMENTS FROM COUNCIL MEMBERS
- VI. PUBLIC COMMENTS
- VII. APPROVAL OF THE AGENDA
- VIII. ELECTION OF COUNTY COUNCIL OFFICERS FOR 2024
- IX. APPROVAL OF THE JOURNAL
 - A. Approval of the December 21, 2023, Journal – Regular Meeting
 - B. Approval of the December 21, 2023, Journal – Work Session
- X. PUBLIC HEARING
 - A. A Public Hearing Regarding A Petition For Vacation Of A Roadway Known As Helen Court And Vacation Of Utility Easements In Serendipity Subdivision In County Council District 1. (1 Of 1, See Introduction, Bill No. 24-0109) (*Department of County Counselor*)
- XI. REPORTS FROM COUNTY EXECUTIVE
- XII. RECONSIDERATION OF BILLS
- XIII. CONSIDERATION OF VETOED BILLS

XIV. CONSENT AGENDA

Bill No. 24-0101 - An Ordinance Awarding The Bid For The 2024 Subdivision PCC Panel Replacement Project To The Lowest And Best Responsive Bidder As Reflected In The Responses To A Certain Invitation For Bid; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bid For The Project Designated As 2024 Subdivision PCC Panel Replacement, Designated As Project PW24SUBPCCREP In Council District(s) 1, 2, 3, And 4. *(Department of Public Works)*

Bill No. 24-0102 - An Ordinance To Authorize Jefferson County To Reimburse The City Of Crystal City, Missouri Under The Tax Revenue Sharing Agreement For The One-Half Of One Percent (1/2 Of 1%) Road Improvement Sales Tax For The Purpose Of Capital Improvements To The Publicly Maintained Roads Of Jefferson County. *(Department of Public Works)*

Bill No. 24-0103 - An Ordinance Authorizing Jefferson County, Missouri, Information Technologies Office To Purchase The Amplifund Software Subscription Under The State Of Missouri – PC Prime Vendor Services Contract CT220337001 From Shi International Corp. *(Department of Information Technology)*

Bill No. 24-0104 - An Ordinance Awarding Bids For Certain Products And Services To The Lowest And Best Bidders As Reflected In The Responses To Certain Invitations For Bid And Requests For Proposals For 2023 On-Call Kitchen Or Laundry Services; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals. *(Department of Public Works)*

Bill No. 24-0105 - An Ordinance Authorizing Jefferson County, Missouri To Accept The Award For The Missouri Department Of Health And Senior Services For The Detection & Mitigation In Confinement Facilities – COVID-19 Grant And Authorizing The County Executive To Execute The Documents Necessary For The County To Participate In Said Grant. *(Department of the Sheriff)*

Bill No. 24-0106 - An Ordinance Approving The Renewal Of Poll Pad Units, Software License From KNOWiNK Innovative Election Solutions And Authorizing The County Executive To Execute The Agreement On Behalf Of The County. *(Department of County Clerk)*

Bill No. 24-0107 - 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. 24-0108 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Thermoplastic Pipe 2022, Department Of Public Works. *(Department of Public Works)*

XV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XVI. CONSIDERATION OF RESOLUTIONS

Resolution No. R24-0101 - A Resolution Of The Jefferson County, Missouri, Council Acknowledging The Disposal Of Records By The Jefferson County, Missouri, Department Of County Services And Code Enforcement, Planning And Solid Waste Divisions In Accordance With The Standards For Retention, Conversion, And Destruction Of Public Records As Published By The Missouri Secretary Of State And As Set Forth In Section 109.260 RSMo. *(Department of County Services and Code Enforcement)*

Resolution No. R24-0102 - A Resolution And Order Determining That Applicant, David Dinges, Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2022 And Approving The Payment Of Surplus To The Applicant. *(Department of Collector)*

XVII. INTRODUCTION OF BILLS

Bill No. 24-0109 - An Ordinance Vacating A Street Known As Helen Court, And Vacating Utility Easements, All Being Part Of Serendipity Subdivision, Plat Book 91, Page 22, In Section 7, Township 43 North, Range 5 East Being Outside The Limits Of Any Incorporated Town, Village Or City, And Being In Council District 1. *(Department of County Counselor)*

Bill No. 24-0110 - An Ordinance Approving Application CC223056 To Rezone 2.07 Acres (Per The Assessor's Records) From Single-Family Residential (R10) Zone District To Non-Planned Community Commercial (CC2) Zone District Located In Council District 4. *(Department of County Services and Code Enforcement)*

Bill No. 24-0111 - An Ordinance Approving Application PC23057 To Rezone A Portion Of The Subject Property From Non-Planned Community Commercial (CC2) Zone District To Planned Commercial (PC) Zone District And The Development Plan For 949 Montebello Storage Located In Council District 4. *(Department of County Services and Code Enforcement)*

XVIII. PERFECTION OF BILLS

Bill No. 23-1248 - An Ordinance Ordering An Election To Be Held On Tuesday, April 2, 2024, Upon The Question Of Disincorporation Of The Village Of Peaceful Village And For The Notice Of The Election To Be Published In Accordance With 80.570 RSMo. *(Department of Public Works)*

XIX. FINAL PASSAGE OF BILLS

Bill No. 23-1248 - An Ordinance Ordering An Election To Be Held On Tuesday, April 2, 2024, Upon The Question Of Disincorporation Of The Village Of Peaceful Village And For The Notice Of The Election To Be Published In Accordance With 80.570 RSMo. *(Department of Public Works)*



- XX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS
- XXI. OTHER MATTERS
- XXII. CLOSED SESSION
- XXIII. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting 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 Cherlynn Boyer, 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.: 24-0101

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 AN ORDINANCE AWARDDING THE BID FOR THE 2024 SUBDIVISION
2 PCC PANEL REPLACEMENT PROJECT TO THE LOWEST AND BEST
3 RESPONSIVE BIDDER AS REFLECTED IN THE RESPONSES TO A CERTAIN
4 INVITATION FOR BID; AND AUTHORIZATION FOR THE COUNTY
5 EXECUTIVE TO EXECUTE ANY NECESSARY AGREEMENTS OR
6 CONTRACTS TO EFFECTUATE THE AWARD OF THE BID FOR THE
7 PROJECT DESIGNATED AS 2024 SUBDIVISION PCC PANEL REPLACEMENT,
8 DESIGNATED AS PROJECT PW24SUBPCCREP IN COUNCIL DISTRICT(S) 1,
9 2, 3, AND 4.

10 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to
11 a certain Invitation for Bid issued by the County, received bids for the following project:

12 Bid Project Name

13 2024 Subdivision PCC Panel Replacement

14 Number of Bids Received

15 6

16 Date of Bid Opening

17 12-19-23

WHEREAS, after reviewing the bids set forth above, the County has determined that a certain bid represents the lowest and best responsive bid for the respective project and meets the bid proposal specifications issued by the County; and

WHEREAS, the Jefferson County, Missouri, Council finds it is in the best interest of the County to award the bid to E. Meier Contracting, Inc. upon approval by the County Council and the County Executive, for an amount not to exceed **\$1,246,875.00** subject to budgetary limitations. A copy of said agreement is attached hereto as Exhibit A.

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

AS FOLLOWS:

Section 1. The County awards the following bid which is incorporated by this reference as if fully set out herein, to the lowest and best responsive bidder for the project as follows:

BID NAME

2024 Subdivision PCC Panel Replacement

TERM

Upon approval by the County Council and County Executive until completed

AMOUNT

Up to \$1,246,875.00 subject to budgetary limitations

AWARDED BIDDER

E. Meier Contracting, Inc.

1 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
2 Executive to execute any agreements or contracts necessary to effectuate the award of the
3 bid set forth in this Ordinance. A copy of said agreement is attached hereto as Exhibit A.
4 The County Executive is further authorized to take any and all actions necessary to carry
5 out the intent of this Ordinance.

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

10 Section 4. This Ordinance shall be in full force and effect from and after its date
11 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall
12 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, Gene F. Barbagallo _____

Council Member District 3, VACANT _____

Council Member District 4, Charles Groetke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis Gannon, County Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 01-08-2024

BILL NO.: 24-0102

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE JEFFERSON COUNTY TO**
2 **REIMBURSE THE CITY OF CRYSTAL CITY, MISSOURI UNDER THE TAX**
3 **REVENUE SHARING AGREEMENT FOR THE ONE-HALF OF ONE PERCENT**
4 **(1/2 OF 1%) ROAD IMPROVEMENT SALES TAX FOR THE PURPOSE OF**
5 **CAPITAL IMPROVEMENTS TO THE PUBLICLY MAINTAINED ROADS OF**
6 **JEFFERSON COUNTY.**

7 **WHEREAS**, Pursuant to Ordinance 23-0536, Jefferson County, Missouri, (hereafter,
8 the “County”) entered into an annual tax sharing agreement with the City of Crystal City,
9 Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending revenue,
10 generated by the imposition of a countywide sales tax, on programmed projects for the 2024
11 calendar year; and,

12 **WHEREAS**, the Municipality is required to submit reimbursement requests to
13 the County for appropriate expenditures on a periodic basis; and,

14 **WHEREAS**, the Municipality has requested reimbursements for the current
15 period as follows:

16 <u>Municipality</u>	<u>Reimbursement Request</u>
17 City of Crystal City	\$6,749.72

1 **WHEREAS**, documentation for each request being made this period by the
2 Municipality is attached hereto as Exhibit A; and,

3 **WHEREAS**, the County finds that it is now necessary and in the best interest of the
4 County to reimburse these expenses from the funding account of this Municipality as
5 maintained by the Office of the County Treasurer, subject to funding account balance
6 limitations.

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

9 Section 1: The County is authorized to reimburse the Municipality located within
10 Jefferson County as follows:

11 <u>Municipality</u>	<u>Reimbursement Request</u>
12 City of Crystal City	\$6,749.72

13 Section 2: The Jefferson County, Missouri, Council hereby authorizes the
14 County to make reimbursement to the Municipality, per Exhibit A which is attached
15 hereto, and which is incorporated herein. The County Executive is further authorized to
16 take any and all actions necessary to carry out the intent of this Ordinance.

17 Section 3. Copies of all annual tax sharing agreements and anticipated projects,
18 along with all reimbursement requests received, shall be filed and maintained by the
19 Department of the County Clerk consistent with the rules and procedures for the
20 maintenance and retention 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 date
2 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
3 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, Gene F. Barbagallo	_____
Council Member District 3, VACANT	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

Reading Date: 01-08-2024

1 Missouri – PC Prime Vendor Services Contract CT220337001 from SHI International
2 Corp., for a total purchase amount of **\$140,976.10** upon approval of the County Council
3 and County Executive, subject to budgetary limitations; and,

4 **WHEREAS**, the subscription will be broken down yearly; and

5 **WHEREAS**, year one will include the annual subscription fee of **\$29,458.00** and
6 implementation of **\$21,490.95** and setup and configuration of **\$1,653.15**; and

7 **WHEREAS**, years two, three and four will each be for the total amount of
8 **\$29,458.00**; and

9 **WHEREAS**, an unexecuted copy of the coverage agreement is incorporated herein
10 by reference and attached as Exhibit A.

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

13 Section 1. The County Council hereby authorizes the purchase of the
14 Amplifund Software Subscription as follows:

15 PURCHASE

16 Amplifund Software Subscription

17 AWARDED BIDDER

18 SHI International Corp.

19 AMOUNT

20 For the total amount, up to \$52,602.10 for year one

21 \$29,458.00 each year for the next three years

22 subject to budgetary limitations

1 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
2 County Executive to execute any agreements or contracts necessary to effectuate the award
3 of the bids and proposals set forth in this Ordinance. The County Executive is further
4 authorized to take 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, Gene F. Barbagallo _____

Council Member District 3, VACANT _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

Reading Date: 01-08-2024

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AWARDING BIDS FOR CERTAIN PRODUCTS AND**
2 **SERVICES TO THE LOWEST AND BEST BIDDERS AS REFLECTED IN THE**
3 **RESPONSES TO CERTAIN INVITATIONS FOR BID AND REQUESTS FOR**
4 **PROPOSALS FOR 2023 ON-CALL KITCHEN OR LAUNDRY SERVICES; AND**
5 **AUTHORIZATION FOR THE COUNTY EXECUTIVE TO EXECUTE ANY**
6 **NECESSARY AGREEMENTS OR CONTRACTS TO EFFECTUATE THE**
7 **AWARD OF THE BIDS AND PROPOSALS.**

8 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) in response to
9 certain Invitations for Bids and Requests for Proposals issued by the County, received bids
10 and proposals for the following items or services:

11 BID NAME

12 2023 On-Call Kitchen or Laundry Services

13 NUMBER OF BIDS RECEIVED

14 4

15 DATE OF BID OPENING

16 4-11-23

17 **WHEREAS**, after reviewing the bids and proposals set forth above, the
18 Department of Public Works, Division of Facility Services has determined that certain bids

1 and proposals represent the lowest and best bid for the respective items or services and met
2 the bid or proposal specifications issued by the County; and

3 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
4 of the County to award the bids and proposals to Loomis Bros Equipment Co., CSI
5 Commercial Services, Inc., Kitchen Solutions, Inc., and RJ Kool, for a term from date of
6 approval to 1-8-25 for **up to \$150,000.00 per term, for total amount not to exceed**
7 **\$150,000.00 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 awards the following bids and proposals which are
11 incorporated by this reference as if fully set out herein, to the lowest and best vendor(s)
12 bidding for each respective item or service as follows:

13 BID NAME

14 2023 On-Call Kitchen or Laundry Services

15 TERM

16 Date of approval to 1-8-25

17 AMOUNT

18 **Up to \$150,000.00 per term,**

19 **for total amount not to exceed \$150,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDERS

22 Loomis Bros. Equipment Co. (A1)

1 Commercial Services Inc., CSI (A2)

2 Kitchen Solutions Inc. (A3)

3 RJ Kool (A4)

4 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
5 County Executive to execute the agreement attached hereto and incorporated herein by
6 Reference as Exhibit “A1-A4” and any agreements or contracts necessary to effectuate the
7 award of the bids and proposals set forth in this Ordinance. The County Executive is
8 further authorized to take any and all actions necessary to carry out the intent of this
9 Ordinance.

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

14 Section 4. This Ordinance shall be in full force and effect from and after its
15 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
16 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, Gene F. Barbagallo _____

Council Member District 3, VACANT _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 01-08-2024

BILL NO.: 24-0105

ORDINANCE NO.: 24- ____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI TO**
2 **ACCEPT THE AWARD FOR THE MISSOURI DEPARTMENT OF HEALTH**
3 **AND SENIOR SERVICES FOR THE DETECTION & MITIGATION IN**
4 **CONFINEMENT FACILITIES – COVID-19 GRANT AND AUTHORIZING THE**
5 **COUNTY EXECUTIVE TO EXECUTE THE DOCUMENTS NECESSARY FOR**
6 **THE COUNTY TO PARTICIPATE IN SAID GRANT.**

7 **WHEREAS**, said grant is administered by the Missouri Department of Health and
8 Senior Services; and

9 **WHEREAS**, the County has been awarded the Detection & Mitigation in
10 Confinement facilities – COVID-19 Grant administered by the Missouri Department of
11 Health and Senior Services; and

12 **WHEREAS**, the objective and goals of the Detection and Mitigation of COVID-
13 19 in Confinement Facilities project is primarily focused on providing resources to units
14 of local government to support the detection and mitigation of infectious diseases like
15 COVID-19 and influenza in jails and lock-ups; and

16 **WHEREAS**, this project is set to prepare facilities to address COVID-19 and other
17 infectious diseases in staff that hamper operations and services to detainees and inmates;
18 and

1 **WHEREAS**, the County, based on the recommendation of Sheriff of Jefferson
2 County, has been awarded the 2023 Detection & Mitigation in Confinement Facilities -
3 COVID-19 Grant for a total amount not to exceed One Hundred Fifty-Six Thousand, Nine
4 Hundred and Forty Dollars **(\$156,940.00)**, subject to budgetary limitations, from the date
5 of approval to 7-31-24.

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

8 Section 1. The County hereby accepts the 2023 Detection & Mitigation in
9 Confinement Facilities -COVID-19 Grant for a total amount not to exceed One Hundred
10 Fifty-Six Thousand, Nine Hundred and Forty Dollars **(\$156,940.00)**, subject to budgetary
11 limitations.

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

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, Gene F. Barbagallo

Council Member District 3, VACANT

Council Member District 4, Charles Groeteke

Council Member District 5, Scott Seek

Council Member District 6, Daniel Stallman

Council Member District 7, Bob Tullock

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

 PASSED **FAILED**

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 01-08-2024

BILL NO.: 24-0106

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING THE RENEWAL OF POLL PAD UNITS,**
2 **SOFTWARE LICENSE FROM KNOWINK INNOVATIVE ELECTION**
3 **SOLUTIONS AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE**
4 **THE AGREEMENT ON BEHALF OF THE COUNTY.**

5 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”) desires to
6 renew election software licenses and service agreement; and

7 **WHEREAS**, Pursuant to Ordinances 21-0441 and 23-0143 Jefferson County,
8 Missouri entered into a Contract, known as the Electronic Poll Books 2021 Contract, with
9 KnowInk LLC; and

10 **WHEREAS**, there is only one Poll Pad service vendor that can provide the
11 necessary software that can be operated simultaneously with the current electronic poll pad
12 system; and

13 **WHEREAS**, the Knowink Innovative Election Solutions is the only vendor who
14 can fulfill the requirements that match the current electronic poll book software; and

15 **WHEREAS**, the Department of the County Clerk/ Election Authority is requesting
16 that it be allowed to deviate from the sealed bid requirements in accordance with Section
17 130.060.5 of the Jefferson County, Missouri, Procurement Policy and Procedures; and,

18 **WHEREAS**, the Jefferson County, Missouri County Council agrees to the
19 purchase price of the election poll pads software licenses and service agreement, for

1 **Thirty-Four Thousand, Three Hundred Forty Dollars (\$34,340.00)** for the total cost
2 for software license and service agreement upon approval of the County Council and
3 County Executive, subject to budgetary limitations.

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

6 Section 1. The purchase agreement with KnowInk Innovative Election
7 Solutions, software licenses and service agreements for the total amount not to exceed
8 **Thirty-Four Thousand, Three Hundred Forty Dollars (\$34,340.00)** is approved,
9 subject to budgetary limitations.

10 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
11 County Executive to execute the agreement on behalf of the County. An unexecuted copy
12 of the Agreement is attached hereto as Exhibit “A” and incorporated herein, by reference.

13 The County Executive is further authorized to take any and all actions necessary to carry
14 out the intent of this Ordinance.

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

19 Section 4. This Ordinance shall be in full force and effect from and after its
20 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
21 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, Gene F. Barbagallo _____

Council Member District 3, VACANT _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 01-08-2024

BILL NO.: 24-0107

ORDINANCE NO.: 24- ____

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 Ordinances 20-0104, 21-0103, 22-0111 and 23-0103
11 Jefferson County, Missouri County Council approved the renewal of the TotalTrack
12 Investigation System Service Package 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 2-15-2024 to 2-14-2025, for the total amount not to
12 exceed **\$12,514.00**, 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 2-15-2024 to 2-14-2025, for the total amount not
17 to exceed **\$12,514.00**, 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 2-15-2024 to 2-14-2025 upon the same terms and conditions as the
21 agreement attached to ordinances 17-0147, 20-0104, 21-0103, 22-0111 and 23-0103 if
22 necessary to affect the purchase. The County Executive is further authorized to take any

1 and all actions necessary to carry out the intent of this Ordinance. A copy of the renewal
2 invoice is attached hereto as Exhibit “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, Gene F. Barbagallo _____

Council Member District 3, VACANT _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 01-08-2024

BILL NO.: 24-0108

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(S) _____

1 **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**
2 **PRODUCTS AND SERVICES FOR THERMOPLASTIC PIPE 2022,**
3 **DEPARTMENT OF PUBLIC WORKS.**

4 **WHEREAS**, Pursuant to Ordinance 23-0174 Jefferson County, Missouri entered a
5 Contract, known as the Thermoplastic Pipe 2022 Contract, with Midwest Municipal
6 Supply; 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:

11 BID NAME

12 Thermoplastic Pipe 2022

13 AWARDED BIDDER

14 Midwest Municipal Supply

15 ORDINANCE NUMBER

16 23-0174

17 **WHEREAS**, the Department of Public Works of Jefferson County, Missouri,
18 requested renewal from the awarded bidder, Midwest Municipal Supply to renew the
19 contract for the Thermoplastic Pipe 2022 with the County; and

1 **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest
2 of the County to renew the bid award for Thermoplastic Pipe 2022 for the term of 2-26-24
3 to 2-25-25 with Midwest Municipal Supply up to **\$75,000.00 per term, for total amount**
4 **not to exceed \$75,000.00 for the term**, subject to budgetary limitations.

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

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

9 BID NAME

10 Thermoplastic Pipe 2022

11 TERM

12 2-26-24 to 2-25-25

13 AMOUNT

14 **Up to \$75,000.00 per term,**

15 **for total amount not to exceed \$75,000.00 for the term,**

16 subject to budgetary limitations

17 AWARDED BIDDER

18 Midwest Municipal Supply

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

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

5 Section 4. This Ordinance shall be in full force and effect from and after its
6 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity
7 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, Gene F. Barbagallo _____

Council Member District 3, VACANT _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 01-08-2024

RESOLUTION NO.: R24-0101

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION OF THE JEFFERSON COUNTY, MISSOURI,**
2 **COUNCIL ACKNOWLEDGING THE DISPOSAL OF RECORDS BY THE**
3 **JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF COUNTY SERVICES**
4 **AND CODE ENFORCEMENT, PLANNING AND SOLID WASTE DIVISIONS IN**
5 **ACCORDANCE WITH THE STANDARDS FOR RETENTION, CONVERSION,**
6 **AND DESTRUCTION OF PUBLIC RECORDS AS PUBLISHED BY THE**
7 **MISSOURI SECRETARY OF STATE AND AS SET FORTH IN SECTION**
8 **109.260 RSMO.**

9 **WHEREAS,** the Missouri Secretary of State has published and mandated various
10 records disposition and retention schedules that apply to records maintained by units of
11 local government in the state of Missouri, including those maintained by the Jefferson
12 County, Missouri, Department of County Services and Code Enforcement; and

13 **WHEREAS,** Section 109.260 RSMo provides for the disposal of records that no
14 longer possess sufficient administrative, legal, historical, or fiscal value to warrant their
15 future keeping; and

16 **WHEREAS,** the Jefferson County, Missouri, Department of County Services and
17 Code Enforcement, (hereafter “Department”), through its Solid Waste and Planning
18 Divisions, has reviewed files in its possession and has determined that there are files that
19 have exceeded the retention periods and schedules published and mandated by the

1 Missouri Secretary of State and no longer possess sufficient administrative, legal,
2 historical or fiscal value to warrant their future keeping; and

3 **WHEREAS**, the Jefferson County, Missouri, Department of County Services and
4 Code Enforcement proposes to destroy certain non-permanent paper records that have
5 satisfied the retention periods and schedules published and mandated by the Missouri
6 Secretary of State, said records consisting of Closed Planning and Zoning and Solid
7 Waste violation files from 2018.

8 **THE JEFFERSON COUNTY, MISSOURI, COUNCIL RESOLVES AS**
9 **FOLLOWS:**

10 Section 1. The Jefferson County, Missouri, Department of County Services
11 and Code Enforcement, Solid Waste Division, is authorized to dispose of and destroy the
12 non-permanent paper records identified in Exhibit “A”, a copy of which is attached
13 hereto, consisting of Closed Solid Waste violation files from 2018, that have exceeded
14 the retention periods and schedules published and mandated by the Missouri Secretary of
15 State.

16 Section 2. The Jefferson County, Missouri, Department of County Services
17 and Code Enforcement, Planning Division, is authorized to dispose of and destroy the
18 non-permanent paper records identified in Exhibit “B”, a copy of which is attached
19 hereto, consisting of Closed Planning and Zoning violation files from 2018, that have
20 exceeded the retention periods and schedules published and mandated by the Missouri
21 Secretary of State.

1 Section 3. The records identified in Exhibits “A” and “B” no longer possess
2 sufficient administrative, legal, historical, or fiscal value to warrant their future keeping
3 and shall therefore be destroyed by the Jefferson County, Missouri, Department of
4 County Services and Code Enforcement.

5 Section 4. This Resolution shall be in full force and effect from and after its
6 date of approval.

7 Section 5. If any part of this Resolution is invalid for any reason, such
8 invalidity shall not affect the remainder of this Resolution.

**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, Gene Barbagallo	_____
Council Member District 3, VACANT	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNTY COUNCIL ON THIS ____ DAY
OF JANUARY 2024, WAS:**

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 01-08-2024

RESOLUTION NO.: R24-0102

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **A RESOLUTION AND ORDER DETERMINING THAT APPLICANT,**
2 **DAVID DINGES, IS ENTITLED TO THE SURPLUS PAID AT THE**
3 **COLLECTOR’S DELINQUENT TAX SALE IN 2022 AND APPROVING THE**
4 **PAYMENT OF SURPLUS TO THE APPLICANT.**

5 **WHEREAS,** at the August 2022 Delinquent Tax Sale, the Jefferson County
6 Collector of Revenue did sell, for non-payment of taxes, the real property with the parcel
7 number: 04-7.0-25.0-0-000-014.11 (hereinafter the “Property”); and

8 **WHEREAS,** a copy of the Tax Sale Certificate of Purchase is recorded in the land
9 records of Jefferson County, Missouri and incorporated herein via reference as if fully set
10 forth; and

11 **WHEREAS,** at said sale between the hours of 10 o’clock A.M. and 5 o’clock P.M.
12 on August 22, 2022 in the administration building of Jefferson County, the purchaser
13 Xiangyun Xiao was the high bidder at \$5,000.00 with such amount representing a surplus of
14 \$3,056.80; and

15 **WHEREAS,** pursuant to section 140.230, of the Revised Statutes of Missouri, when
16 there is a surplus, a county’s treasurer is directed to “place such moneys in the county
17 treasury to be held for the use and benefit of the person entitled to such moneys or to the
18 credit of the school fund of the county, to be held in trust for the lesser of a term of three
19 years or ninety days following the expiration of the redemption period for the lienholders of
20 record or for the publicly recorded owner or owners of the property sold at the time of the

1 delinquent land tax auction or their legal representatives. The surplus shall be first distributed
2 to the former lienholders of record, by priority of the former liens, if any, then to the former
3 owner or owners of the property. Lien priority shall be set as of the date of the tax sale. No
4 surplus funds shall be distributed to any party claiming entitlement to such funds, other than
5 as part of the redemption process, until ninety days have passed after the period of
6 redemption has expired [;]” and

7 **WHEREAS**, further pursuant to section 140.230 of the Revised Statutes of Missouri,
8 at the end of the three years, if any funds have not been distributed or called for as part of a
9 redemption or collector’s deed issuance, then such finds shall become a part of the permanent
10 school fund of the county; and

11 **WHEREAS**, accordingly, DAVID DINGES, on December 22, 2023, made
12 application to the Jefferson County Collector for the payment of the \$3,056.80 surplus; and

13 **WHEREAS**, an executed copy of the Application made to the Collector of Revenue
14 December 22, 2023, is attached hereto and incorporated herein via reference as if fully set
15 forth; and

16 **WHEREAS**, the applicant, DAVID DINGES, has made proof of entitlement to the
17 surplus for the Property; and

18 **WHEREAS**, the application was made by DAVID DINGES prior to the end of the
19 three-year period described in the last sentence of Subsection 2 of Section 140.230, RSMo.

20 **NOW, THEREFORE, THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
21 **RESOLVES:**

1 Section 1: The County Council finds that applicant, DAVID DINGES, is entitled
2 to the amount of \$3,056.80 said amount constituting the surplus paid for the Property at the
3 August 2022 Collector's Delinquent Tax Sale.

4 Section 2: The Treasurer of Jefferson County Missouri shall make payment of
5 said surplus to applicant, DAVID DINGES.

6 Section 3: This Resolution and Order shall be in full force and in effect from and
7 after the date of its enactment.

8 Section 4: If any part of this Resolution and Order is invalid for any reason, such
9 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, Gene F. Barbagallo _____

Council Member District 3, Vacant _____

Council Member District 4, Charles Groeteke _____

Council Member District 5, Scott Seek _____

Council Member District 6, Daniel Stallman _____

Council Member District 7, Bob Tullock _____

**THIS RESOLUTION, AS INTRODUCED AND CONSIDERED BY THE
JEFFERSON COUNTY, MISSOURI, COUNCIL ON THIS ____ DAY OF
JANUARY, 2024, WAS:**

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Executive Assistant

Reading Date: 01-08-2024

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE VACATING A STREET KNOWN AS HELEN COURT,**
2 **AND VACATING UTILITY EASEMENTS, ALL BEING PART OF**
3 **SERENDIPITY SUBDIVISION, PLAT BOOK 91, PAGE 22, IN SECTION 7,**
4 **TOWNSHIP 43 NORTH, RANGE 5 EAST BEING OUTSIDE THE LIMITS OF**
5 **ANY INCORPORATED TOWN, VILLAGE OR CITY, AND BEING IN**
6 **COUNCIL DISTRICT 1.**

7 **WHEREAS,** Petitioner Community Treatment, Inc., a/k/a COMTREA filed a
8 Petition styled “Petition for Vacation of Roadway and partial Utility Easement”
9 (hereinafter “the Petition to Vacate”); and,

10 **WHEREAS,** a copy of the Petition to Vacate is attached hereto as Exhibit 1 and
11 includes each of the Exhibits to the Petition, which are labeled Exhibits A through H;
12 and,

13 **WHEREAS,** in the Petition to Vacate, the Petitioner avers that:

- 14 a) Petitioner is the owner of lots one (1) through ten (10) of Serendipity
15 subdivision, the plat of which is recorded at Plat Book 91, Page 22 of
16 the Jefferson County, Missouri, Recorder of Deeds Office; and,
17 b) That Serendipity Subdiviion includes a 30-foot wide roadway known
18 as Helen Court; and,

- 1 c) Petitioner acquired the lots by Warranty Deed recorded in Book
2 2008R, Page 02358 of the Jefferson County, Missouri, Recorder of
3 Deeds Office; and,
- 4 d) Petitioner desires to vacate Helen Court along with interior utility
5 easements while retaining the perimeter utility easements; and,
- 6 e) The vacation will not have an adverse effect on the Subdivision, and
7 the same was not developed and Petitioner as the sole owner of the lots
8 in the subdivision developed a single medical office facility on the site
9 and is the current occupant; and,
- 10 f) Petitioner intends to construct a second medical office building on the
11 site to create an integrated location for medical services; and,
- 12 g) The public will not be displaced, hindered, or inconvenienced by the
13 prayed-for action of vacating Helen Court and the utility easements;
14 and,

15 **WHEREAS**, Petitioner has submitted various fully-executed and recorded
16 Releases of Easements from utility providers, including: Union Electric Company, d/b/a
17 Ameren, Missouri, Southwestern Bell Telephone Company, d/b/a AT&T Missouri,
18 Charter Communications, Public Water Supply District 2, Spire Missouri, Inc., and
19 Northeast Public Sewer District; those Releases are attached hereto as Exhibit 2; and,

20 **WHEREAS**, Petitioner submitted an Affidavit of Posting, which is attached
21 hereto as Exhibit 3; and,

1 **WHEREAS**, Petitioner submitted copies of notices sent to utility providers; those
2 Notices are attached hereto as Exhibit 4; and,

3 **WHEREAS**, on January 8, 2024, before the Jefferson County, Missouri, County
4 Council (“Council”), the Petition to Vacate came on for hearing; and,

5 **WHEREAS**, the Council finds that the Petition to Vacate was duly filed on
6 November 22, 2023, by Petitioner; and,

7 **WHEREAS**, notice of the proposed vacation was posted pursuant to and in
8 accordance with Section 71.270, RSMo., and proof of posting has been filed with the
9 Council and is attached hereto as referenced above; and,

10 **WHEREAS**, the ordaining legislation with the said Petition to Vacate attached
11 thereto was read for the first time, by title, and in open session of the Council on January
12 8, 2023 at the regularly scheduled meeting of the Council at 6:30 p.m., in accordance
13 with the Council Rules, the Home Rule Charter of Jefferson County (“Charter”) and was
14 read thereafter two additional times, as well as in accordance with the Charter and
15 Section 71.270 RSMo., and prior to full passage by the Council; and,

16 **WHEREAS**, in light of the contents of and exhibits to the Petition to Vacate and
17 the evidence presented at the hearing, the Council finds that no cause has been shown
18 why the vacation proposed by Petitioner should not be ordered.

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

21 Section 1. Having considered the Petition to Vacate on behalf of Petitioner,
22 the Council orders, adjudges, and decrees that Helen Court, in Section 7, Township 43

1 North, Range 5 East, being located outside of any incorporated town, village or city, and
2 being in Jefferson County, Missouri, and being further described as follows:

3 A STRIP OF LAND BEING KNOWN AS HELEN COURT, A ROADWAY 30
4 FEET WIDE, OF SERENDIPITY, A SUBDIVISION RECORDED IN PLAT BOOK 91
5 PAGE 22 OF THE JEFFERSON COUNTY LAND RECORDS OFFICE IN
6 HILLSBORO, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS
7 FOLLOWS:

8 BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 2
9 OF SERENDIPITY AND MARKING THE NORTHERN RIGHT OF WAY OF
10 GRAVOIS ROAD (60' WIDE); THENCE CONTINUING ALONG SAID RIGHT OF
11 WAY SOUTH 81 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF
12 30.39 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 3 OF
13 SERENDIPITY; THENCE DEPARTING SAID RIGHT OF WAY NORTH 00
14 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 176.88 FEET TO A
15 POINT; THENCE NORTH 06 DEGREES 30 MINUTES 33 SECONDS EAST A
16 DISTANCE OF 141.08 FEET TO A POINT; THENCE WITH A CURVE TO THE
17 LEFT HAVING AN ARC LENGTH OF 22.70 FEET A RADIUS OF 25.00 FEET WITH
18 A CHORD BEARING OF NORTH 19 DEGREES 29 MINUTES 52 SECONDS WEST
19 FEET AND LENGTH 21.92 FEET TO A POINT; THENCE WITH A REVERSE
20 CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 198.29 FEET A RADIUS
21 OF 40.00 FEET WITH A CHORD BEARING OF SOUTH 83 DEGREES 29 MINUTES
22 21 SECONDS EAST FEET AND LENGTH 49.24 FEET TO A POINT; THENCE

1 WITH A REVERSE CURVE TO THE LEFT' HAVING AN ARC LENGTH OF 22.70
2 FEET A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF SOUTH 32
3 DEGREES 31 MINUTES 04 SECONDS WEST FEET AND LENGTH 21.93 FEET TO
4 A POINT; THENCE SOUTH 06 DEGREES 30 MINUTES 33 SECONDS WEST A
5 DISTANCE OF 139.44 FEET TO A POINT BEING THE SOUTHWEST CORNER OF
6 LOT 10 AND THE NORTHWEST CORNER OF LOT 2 OF SERENDIPITY; THENCE
7 SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST A DISTANCE OF 170.44
8 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 14,868 SQUARE
9 FEET OR 0.34 ACRES MORE OR LESS

10 **shall be and is hereby ordered vacated.**

11 Section 2. Having considered the Petition to Vacate on behalf of Petitioner,
12 the Council orders, adjudges, and decrees that the Easements described in the Petition,
13 being in Section 7, Township 43 North, Range 5 East, being located outside of any
14 incorporated town, village or city, and being in Jefferson County, Missouri, and being
15 further described as follows:

16 **LAND DESCRIPTION - 10' Wide Utility Easement (0.20 ACRES)**

17 A STRIP OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 OF
18 SERENDIPITY, A SUBDIVISION RECORDED IN PLAT BOOK 91 PAGE 22 OF
19 THE JEFFERSON COUNTY LAND RECORDS OFFICE IN HILLSBORO,
20 MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

21 COMMENCING AT A POINT BEING THE SOUTHWEST CORNER OF LOT
22 2 OF SERENDIPITY AND MARKING THE NORTHERN RIGHT OF WAY OF

1 GRAVOIS ROAD (60' WIDE); THENCE DEPARTING SAID RIGHT OF WAY
2 NORTH 00 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 10.13
3 FEET TO A POINT MARKING THE POINT OF BEGINNING; THENCE NORTH 00
4 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 160.31 FEET TO A
5 POINT; THENCE NORTH 06 DEGREES 30 MINUTES 33 SECONDS EAST A
6 DISTANCE OF 139.45 FEET TO A POINT; THENCE WITH A CURVE TO THE
7 RIGHT HAVING AN ARC LENGTH OF 22.70 FEET A RADIUS OF 25.00 FEET
8 WITH A CHORD BEARING OF NORTH 32 DEGREES 31 MINUTES 04 SECONDS
9 EAST FEET AND LENGTH 21.93 FEET TO A POINT; THENCE WITH A REVERSE
10 CURVE TO THE LEFT HAVING AN ARC LENGTH OF
11 198.29 FEET A RADIUS OF 40.00 FEET WITH A CHORD BEARING OF
12 NORTH 83 DEGREES S 29 MINUTES 21 SECONDS WEST FEET AND LENGTH
13 49.24 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE RIGHT
14 HAVING AN ARC LENGTH OF 22.70 FEET A RADIUS OF 25.00 FEET WITH A
15 CHORD BEARING OF SOUTH 19 DEGREES 29 MINUTES 52 SECONDS EAST
16 FEET AND LENGTH 21.92 FEET TO A POINT; THENCE SOUTH 06 DEGREES 30
17 MINUTES 33 SECONDS WEST A DISTANCE OF 141.08 FEET TO A POINT;
18 THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS WEST A DISTANCE
19 OF 166.75 FEET TO A POINT; THENCE SOUTH 81 DEGREES 10 MINUTES 09
20 SECONDS WEST A DISTANCE OF 10.13 FEET TO A POINT; THENCE NORTH 00
21 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 150.03 FEET TO A
22 POINT; THENCE NORTH 00 DEGREES 42 MINUTES 01 SECONDS EAST A

1 DISTANCE OF 20.29 FEET TO A POINT; THENCE NORTH 06 DEGREES 30
2 MINUTES 33 SECONDS EAST A DISTANCE OF 140.20 FEET TO A POINT;
3 THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 13.62
4 FEET A RADIUS OF 15.00 FEET WITH A CHORD BEARING OF NORTH 19
5 DEGREES 29 MINUTES 52 SECONDS WEST FEET AND LENGTH 13.15 FEET TO
6 A POINT; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING AN ARC
7 LENGTH OF 247.86 FEET A RADIUS OF 50.00 FEET WITH A CHORD BEARING
8 OF SOUTH 83 DEGREES 29 MINUTES 21 SECONDS EAST FEET AND LENGTH
9 61.54 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT
10 HAVING AN ARC LENGTH OF 13.62 FEET A RADIUS OF 15.00 FEET WITH A
11 CHORD BEARING OF SOUTH 32 DEGREES 31 MINUTES 04 SECONDS WEST
12 FEET AND LENGTH 13.16 FEET TO A POINT; THENCE SOUTH 06 DEGREES 30
13 MINUTES 33 SECONDS WEST A DISTANCE OF 125.27 FEET TO A POINT;
14 THENCE SOUTH 04 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE
15 OF 20.96 FEET TO A POINT; THENCE SOUTH 00 DEGREES 15 MINUTES 42
16 SECONDS WEST A DISTANCE OF 150.81 FEET TO A POINT; THENCE SOUTH 81
17 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 10.13 FEET TO
18 THE POINT OF BEGINNING AND ALSO CONTAINING 8,674 SQUARE FEET OR
19 0.20 ACRES MORE OR LESS

20 **LAND DESCRIPTION – 20' Wide Utility Easement (0.15 ACRES)**

21 A STRIP OF LAND BEING PART OF LOTS 1, 2, 3, 4, AND 10 OF
22 SERENDIPITY, A SUBDIVISION RECORDED IN PLAT BOOK 91 PAGE 22 OF

1 THE JEFFERSON COUNTY LAND RECORDS OFFICE IN HILLSBORO,
2 MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3
4 BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF LOT 1
5 AND THE SOUTHEAST CORNLESS. LOT 10 OF SERENDIPITY; THENCE SOUTH
6 01 DEGREES 49 MINUTES 32 SECONDS EAST A DISTANCE OF 10.00 FEET TO A
7 POINT; THENCE SOUTH 86 DEGREES 28 MINUTES 15 SECONDS WEST A
8 DISTANCE OF 89.47 FEET TO A POINT; THENCE SOUTH 76 DEGREES 54
9 MINUTES 26 SECONDS WEST A DISTANCE OF 109.75 FEET TO A POINT;
10 THENCE SOUTH 80 DEGREES 17 MINUTES 57 SECONDS WEST A DISTANCE
11 OF 50.77 FEET TO A POINT; THENCE SOUTH 80 DEGREES 57 MINUTES 27
12 SECONDS WEST A DISTANCE OF 76.49 FEET TO A POINT; THENCE NORTH 00
13 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 10.13 FEET TO A
14 POINT BEING THE NORTHWEST CORNER OF LOT 3 AND THE SOUTHWEST
15 CORNER OF LOT 4 OF SERENDIPITY; THENCE NORTH 80 DEGREES 57
16 MINUTES 27 SECONDS EAST A DISTANCE OF 10.17 FEET TO A POINT;
17 THENCE NORTH 19 DEGREES 39 MINUTES 43 SECONDS WEST A DISTANCE
18 OF 10.17 FEET TO A POINT; THENCE NORTH 80 DEGREES 57 MINUTES 27
19 SECONDS EAST A DISTANCE OF 69.98 FEET TO A POINT; THENCE NORTH 76
20 DEGREES 54 MINUTES 26 SECONDS EAST A DISTANCE OF 105.15 FEET TO A
21 POINT; THENCE NORTH 86 DEGREES 28 MINUTES 15 SECONDS EAST A
22 DISTANCE OF 81.73 FEET TO A POINT; THENCE SOUTH 01 DEGREES 49

1 MINUTES 32 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT;
2 THENCE NORTH 86 DEGREES 28 MINUTES 15 SECONDS EAST A DISTANCE
3 OF 10.00 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 6,345
4 SQUARE FEET OR 0.15 ACRES MORE OR LESS;

5 **LAND DESCRIPTION – 10' Wide Telephone Easement (0.07 ACRES)**

6 A STRIP OF LAND BEING PART OF LOTS 4, 9 AND 10 OF SERENDIPITY,
7 A SUBDIVISION RECORDED IN PLAT BOOK 91 PAGE 22 OF THE JEFFERSON
8 COUNTY LAND RECORDS OFFICE IN HILLSBORO, MISSOURI, BEING MORE
9 PARTICULARLY DESCRIBED AS FOLLOWS:

10 COMMENCING AT A POINT BEING THE NORTHEAST CORNER OF LOT
11 10 AND THE SOUTHEAST CORNER OF LOT 9 OF SERENDIPITY; THENCE
12 SOUTH 01 DEGREES 49 MINUTES 32 SECONDS EAST A DISTANCE OF 22.67
13 FEET TO A POINT; THENCE NORTH 88 DEGREES 10 MINUTES 28 SECONDS
14 EAST A DISTANCE OF 10.00 FEET TO A POINT BEING THE POINT OF
15 BEGINNING;

16 THENCE SOUTH 60 DEGREES 27 MINUTES 35 SECONDS WEST A
17 DISTANCE OF

18 308.67 FEET TO A POINT; THENCE SOUTH 80 DEGREES 57 MINUTES 27
19 SECONDS WEST A DISTANCE OF 28.56 FEET TO A POINT; THENCE NORTH 60
20 DEGREES 27 MINUTES 35 SECONDS EAST A DISTANCE OF 340.86 FEET TO A
21 POINT; THENCE SOUTH 01 DEGREES 49 MINUTES 32 SECONDS EAST A

1 DISTANCE OF 11.30 FEET TO THE POINT OF BEGINNING AND ALSO
2 CONTAINING 3,249 SQUARE FEET OR 0.07 ACRES MORE OR LESS
3 **shall be and are hereby ordered vacated.**

4 Section 3. Upon its passage, this Ordinance shall be kept on file in the County
5 Clerk's Office.

6 Section 4. Petitioner shall record this Ordinance to vacate with the Office of
7 the County Recorder of Deeds at Petitioner's cost.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**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, Gene Barbagallo	_____
Council Member District 3, VACANT	
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Dan Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

First Reading: 01-08-2024

Second Reading:

Third Reading:

BILL NO.: 24-0110

ORDINANCE NO. _____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION CC223056 TO REZONE**
2 **2.07 ACRES (PER THE ASSESSOR'S RECORDS) FROM SINGLE-FAMILY**
3 **RESIDENTIAL (R10) ZONE DISTRICT TO NON-PLANNED COMMUNITY**
4 **COMMERCIAL (CC2) ZONE DISTRICT LOCATED IN COUNCIL DISTRICT 4.**

5 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
6 Jefferson County, Missouri on December 14, 2023, on Application/Petition Number
7 CC223056, for rezoning 2.07 acres of the following described real estate located in
8 Meramec Township: Parcel Number: 11-9.0-29.0-0-000-073 from Single-Family
9 Residential (R10) zone district to Non-Planned Community Commercial (CC2) zone
10 district; and

11 **WHEREAS**, the record of the December 14, 2023, hearing and the minutes of the
12 recommendation of the Planning and Zoning Commission have been filed with the
13 Jefferson County, Missouri, Council; and,

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

17 a. Jefferson County Planning Division Staff Report to the Planning
18 and Zoning Commission and the case file for this application;

19 b. The minutes and record of the hearing before the Planning and
20 Zoning Commission.

c. Exhibits offered by the Jefferson County Planning Division and upon a motion duly made, seconded and approved were admitted into evidence by the Jefferson County, Missouri, Council and made part of the official records as set out below:

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

Exhibit B, The Jefferson County Unified Development Order, 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.

c. The requested change in zoning is consistent with the intent stated for the Non-Planned Community Commercial (CC2) zone district.

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

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

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

3 Section 1. Application Number: CC223056 is approved to rezone 2.07 acres
4 (per the Assessor's records) of the real estate in Meramec Township in Jefferson County,
5 State of Missouri, and described as Parcel Number: 11-9.0-29.0-0-000-073 and the
6 zoning is hereby changed from Single-Family Residential (R10) zone district to Non-
7 Planned Community Commercial (CC2) zone district.

8 Section 2. The zoning map of Jefferson County, Missouri shall be amended
9 by changing the area where said real estate is located on the map with the marking
10 "CC223056".

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**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, Gene Barbagallo	_____
Council Member District 3, VACANT	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Dan Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Administrative Assistant

**THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS _____ DAY OF _____, 2024.**

**THIS BILL WAS _____ VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY
OF _____, 2024.**

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

By _____
Deputy Clerk

First Reading: 01-08-2024

Second Reading:

Third Reading:

BILL NO. 23-0111

ORDINANCE NO. 23-_____

INTRODUCED BY: Council Member _____

1 **AN ORDINANCE APPROVING APPLICATION PC23057 TO REZONE A**
2 **PORTION OF THE SUBJECT PROPERTY FROM NON-PLANNED**
3 **COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT TO PLANNED**
4 **COMMERCIAL (PC) ZONE DISTRICT AND THE DEVELOPMENT PLAN FOR**
5 **949 MONTEBELLO STORAGE LOCATED IN COUNCIL DISTRICT 4.**

6 **WHEREAS**, a hearing was held by the Planning and Zoning Commission of
7 Jefferson County, Missouri on December 14, 2023 on Application/Petition Number
8 PC23057 for the rezoning of 3.15 acres, from Non-Planned Community Commercial
9 (CC2) zone district to Planned Commercial (PC) zone district, and a development plan
10 for 949 Montebello Storage on the following described real estate located in Jefferson
11 County, State of Missouri, to-wit: Parcel Number: 09-3.0-08.0-4-003-016; and

12 **WHEREAS**, the record of the December 14, 2023 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 and the case 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 change in zoning is consistent with the intent stated
16 for the Planned Commercial (PC) zone district.

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

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

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

1 designed, located and proposed to be operated so that the public health, safety and
2 welfare will be protected.

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

7 h. The requested development plan, as modified and conditioned by
8 this Ordinance is consistent with the UDO in that the development plan
9 incorporates adequate ingress and egress that provides for the efficient flow of
10 traffic.

11 i. The modification to Chapter 400, Section 400.4100 as depicted on the
12 development plan, and as conditioned by this Ordinance, is in the best interest of
13 the County in that the modification incorporates sound planning principles and
14 design elements that are compatible with surrounding properties and is consistent
15 throughout the proposed project.

16 j. The modifications to Chapter 400, Section 400.4100 as depicted on the
17 development plan, and as conditioned by this Ordinance, is in the best interest of
18 the County in that the modification furthers the stated goals and intent of the
19 UDO.

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

1 Section 1. Application Number: PC23057 an application to rezone 3.15 acres
2 from Non-Planned Community Commercial (CC2) zone district to Planned Commercial
3 (PC) zone district and a Development Plan for 949 Montebello Storage on the real estate
4 described as Parcel Number: 09-3.0-08.0-4-003-016, for 949 Montebello Storage, is
5 hereby approved subject to the following regulatory requirements, departmental
6 comments, and the following conditions of approval:

7 **Modifications:**

- 8 1. Approval from Section 400.4100 – Requirements for Design and Improvement
9 of Parking Lots for relief from the requirement to pave the boat/RV parking
10 spaces and allow gravel in said parking spaces. Drive aisles must be paved.

11 **Conditions of Approval:**

- 12 1. A Site Development Plan shall be submitted to the Jefferson County Planning
13 Division in accordance with the Unified Development Order (UDO) of
14 Jefferson County.
- 15 2. A copy of the approved Development Plan incorporating any conditions and
16 approved modifications shall be attached to each set of Site Development
17 plans submitted.
- 18 3. All improvements required in the Development Plan and Site Development
19 Plan must be installed or an escrow accepted for all incomplete items prior to
20 occupancy of the buildings for each phase.
- 21 4. If more than one (1) acre of land is being disturbed, the proposed development
22 will require a Jefferson County Land Disturbance Permit.

- 1 5. No Solid Waste may be stored on the property.
- 2 6. Building permits must be obtained for the overseas/shipping containers.
- 3 7. The applicant must obtain approval from the fire district for this method of
- 4 fireworks storage.

5 **Regulatory Requirements**

6 *Permitted Uses*

- 7 Boats, recreation vehicles, and maintenance equipment storage
- 8 Warehouse (overseas/shipping containers for fireworks storage)

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

- 10 Maximum Area Ratio: 0.55 FAR
- 11 Maximum Structure Height: 70 feet

12 *Site Development*

13 *Required Setbacks (except as specifically modified by this Ordinance):*

- 14 Front Yard: 20 feet
- 15 Side Yard: 15 feet
- 16 Rear Yard: 20 feet

17 *Design Standards*

- 18 The development shall comply with the Suburban Design Standards in accordance
- 19 with Article VII of the Jefferson County Unified Development Order.

20 *Access*

- 21 Access shall be provided in accordance with the Jefferson County Unified
- 22 Development Order, except as specifically modified by this Ordinance.

1 *Parking*

2 Parking and loading shall be provided per the regulation of Article XII of the
3 Jefferson County Unified Development Order, except as specifically modified by
4 this Ordinance.

5 *Signs*

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

8 *Lighting*

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

12 *Landscaping*

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

15 *Stormwater and Erosion and Sediment Control*

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

19 **Departmental Comments:**

20 1. Driveway entrances:

21 i) Entrance thickness shall provide 6" PCC/4" rock base (or 2" Type C Asphaltic
22 Concrete/4" Type X Asphaltic Concrete/4" rock base).

1 ii) Pavement width for entrance at ROW (including curbs) for two-way traffic
2 shall provide 26'–42'.

3 iii) Entrance width shall be provided from the street into the site for a throat
4 length of 40'.

5 2. Parking areas:

6 a) Parking areas with 5 or more required parking spaces must provide a paved
7 surface of 3" Type C Asphaltic Concrete over an 8" rock base (or 2" Type C
8 Asphaltic Concrete/4" Type X Asphaltic Concrete; or 6" PCC).

9 b) Parking areas with 4 or less required parking spaces (and contractors storage
10 yards) must provide an 8" rock base minimum.

11 3. Detention:

12 a) Stormwater shall be detained and released at a rate not to exceed the release rate
13 from the site under the existing (pre-developed) conditions for the 2 and 100-year
14 storm events. Detention/retention basins must also contain an overflow structure
15 capable of passing a 100-year, 20-minute design storm.

16 b) Channel protection is required to treat the high-frequency, low-severity storm
17 runoff events within the detention basins by metering it out slowly over 24-48
18 hours.

19 c) No detention is required if non-residential development has less than an additional
20 12,000 square feet of impervious area. However, low impact practices are
21 required to mitigate the additional runoff created by the additional impervious
22 coverage and no adverse impact may be created.

1 d) Stormwater system shall be designed for the 15-year, 20-minute event. Provide
2 hydraulic calculations and drainage area map for each system.

3 4. Grading:

4 a) Submit a geotechnical report, sealed by an Engineer registered in the State of
5 Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at
6 slopes proposed steeper than 3:1 must be included in the report for slope stability.

7 Section 2. The zoning map of Jefferson County, Missouri shall be amended
8 by changing the area where said real estate is located on the map with the marking
9 "PC23057."

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

12 Section 4. If any part of this Ordinance is invalid for any reason, such
13 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, Gene Barbagallo	_____
Council Member District 3, VACANT	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS ____ DAY OF _____, 2024:

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

_____, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

By _____
Deputy Clerk

First Reading: 01-08-2024

Second Reading:

Third Reading:

BILL NO.: 23-1248

ORDINANCE NO.: 23-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE ORDERING AN ELECTION TO BE HELD ON TUESDAY,**
2 **APRIL 2, 2024, UPON THE QUESTION OF DISINCORPORATION OF THE**
3 **VILLAGE OF PEACEFUL VILLAGE AND FOR THE NOTICE OF THE**
4 **ELECTION TO BE PUBLISHED IN ACCORDANCE WITH 80.570 RSMO.**

5 **WHEREAS**, in November and December of 2023, a circulator, John Kindermann,
6 collected the signatures of twenty-five percent of the registered voters of the Village of
7 Peaceful Village; and

8 **WHEREAS**, the County Clerk's office certified that all the signatures were valid;
9 and

10 **WHEREAS**, in accordance with Section 80.570, RSMo., the Jefferson County,
11 Missouri, Council must order an election upon the question of disincorporation submitted to
12 the voters of Village of Peaceful Village; and

13 **WHEREAS**, in accordance with Section 80.570, RSMo., the Jefferson County,
14 Missouri, Council shall authorize the publication of the notice of said election in a
15 newspaper of general circulation published in Jefferson County, Missouri; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has determined that the
17 question of disincorporation of the Village of Peaceful Village should be placed on the ballot
18 at the election to be conducted on April 2, 2024.

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

1 Section 1: Pursuant to the authority granted by, and subject to, the provisions of
2 Section 80.570, RSMo., the Jefferson County, Missouri, Council orders an election upon the
3 question of disincorporation of the Village of Peaceful Village to be called and held on
4 Tuesday, April 2, 2024, for the residents of the Village of Peaceful Village.

5 Section 2: The Jefferson County, Missouri, Council authorizes the notice of
6 publication of said election to be published in a newspaper of general circulation in Jefferson
7 County, which includes a copy of the petition and the names of the petitioners, for a period
8 of eight (8) weeks successively.

9 Section 3: The question to the voters in the Village of Peaceful Village shall be as
10 follows:

11 Shall the Village of Peaceful Village be dissolved?

12 YES _____ NO _____

13 If you are in favor of the question, place an " x" in the box opposite " Yes."

14 If you are opposed to the question, place an " x" in the box opposite "No."

15 Section 4: The Jefferson County, Missouri, Council hereby requests that the
16 County Clerk of the County of Jefferson, Missouri, as the Election Authority for the County
17 and the election officials under her direction and control conduct such election as hereby
18 called for by this Ordinance.

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

1 Section 6: A copy of this Ordinance and all exhibits, if any, shall be kept on file
2 at the County Clerk's Office consistent with the rules and procedures for the maintenance
3 and retention of records as promulgated by the Secretary of State.

**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, Gene F. Barbagallo	_____
Council Member District 3, VACANT	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2023:

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2023.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2023.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 12/21/2023

Second Reading:

Third Reading:

BILL NO.: 23-1248

ORDINANCE NO.: 23-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE ORDERING AN ELECTION TO BE HELD ON TUESDAY,**
2 **APRIL 2, 2024, UPON THE QUESTION OF DISINCORPORATION OF THE**
3 **VILLAGE OF PEACEFUL VILLAGE AND FOR THE NOTICE OF THE**
4 **ELECTION TO BE PUBLISHED IN ACCORDANCE WITH 80.570 RSMO.**

5 **WHEREAS**, in November and December of 2023, a circulator, John Kindermann,
6 collected the signatures of twenty-five percent of the registered voters of the Village of
7 Peaceful Village; and

8 **WHEREAS**, the County Clerk's office certified that all the signatures were valid;
9 and

10 **WHEREAS**, in accordance with Section 80.570, RSMo., the Jefferson County,
11 Missouri, Council must order an election upon the question of disincorporation submitted to
12 the voters of Village of Peaceful Village; and

13 **WHEREAS**, in accordance with Section 80.570, RSMo., the Jefferson County,
14 Missouri, Council shall authorize the publication of the notice of said election in a
15 newspaper of general circulation published in Jefferson County, Missouri; and

16 **WHEREAS**, the Jefferson County, Missouri, Council has determined that the
17 question of disincorporation of the Village of Peaceful Village should be placed on the ballot
18 at the election to be conducted on April 2, 2024.

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

1 Section 1: Pursuant to the authority granted by, and subject to, the provisions of
2 Section 80.570, RSMo., the Jefferson County, Missouri, Council orders an election upon the
3 question of disincorporation of the Village of Peaceful Village to be called and held on
4 Tuesday, April 2, 2024, for the residents of the Village of Peaceful Village.

5 Section 2: The Jefferson County, Missouri, Council authorizes the notice of
6 publication of said election to be published in a newspaper of general circulation in Jefferson
7 County, which includes a copy of the petition and the names of the petitioners, for a period
8 of eight (8) weeks successively.

9 Section 3: The question to the voters in the Village of Peaceful Village shall be as
10 follows:

11 Shall the Village of Peaceful Village be dissolved?

12 YES _____ NO _____

13 If you are in favor of the question, place an " x" in the box opposite " Yes."

14 If you are opposed to the question, place an " x" in the box opposite "No."

15 Section 4: The Jefferson County, Missouri, Council hereby requests that the
16 County Clerk of the County of Jefferson, Missouri, as the Election Authority for the County
17 and the election officials under her direction and control conduct such election as hereby
18 called for by this Ordinance.

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

1 Section 6: A copy of this Ordinance and all exhibits, if any, shall be kept on file
2 at the County Clerk's Office consistent with the rules and procedures for the maintenance
3 and retention of records as promulgated by the Secretary of State.

**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, Gene F. Barbagallo	_____
Council Member District 3, VACANT	_____
Council Member District 4, Charles Groeteke	_____
Council Member District 5, Scott Seek	_____
Council Member District 6, Daniel Stallman	_____
Council Member District 7, Bob Tullock	_____

THE ABOVE BILL ON THIS _____ DAY OF _____, 2023:

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

Charles Groeteke, County Council Chair

Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS _____ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2023.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2023.

Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff, County Clerk

BY: _____

First Reading: 12/21/2023

Second Reading:

Third Reading: