



COUNTY COUNCIL NOTICE OF A REGULAR MEETING

Notice is hereby given that the Jefferson County, Missouri, Council will conduct a Regular Meeting on Monday, January 22, 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. APPROVAL OF THE JOURNAL
 - A. Approval of the January 08, 2024, Journal – Regular Meeting
- IX. COUNCIL INTERVIEWS FOR DISTRICT #3 VACANCY
 - A. Interviews Scheduled by Order of Lottery.
 - B. Closed Session Pursuant to Section 610.021 Subdivision (3) of the Revised Statutes of the State of Missouri for the Purpose of Hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.
 1. Consideration of Candidates.
 2. Voting to Fill District #3 Seat.
- X. PUBLIC HEARING
- XI. REPORTS FROM COUNTY EXECUTIVE
- XII. RECONSIDERATION OF BILLS
- XIII. CONSIDERATION OF VETOED BILLS

XIV. CONSENT AGENDA

Bill No. 24-0112 - An Ordinance To Authorize The County Executive To Execute Change Order Number 1 For The High Ridge Boulevard-Shared Path Program With Infrastructure Management, Inc. In Council District 1. *(Department of Public Works)*

Bill No. 24-0113 - An Ordinance To Authorize Jefferson County To Reimburse The Village Of Cedar Hill Lakes, 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. 24-0114 - An Ordinance To Authorize Jefferson County To Request Funding For Bridge Preservation Projects And A Roadway Safety Project And To Authorize The County Executive, As The Authorized County Representative, To Execute The Necessary Documents For The 2025-2028 Surface Transportation Block Grant Program - Suballocated (STP-S) Applications In Council Districts 1, 2, And 7. *(Department of Public Works)*

Bill No. 24-0115 - 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 Digital Changeable Message Sign 2024; 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. 24-0116 - 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 Kimmswick Playground 2023; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts. *(Department of Parks and Recreation)*

Bill No. 24-0117 - An Ordinance To Renew Coverage For Automobile Physical Damage, Automobile Liability, General Liability, Employment Practices Liability, Errors & Omissions Liability, Law Enforcement Liability, Jail Enforcement Liability Insurance With Missouri Public Entity Risk Management Fund (MOPERM). *(Department of Administration and Department of Auditor)*

Bill No. 24-0118 - An Ordinance Approving An Agreement Between Jefferson County, Missouri, Department Of The Sheriff, And PowerDMS 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. 24-0119 - An Ordinance Authorizing Jefferson County, Missouri To Accept The Award For The 2021 Urban Areas Security Initiative (UASI) Grant For The Department Of The Sheriff And The Department Of Emergency Management And Authorizing The County Executive To Execute The Documents Necessary For The County To Participate In Said Grant. *(Department of the Sheriff)*



(Consent Agenda, Continued)

Bill No. 24-0120 - An Ordinance To Approve Epidemiological Coverage Insurance For The County With Missouri Public Entity Risk Management Fund (MOPERM). *(Department of Administration and Department of Auditor)*

Bill No. 24-0121 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The Ford Super Duty Trucks 2024 Contract For The Jefferson County, Missouri, Department Of Public Works. *(Department of Public Works)*

Bill No. 24-0122 - An Ordinance To Renew Coverage For Property Coverage And Fidelity And Crime Insurance With Missouri Public Entity Risk Management Fund (MOPERM). *(Department of Administration and Department of Auditor)*

Bill No. 24-0123 - An Ordinance Approving A Purchase Of Mobile Data Terminals From Turn-Key Mobile, Inc., For The Department Of County Services And Authorizing The County Executive To Execute Documents Necessary To Complete The Purchase. *(Department of the County Services and Code Enforcement)*

XV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

XVI. CONSIDERATION OF RESOLUTIONS

XVII. INTRODUCTION OF BILLS

Bill No. 24-0124 - An Ordinance Amending The Jefferson County, Missouri, Code Of Ordinances, Chapter 240, Jefferson County, Missouri, Parks And Recreation Chapter, Article III, Section 240.080 "Park Regulations" By Adding A Subsection U, Which Prohibits Swimming And/Or Wading In Rockford Beach Park, To That Section, And Also Amending Subsection B Of Section 240.090, "Alcohol Use In County Parks[.]" Of Chapter 240 Of The Jefferson County, Missouri, Code Of Ordinances, To Provide For The Prohibition Of All Types Of Alcoholic Beverages At Rockford Beach Park . *(Department Of County Counselor)*

XVIII. PERFECTION 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)*

(Perfection, Continued)

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 3. *(Department of County Services and Code Enforcement)*

XIX. FINAL PASSAGE 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 3. *(Department of County Services and Code Enforcement)*

XX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

XXI. OTHER MATTERS

A. Motion To Acknowledge Receipt Of The Jefferson County Treasurer's Monthly Settlement And Financial Report For November, 2023 And To Place On File In The County Clerk's Office. *(County Clerk)*

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.: 24-0112

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NUMBER 1 FOR THE HIGH RIDGE**
3 **BOULEVARD-SHARED PATH PROGRAM WITH INFRASTRUCTURE**
4 **MANAGEMENT, INC. IN COUNCIL DISTRICT 1**

5 **WHEREAS**, Jefferson County, Missouri, (hereafter, the “County”), in response to
6 a certain Invitation for Bid, received and opened bids for the construction of the High Ridge
7 Boulevard-Shared Path Program; and

8 **WHEREAS**, after reviewing the bids set forth above, the County determined that
9 it was in the best interests of the County to award the bid for the High Ridge Boulevard-
10 Shared Path Program to Infrastructure Management, Inc. upon approval by the County
11 Council and the County Executive; and

12 **WHEREAS**, Pursuant to Ordinance 23-0178, Jefferson County, Missouri entered
13 into a Contract with Infrastructure Management, Inc. in the amount of two million, six
14 hundred forty-seven thousand, three hundred seventy-two dollars and eighty cents
15 **(\$2,647,372.80)**, subject to budgetary limitations, for the High Ridge Boulevard-Shared
16 Path Program; and

17 **WHEREAS**, the County finds that it is now necessary to adjust some quantities of
18 pay items in the contract. The differences in contract quantities reflect the necessary

1 changes made in the field and the actual final quantities of work. These figures represent
2 the difference between the value of construction and materials shown in the bid package
3 and the final quantities used and measured during construction; and

4 **WHEREAS**, the Jefferson County Council finds that it is now necessary and in the
5 best interest of the County to execute Change Order Number 1 for an increase of forty-six
6 thousand, three hundred eleven dollars and eighty cents (**\$46,311.80**) to the contract sum,
7 subject to budgetary limitations with Infrastructure Management, Inc. for the High Ridge
8 Boulevard-Shared Path Program Contract.

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

11 Section 1. Change Order Number 1 for an increase of forty-six thousand, three
12 hundred eleven dollars and eighty cents (**\$46,311.80**) to the contract sum with
13 Infrastructure Management, Inc. for the High Ridge Boulevard-Shared Path Program
14 Contract, for a revised total cost of two million, six hundred ninety-three thousand, six
15 hundred eighty-four dollars and sixty cents (**\$2,693,684.60**) is approved, subject to
16 budgetary limitations.

17 Section 2. The Jefferson County, Missouri, Council authorizes the County
18 Executive to execute Change Order Number 1 to the High Ridge Boulevard-Shared Path
19 Program with Infrastructure Management, Inc. and any agreements or contracts necessary
20 to effectuate the award of the bids and proposals set forth in this Ordinance. The County
21 Executive is further authorized to take any and all actions necessary to carry out the intent
22 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
7 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, _____

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**

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 _____, 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

Reading Date: 1-22-2024

BILL NO.: 24-0113

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE JEFFERSON COUNTY TO**
2 **REIMBURSE THE VILLAGE OF CEDAR HILL LAKES, MISSOURI UNDER THE**
3 **TAX REVENUE SHARING AGREEMENT FOR THE ONE-HALF OF ONE**
4 **PERCENT (1/2 OF 1%) ROAD IMPROVEMENT SALES TAX FOR THE PURPOSE**
5 **OF 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 Village of Cedar Hill
9 Lakes, Missouri, (hereafter, the “Municipality”) for the purpose of sharing and spending
10 revenue, generated by the imposition of a countywide sales tax, on programmed projects for
11 the 2024 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 Village of Cedar Hill Lakes	\$900.00

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 Village of Cedar Hill Lakes	\$900.00

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, _____	_____
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**

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 _____, 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: 01-22-2024

BILL NO.: 24-0114

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE TO AUTHORIZE JEFFERSON COUNTY TO REQUEST**
2 **FUNDING FOR BRIDGE PRESERVATION PROJECTS AND A ROADWAY**
3 **SAFETY PROJECT AND TO AUTHORIZE THE COUNTY EXECUTIVE, AS**
4 **THE AUTHORIZED COUNTY REPRESENTATIVE, TO EXECUTE THE**
5 **NECESSARY DOCUMENTS FOR THE 2025-2028 SURFACE**
6 **TRANSPORTATION BLOCK GRANT PROGRAM - SUBALLOCATED (STP-S)**
7 **APPLICATIONS IN COUNCIL DISTRICTS 1, 2, AND 7.**

8 **WHEREAS,** the Jefferson County, Missouri Council desires to apply for funding
9 for the projects listed below for the 2025-2028 Transportation Improvement Program by
10 completing the STP-S applications from the East-West Gateway Council of Governments;
11 and

12 **WHEREAS,** the Jefferson County, Missouri, Council finds that it is now necessary
13 and in the best interest of the County to not only apply for, but to enter into the 2025-2028
14 STP-S Agreements with the Missouri Highways and Transportation Commission for the
15 approved funding of said improvements as set forth herein which includes federal
16 reimbursements of up to 80% for design, right-of-way acquisition, construction, and
17 construction engineering, up to a maximum of \$5,850,000 subject to budgetary limitations;
18 and

1 **WHEREAS**, the Jefferson County, Missouri, Council finds it now necessary and
2 in the best interest of the County for the County Executive to execute the necessary
3 documents or agreements for the funding of the following:

4 Browns Ford Road Bridge Preservation

5 Bridge Preservation Project (Council District 7)

6 Cedar Hill Road Bridge Preservation

7 Bridge Preservation Project (Council District 7)

8 Twin River Road Bridge Preservation

9 Bridge Preservation Project (Council District 1)

10 Saline Road – from 400 feet south of Memory Lane to Diehl Road -

11 Safety Improvement Project (Council Districts 1 & 2)

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

14 Section 1. Jefferson County, Missouri shall request funding for the various Surface
15 Transportation Block Grant Program – Suballocated (STP-S) applications and the County
16 Executive shall execute the required documents for the 2025-2028 Transportation
17 Improvement Program Applications and any subsequent Agreements for the following
18 projects up to a maximum of \$5,850,000 and subject to budgetary limitations:

19 Browns Ford Road – Bridge Preservation Project

20 Cedar Hill Road – Bridge Preservation Project

21 Twin River Road – Bridge Preservation Project

22 Saline Road - Safety Improvement Project

23 Section 2. The Jefferson County, Missouri, Council authorizes the County

1 Executive to furnish such information as may be reasonably requested in connection with
2 the applications, to sign all necessary documents on behalf of the County and to furnish
3 such assurances as may be required by law or regulation necessary to carry out the intent
4 of this Ordinance. A blank copy of the Bridge Preservation and Safety Improvement
5 Project applications are attached hereto as Exhibits “A” and “B,” respectively, and are
6 incorporated by reference.

7 Section 3. Copies of all Invitations for Bid, response thereto, any contract
8 agreements and Change Orders shall be maintained by the Department of the County Clerk
9 consistent with the rules and procedures for the maintenance and retention of records as
10 promulgated by the Secretary of State.

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

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 _____, 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: 01-22-2024

1 lowest and best bid for the respective items or services and met the bid or proposal
2 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 STF, LLC DBA Traffic Control Company
5 for a term from date of approval to 1-22-25 upon approval by the for **up to \$40,906.98 per**
6 **term, for total amount not to exceed \$40,906.98 for the term**, subject to budgetary
7 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 Digital Changeable Message Sign 2024

15 TERM

16 Date of approval to 1-22-25

17 AMOUNT

18 **Up to \$40,906.98 per term,**

19 **for total amount not to exceed \$40,906.98 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDER

22 STF, LLC DBA Traffic Control Company

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

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

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

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 _____, 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: 01/22/2024

ORDINANCE NO.: 24-_____

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 KIMMSWICK PLAYGROUND 2023; 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.**

11	<u>BID NAME</u>
12	Kimmswick Playground 2023
13	<u>NUMBER OF BIDS RECEIVED</u>
14	4
15	<u>DATE OF BID OPENING</u>
16	12-12-23

Page 1 of 5

1 the lowest and best bid for the respective items or services and met the bid or proposal
2 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 PlayPower LT Farmington, Inc., (All
5 Inclusive Rec., LLC, as installer) for a term from date of approval to 1-22-25 upon approval
6 for **up to \$70,000.00 per term, for total amount not to exceed \$70,000.00 for the term,**
7 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 Kimmswick Playground 2023

15 TERM

16 Date of approval to 1-22-25

17 AMOUNT

18 **Up to \$70,000.00 per term,**

19 **for total amount not to exceed \$70,000.00 for the term,**

20 subject to budgetary limitations

21 AWARDED BIDDER

22 PlayPower LT Farmington, Inc., (All Inclusive Rec., LLC, as installer)

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

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

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

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 _____, 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: 01/22/2024

INSURANCE NAME

Missouri Public Entity Risk Management Fund (MOPERM)

ORDINANCE NUMBER

23-0104

WHEREAS, the Jefferson County, Missouri, Council finds it is in the best interests of the County to renew coverage for 2024 for Automobile Physical Damage, Automobile Liability (Fleet) General Liability for Automobile Physical Damage (Fleet), Automobile Liability (Fleet), for General Liability, employment Practices Liability, Errors & Omissions Liability, Jail Operations Liability, and Law enforcement Liability with Missouri Public Entity Risk Management Fund (MOPERM) from 01-01-2024 to 01-01-2025 up to the total amount of **\$1,345,769.00** subject to budgetary limitations.

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

AS FOLLOWS:

Section 1. The County authorizes the renewal of coverage for 2024 for Automobile Physical Damage, Automobile Liability, General Liability, Employment Practices Liability, Errors & Omissions Liability, Jail Operations Liability and Law Enforcement Liability, insurance coverage with Missouri Public Entity Risk Management Fund (MOPERM) for an additional one-year term as follows:

RENEWAL

Automobile Physical Damage (Fleet)

Automobile Liability (Fleet)

General Liability

1 Employment Practices Liability
2 Errors & Omissions Liability
3 Law Enforcement Liability
4 Jail Operations Liability TERM
5 01-01-2024 to 01-01-2025
6 AMOUNT
7 For an amount of **\$1,345,769.00**
8 subject to budgetary limitations

9 INSURANCE NAME
10 Missouri Public Entity Risk Management Fund (MOPERM)

11 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
12 County Executive to execute a renewal agreement, incorporated herein by reference and
13 attached as Exhibit A. The County Executive is further authorized to take any and all
14 actions necessary to carry 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, _____	_____
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**

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 _____, 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: 01/22/2024

BILL NO.: 24-0118

ORDINANCE NO.: 24- _____

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, running from 2-26-2024 to
5 2-25-2025, for the total amount not to exceed **\$9,769.83**, 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, running from 2-26-2024 to 2-25-2025, for the
11 total amount not to exceed **\$9,769.83** 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, Gene F. Barbagallo _____

Council Member District 3, _____

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**

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 _____, 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: 01/22/2024

BILL NO.: 24-0119

ORDINANCE NO.: 24- ____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE AUTHORIZING JEFFERSON COUNTY, MISSOURI TO**
2 **ACCEPT THE AWARD FOR THE 2021 URBAN AREAS SECURITY INITIATIVE**
3 **(UASI) GRANT FOR THE DEPARTMENT OF THE SHERIFF AND THE**
4 **DEPARTMENT OF EMERGENCY MANAGEMENT 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 Public
8 Safety; and

9 **WHEREAS**, the East-West Gateway Council of Governments is the subrecipient
10 of said grant; and

11 **WHEREAS**, Jefferson County, Missouri (hereafter the “County”) is currently the
12 final recipient of the 2021 Urban Areas Security Initiative (UASI) Grant; and

13 **WHEREAS**, the County will receive equipment and supplies to support emergency
14 response in the St. Louis Urban Area; and

15 **WHEREAS**, the goal of the Urban Areas Security Initiative (UASI) is to provide
16 tactical team night vision, tactical team camera for the Jefferson County Sheriff’s
17 Department; and

18 **WHEREAS**, the Department of Emergency Management will be provided Hazmat
19 Sustainment Equipment & Supplies; and

1 **WHEREAS**, the Sheriff’s Department will be provided fifteen (15) Tactical Night
2 Vision in the amount of Four Thousand Dollars **(\$4,000.00)** per unit and one (1) Tactical
3 Team Camera in the amount of Twenty-Eight, Three Hundred Thirty-Four Dollars
4 **(\$28,334.00)**; and

5 **WHEREAS**, the Department of Emergency Management will be provided five (5)
6 Hazmat Sustainment Equipment & Supplies in the amount of One Thousand, Three
7 Hundred Fifty-One Dollars **(\$1,351.00)** per unit; and

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

10 Section 1. The County is accepts the award of the 2021 Urban Areas Security
11 Initiative (UASI) Grant in the amount of fifteen (15) Tactical Night Vision in the amount
12 of Four Thousand Dollars **(\$4,000.00)** per unit and one (1) Tactical Team Camera in the
13 amount of Twenty-Eight, Three Hundred Thirty-Four Dollars **(\$28,334.00)** and for the
14 amount of five (5) Hazmat Sustainment Equipment & Supplies in the amount of One
15 Thousand, Three Hundred Fifty-One Dollars **(\$1,351.00)** per unit for a total amount of
16 Ninety-Five Thousand, Eighty-Nine Dollars **(\$95,089.00)**, subject to budgetary limitations.

17 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
18 County Executive to execute the agreement incorporated by Reference as Exhibit “A1” and
19 any agreements or contracts or documents necessary to effectuate the award of the bids and
20 proposals set forth in this Ordinance. The County Executive is further authorized to take
21 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, _____	_____
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**

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 _____, 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: 01/22/2024

BILL NO.: 24-0120

ORDINANCE NO.: 24- ____

INTRODUCED BY: COUNCIL MEMBER (s) _____

**AN ORDINANCE TO APPROVE EPIDEMIOLOGICAL COVERAGE
INSURANCE FOR THE COUNTY WITH MISSOURI PUBLIC ENTITY RISK
MANAGEMENT FUND (MOPERM).**

WHEREAS, Jefferson County, Missouri, (hereafter, the “County”) recommends
the coverage for 2024 for Epidemiological Coverage insurance coverage with Missouri
Public Entity Risk Management Fund (MOPERM) as follows:

INSURANCE COVERAGE

Epidemiological

INSURANCE NAME

Missouri Public Entity Risk Management Fund (MOPERM)

WHEREAS, the Jefferson County, Missouri, Council finds it is in the best interests
of the County to approve coverage for 2024 for Epidemiological Coverage with Missouri
Public Entity Risk Management Fund (MOPERM) from 01-01-2024 to 01-01-2025 up to
the total amount of **\$9,565.00** subject to budgetary limitations.

WHEREAS, Epidemiological Coverage is to cover claims on organic pathogen
such as any threatened infectious, pathogenic, toxic or other harmful properties of any
organic pathogen, including exposure to any organic pathogen; and

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

1 Section 1. The County authorizes the approval of coverage for 2024 for
2 Epidemiological Coverage insurance coverage with Missouri Public Entity Risk
3 Management Fund (MOPERM) for one-year term:

4 INSURANCE COVERAGE

5 Epidemiological

6 TERM

7 01-01-2024 to 01-01-2025

8 AMOUNT

9 For an amount of **\$9,565.00**

10 subject to budgetary limitations

11 INSURANCE NAME

12 Missouri Public Entity Risk Management Fund (MOPERM)

13 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
14 County Executive to execute a renewal agreement, incorporated herein by reference and
15 attached as Exhibit A. The County Executive is further authorized to take any and all
16 actions 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, _____	_____
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**

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 _____, 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: 01/22/2024

BILL NO.: 24-0121

ORDINANCE NO.: 24- _____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE TO AUTHORIZE THE COUNTY EXECUTIVE TO**
2 **EXECUTE CHANGE ORDER NO. 1 FOR THE FORD SUPER DUTY TRUCKS 2024**
3 **CONTRACT FOR THE JEFFERSON COUNTY, MISSOURI, DEPARTMENT OF**
4 **PUBLIC WORKS.**

5 **WHEREAS**, Pursuant to Ordinance 23-0474, Jefferson County, Missouri and the
6 Department of Public Works, Division of Fleet Services entered into a Contract, known as
7 the Ford Super Duty Trucks 2024 Contract, with Reuther Ford for \$52,000.00; and,

8 **WHEREAS**, the Department of Public Works, Division of Fleet Services of
9 Jefferson County, Missouri finds that it is now necessary to adjust the estimated amount of
10 the Ford Super Duty Trucks 2024 Contract; and

11 **WHEREAS**, the need for the adjustment is due to market availability of trucks
12 needed; and

13 **WHEREAS**, the Department of Public Works intends to purchase six (6) F-250
14 pickup trucks; and

15 **WHEREAS**, Jefferson County, Missouri and the Department of Public Works,
16 Division of Fleet Services for Jefferson County, hereby request an increase of an additional
17 Two Hundred Seventy-Seven Thousand, Five Hundred Sixty Dollars (**\$277,560.00**) to the
18 Ford Super Duty Trucks 2024 with Reuther Ford; and,

1 **WHEREAS** Jefferson County, Missouri, Council finds that it is now necessary and
2 in the best interest of the County to execute Change Order No. 1 to the Ford Super Duty
3 Trucks 2024 Contract with Reuther Ford, for an increase of Two Hundred Seventy-Seven
4 Thousand, Five Hundred Sixty Dollars (**\$277,560.00**) to the contract sum, subject to
5 budgetary limitations; for a revised total of Three Hundred Twenty-Nine Thousand, Five
6 Hundred Sixty Dollars (**\$329,560.00**) for the Ford Super Duty Trucks 2024 Contract upon
7 approval.

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

8 Section 1. The Contract with Reuther Ford for the Ford Super Duty Trucks 2024
9 Contract shall be increased by Two Hundred Seventy-Seven Thousand, Five Hundred Sixty
10 Dollars (**\$277,560.00**) for a revised total cost of Three Hundred Twenty-Nine Thousand,
11 Five Hundred Sixty Dollars (**\$329,560.00**), subject to budgetary limitations.

12 Section 2. The Jefferson County, Missouri, Council hereby authorizes the County
13 Executive to execute Change Order No. 1 to the Ford Super Duty Trucks 2024 Contract with
14 Reuther Ford, and any agreements or contracts necessary to effectuate the award of the bids
15 and proposals set forth in this Ordinance. The County Executive is further authorized to take
16 any and all actions necessary to carry out the intent of this Ordinance.

17 Section 3. Copies of all Invitations for Bid, response thereto, any contract
18 agreements and change orders shall be maintained by the Department of the County Clerk
19 consistent with the rules and procedures for the maintenance and retention of records as
20 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, _____	_____
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**

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 _____, 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: 01/22/2024

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

3 Section 1. The County authorizes the renewal of coverage for 2024 for
4 Property Coverage, and Fidelity and Crime insurance coverage with Missouri Public Entity
5 Risk Management Fund (MOPERM) for an additional one-year term as follows:

6 RENEWAL

7 Property Coverage, and Fidelity and Crime insurance

8 TERM

9 01-01-2024 to 01-01-2025

10 AMOUNT

11 Property Coverage up to the amount of **\$312,297.00**

12 Fidelity and Crime insurance coverage up to the amount of **\$3,721.00**

13 up to the total amount of **\$316,018.00**

14 subject to budgetary limitations

15 INSURANCE NAME

16 Missouri Public Entity Risk Management Fund (MOPERM)

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

21 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses
22 thereto, and any contracts or agreements shall be maintained by the Department of the

1 County Clerk consistent with the rules and procedures for the maintenance and retention
2 of records as promulgated by the Secretary of State.

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

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 _____, 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: 01/22/2024

BILL NO.: 24-0123

ORDINANCE NO.: 24- ____

INTRODUCED BY: COUNCIL MEMBER (s) _____

1 **AN ORDINANCE APPROVING A PURCHASE OF MOBILE DATA**
2 **TERMINALS FROM TURN-KEY MOBILE, INC., FOR THE DEPARTMENT OF**
3 **COUNTY SERVICES AND AUTHORIZING THE COUNTY EXECUTIVE TO**
4 **EXECUTE DOCUMENTS NECESSARY TO COMPLETE THE PURCHASE.**

5 **WHEREAS**, the Jasper County, Missouri, Sheriff’s Office entered into a Contract
6 with Turn-Key Mobile, Inc. (“Turn-Key”); and

7 **WHEREAS**, the Contract is styled “Contract for Law enforcement Vehicle
8 Equipment” (“Contract”) and provides for the sale of certain computer hardware, including
9 mobile data terminals, and software to the Jasper County Sheriff pursuant to certain pricing
10 and other terms and conditions; and

11 **WHEREAS**, Section 31 of the Contract expressly provides that “Buyer [Jasper
12 County] and Seller [Turn-Key] each agree to allow other governmental entities the option
13 to purchase directly from this contract[;]” and

14 **WHEREAS**, Section 31 of the Contract references Section 34.046, RSMo., as
15 providing the authority for such allowance; and

16 **WHEREAS**, Section 130.020.K.2 of the Jefferson County Code of Ordinances
17 provides, in part, that “[c]ooperative procurement agreements, which have met the sealed
18 bid requirements as outlined herein, in which Jefferson County is eligible to participate
19 shall be considered to have met all bid documentation requirements[;]” and

1 **WHEREAS**, the Contract between the Jasper County Sheriff and Turn-Key was
2 entered into pursuant to a request for proposal, sealed bid process of the type required by
3 Jefferson County Ordinances; and

4 **WHEREAS**, the Department of County Services, desires to purchase certain
5 hardware and software, specifically mobile data terminals, from Turn-Key pursuant to the
6 terms of the Contract,

7 **WHEREAS**, although the County and Turn-Key agree that the purchase will be
8 generally undertaken pursuant to the terms of the Contract the parties set forth certain
9 changes to the Contract that will apply only to the terms of the Contract as they relate to
10 purchases between the County and Turn-Key and which will have no effect upon Turn-
11 Key's contracts and dealings with Jasper County's Sheriff or other buyers; and

12 **WHEREAS**, County and Turn-Key propose to enter into a separate agreement to
13 be styled an "Addendum" to the Contract, which shall substantially adopt the terms and
14 conditions of the Contract and which shall fully adopt the pricing terms of the Contract but
15 which will set forth different terms in certain instances; and

16 **WHEREAS**, the Jefferson County, Missouri, Council finds that it is now necessary
17 and in the best interest of the County to execute the Addendum for the County to utilize
18 the Jasper County Law Enforcement Vehicle Equipment Contract for the term of the
19 contract, specifically from the date of approval to 3-15-26, for the total amount not to
20 exceed Sixty-Seven Thousand, Six Hundred and Eighty Dollars (\$67,680.00), subject to
21 budgetary limitations.

22 **WHEREAS**, the Addendum as above described is attached hereto as Exhibit 1; and

1 WHEREAS, additionally, the Contract between Turn-Key and Jasper County
2 Sheriff's Office, together with its Exhibits, is attached hereto as Exhibit 2.

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

5 Section 1. The Addendum, as above described, and the purchase of mobile data
6 terminals, pursuant to said Addendum, for the total amount not to exceed Sixty-Seven
7 Thousand, Six Hundred and Eighty Dollars (**\$67,680.00**) are approved, subject to
8 budgetary limitations.

9 Section 2. The Jefferson County, Missouri, Council hereby authorizes the
10 County Executive to execute the Addendum, attached hereto as Exhibit 1, on behalf of the
11 County. The County Executive is further authorized to take any and all actions necessary
12 to carry out the intent of this Ordinance.

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

17 Section 4. This Ordinance shall be in full force and effect from and after its
18 date of approval.

19 Section 5. If any part of this Ordinance is invalid for any reason, such invalidity
20 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, _____	_____
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**

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 _____, 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: 01/22/2024

BILL NO.: 24-0124

ORDINANCE NO.: 24-_____

INTRODUCED BY: COUNCIL MEMBER(s) _____

1 **AN ORDINANCE AMENDING THE JEFFERSON COUNTY, MISSOURI,**
2 **CODE OF ORDINANCES, CHAPTER 240, JEFFERSON COUNTY, MISSOURI,**
3 **PARKS AND RECREATION CHAPTER, ARTICLE III, SECTION 240.080 “PARK**
4 **REGULATIONS” BY ADDING A SUBSECTION U, WHICH PROHIBITS**
5 **SWIMMING AND/OR WADING IN ROCKFORD BEACH PARK, TO THAT**
6 **SECTION, AND ALSO AMENDING SUBSECTION B OF SECTION 240.090,**
7 **“ALCOHOL USE IN COUNTY PARKS[.]” OF CHAPTER 240 OF THE**
8 **JEFFERSON COUNTY, MISSOURI, CODE OF ORDINANCES, TO PROVIDE FOR**
9 **THE PROHIBITION OF ALL TYPES OF ALCOHOLIC BEVERAGES AT**
10 **ROCKFORD BEACH PARK .**

11 **WHEREAS,** Jefferson County, Missouri, has, in its parks inventory, a park known as
12 Rockford Beach Park situated along the Big River off of State Road W; and,

13 **WHEREAS,** the Jefferson County, Missouri, Council (“Council”) has the power to
14 amend, from time to time, the Jefferson County, Missouri, Code of Ordinances when deemed
15 necessary and appropriate; and,

16 **WHEREAS,** the Council, in an effort to curb recent issues at Rockford Beach Park,
17 desires to amend the Jefferson County, Missouri, Code of Ordinances, to prohibit swimming
18 and/or wading at Rockford Beach Park and to prohibit alcohol usage at Rockford Beach
19 Park; and,

1 **WHEREAS** the proposed amendments are set forth in Exhibits A and B, attached
2 hereto and incorporated herein via reference.

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

5 Section 1: The Jefferson County, Missouri, Council hereby approves the
6 amendment to Section 240.080 of the Jefferson County, Missouri, Code of Ordinances as set
7 forth in Exhibit A, attached hereto.

8 Section 2: The Jefferson County, Missouri Council hereby approves the
9 amendment to Section 240.090 of the Jefferson County, Missouri, Code of Ordinances as set
10 forth in Exhibit B, attached hereto.

11 Section 3: All amendments and changes to the Jefferson County, Missouri Code
12 of Ordinances, Chapter 240, Jefferson County, Missouri, Parks and Recreation Chapter, shall
13 be codified in the Jefferson County Code of Ordinances.

14 Section 4: Any provisions of the Jefferson County, Missouri, Code of
15 Ordinances, Chapter 240, Jefferson County, Missouri, Parks and Recreation Chapter, that are
16 not amended by this Ordinance shall remain in full effect.

17 Section 5: This Ordinance shall be in full force and effect immediately upon
18 approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
19 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, _____	_____
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**

Charles Groeteke, 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

First Reading: 1-22-2024

Second Reading:

Third Reading:

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: 01-22-2024

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: 01-22-2024

Third Reading:

BILL NO. 24-0111

ORDINANCE NO. 24-_____

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 3.**

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: 01-22-2024

Third Reading:

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: 01-22-2024

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.

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

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

7 Exhibit B, The Jefferson County Unified Development Order, adopted
8 April 2, 2008, as amended; and

9 Exhibit C, Staff Report and case file.

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

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

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

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

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

20 e. The requested change in zoning is in harmony with and is
21 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: 01-22-2024

Third Reading:

BILL NO. 24-0111

ORDINANCE NO. 24-_____

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 3.**

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: 01-22-2024

Third Reading:

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The Jefferson County, Missouri, Council conducted a regular meeting on Monday, January 22, 2024, at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

County Executive Dennis Gannon called the meeting to order at 6:30 p.m.

II. INVOCATION

Council Member **Dan Stallman** gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Recited.

County Executive Dennis Gannon honored Veterans and active military by asking them to stand and be recognized for their service.

IV. ROLL CALL

County Executive Dennis Gannon	Present
District 1 - Brian Haskins:	Present
District 2 - Gene F. Barbagallo:	Present
District 3 -	Vacant
District 4 - Charles Groeteke:	Present
District 5 - Scott Seek:	Present
District 6 - Dan Stallman:	Present
District 7 – Bob Tullock:	Present

V. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 – Council Member Haskins:

- Thanked the Sheriff's Department for the tumblers they gave the Councilmembers.
- Gave a shout out to the Hillsboro football team and asked if Councilman Tullock could present them with a Proclamation.

District 2 – Council Member Gene F. Barbagallo:

- Mentioned the City of St. Louis Health Department has requested a mask recommendation because the recent growing flu and COVID cases.
- Spoke about the arctic blast that is supposed bring in single digit temperatures, and asked if everyone to make sure they watch their pets and their neighbors.

District 3 – Vacant

District 4 – Council Member Groeteke:

- Stated he hopes everyone had a successful and happy holiday season.
- Mentioned he is looking forward to a successful 2024 legislative season for the County.
- Reminded everyone to shop in Kimmswick.

District 5 – Council Member Seek:

- Mentioned there are a lot of things going on in Jefferson County on the tourism front and reminded everyone for a list to go to www.visitjeffersoncounty.com and www.showmejeffcoevents.com.

District 6 – Council Member Stallman:

- No comment.

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District 7 – Council Member Tullock:

- He attended a Jeffco Patriots meeting where one of the main topics was the Senior Citizens Tax Credit. Several people had questions regarding it.
- Mr. Tullock stated he would contact Hillsboro High School, regarding their football team, to see if they would like to receive a Proclamation from Jefferson Council.

VI. PUBLIC COMMENTS

- Mr. Alan Leaderbrand, 5062 Romaine Spring Drive, Fenton – Spoke regarding Bill 23-1248 and felt appalled that some Councilmembers abstained from voting for it at the Council Meeting on December 21, 2023. Mr. Leaderbrand stated the County Council was mandated by the State to vote on the Bill and feels if they do not vote yes at this meeting they should resign from office.

VII. APPROVAL OF THE AGENDA

Council Member Charles Groeteke made a motion to remove Bill 24-0103 from the Agenda, seconded by Council Member Bob Tullock.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

Council Member Groeteke made a motion to approve the amended Agenda, seconded by Council Member Tullock.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

VIII. COUNCIL INTERVIEWS FOR DISTRICT # 3 VACANCY

Council Chair Groeteke welcomed the applicants and explained the process. Applicant names were pulled to determine the order of interviews. Applicants exited to the Executive Conference Room to be called in individually to be interviewed.

Applicants **Alan Leaderbrand, Alicia Embree, Jeremy Day, Gene Barbagallo, Rick Lamborn, Jeff Roorda, and Billy Crow** were called. Each candidate was asked to introduce themselves and respond to questions from Council Members. The Applicants, after each interview, returned to the Executive Conference Room. After all Applicants were interviewed Counselor **Yates** brought them back into the Assembly Room.

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IX. VOTING ON APPOINTMENT

Council Member Groeteke made a motion to enter Closed Session pursuant Section 610.021 Paragraph (3) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Personnel seconded by Council Member Otto.

Roll Call Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

The meeting entered Closed Session in the Assembly Room at 9:22 p.m. and reconvened at 9:44 p.m.

Council Member Groeteke made a motion to go back into Open Session, seconded by Council Member Stallman.

Roll Call Vote:

District 1 - Council Member Haskins:	Yes
District 2	Vacant
District 3 - Council Member Otto:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

Council Chair Charles Groeteke announced Mr. Gene Barbagallo was selected to fill the vacant position of District 2 Council Member.

VIII. SWEARING IN OF NEW DISTRICT # 3 COUNCIL MEMBER

- County Clerk Jeannie Goff swore in **Mr. Gene F. Barbagallo.**

Council Member Groeteke invited Councilman Gene Barbagallo to the dais and made a motion for a 5-minute recess, seconded by Council Member Stallman.

Vote:

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

Motion carried.

X. APPROVAL OF THE JOURNAL

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Approval of the December 21, 2023, Journal – Regular Meeting

Council Member Groeteke made a motion to approve the Journal of the December 21, 2023, Regular Meeting, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

Approval of the December 21, 2023, Journal – Work Session

Council Member Groeteke made a motion to approve the Journal of the December 21, 2023, Work Session, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

XI. PUBLIC HEARING

County Executive Gannon opened the Public Hearing and stated any citizens who wanted to make comments regarding either of the hearings to stand and be sworn in.

1. SWEARING IN OF WITNESSES

County Council Executive Assistant, Cherlynn Boyer, swore in the following witness:

- Ms. Rebecca Toney, 947 Silver Lake View, Pacific

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)

Ms. Rebecca Toney, 947 Silver Lake View, Pacific, mentioned she is with Civil Engineering Design Consultants, who is representing Community Treatment Incorporation, also known as Compass Health. She stated they are here representing them and their petition to vacate Helen Roadway, along with the utility easements in Serendipity Subdivision. Ms. Toney replied to questions from the Council.

Executive Gannon stated there were no other cards filled out to speak on regarding this subject.

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Council Member Groeteke made a motion to close the 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), seconded by Council Member Tullock.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Barbagallo	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

XII. REPORT FROM COUNTY EXECUTIVE

- Executive Gannon welcomed everyone to the first County Council Meeting of 2024 and mentioned some of the changes made to the organization of the Council Meeting.
- As we move into 2024, we will continue to work on projects involving traffic flow and safety.
- The Public Works Department has been taxed with handling the infrastructure to support the James Hardie site.
- A printed copy of the County Budget will be available and distributed soon to the Council and other Department leaders.
- An update was provided on the new software systems being implemented this year.
- Mr. Gannon commended both the Collector's Office and the Assessor's Office on their great job with getting our citizens' needs taken care of.
- Mention we will be putting RFB's out for Crime Labs and further road construction for James Hardie any many other great projects.

XIII. RECONSIDERATION OF BILLS

None

XIV. CONSIDERATION OF VETOED BILLS

None

XV. CONSENT AGENDA

Council Member Groeteke made a motion to approve the Consent Agenda in its entirety and as a whole, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

XVI. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

None

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XVII. 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.

Council Member Groeteke made a motion to read Resolution No. R24-0101 on its first and only reading by title, seconded by Council Member Stallman. Council Member Tullock read the Resolution.

Council Member Groeteke made a motion to adopt Resolution No. R24-0101, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

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.

Council Member Groeteke made a motion to read Resolution No. R24-0102 on its first and only reading by title, seconded by Council Member Stallman. Council Member Tullock read the Resolution.

Council Member Groeteke made a motion to adopt Resolution No. R24-0102, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

XVIII. 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.

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Council Member Haskins made a motion to introduce Bill No. 24-0109 by title, seconded by Council Member Groeteke. Council Member Tullock read the Bill by Title.

Council Member Haskins made a motion to approve Bill No. 24-0109 and move it to Perfection, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

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.

Council Member Groeteke made a motion to introduce Bill No. 24-0110 by title, seconded by Council Member Stallman. Council Member Tullock read the Bill by Title.

Council Member Groeteke made a motion to approve Bill No. 24-0110 and move it to Perfection, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

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 3.

Council Member Groeteke made a motion to introduce Bill No. 24-0111 by title, seconded by Council Member Stallman. Council Member Tullock read the Bill by Title. Council Member Groeteke stated there is a scrivener's error on the Bill. Instead of it showing District 3, it says District 4. Mr. Groeteke stated he was told this will be corrected.

Council Member Groeteke made a motion to approve Bill No. 24-0111 and move it to Perfection, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Gene F. Barbagallo:	Yes
District 3 -	Vacant

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District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

XIX. 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.

Council Member Groeteke made a motion to place Bill No. 23-1248 on its second reading by title, seconded by Council Member Stallman. Council Member Tullock read the Bill by title.

Council Member Groeteke made a motion to approve Bill No. 23-1248, and move it to Final Passage, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Barbagallo	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

XX. 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.

Council Member Groeteke made a motion to place Bill No. 23-1248 on its third reading by title, seconded by Council Member Stallman. Council Member Tullock read the Bill by title.

Council Member Groeteke made a motion to perfect Bill No. 23-1248 to approve and finally pass, seconded by Council Member Stallman.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Barbagallo	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

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XXI. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

Council Member Tullock requested to have a discussion regarding Senate Bill 190 – the Senior Tax Credit, placed on the next Council Meeting under Other Matters, seconded by Council Member Groeteke.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Barbagallo	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

Council Member Groeteke mentioned there will be the following County Council Committee's for 2024 - Road, Rules, and Budget Committees. If any of the Council Members want to serve on any of these Committees to please contact Ms. Boyer.

XXII. OTHER MATTERS

None

XXIII. CLOSED SESSION

XXIV. ADJOURNMENT

Council Member Groeteke made a motion to adjourn, seconded by Council Member Tullock.

Vote:

District 1 - Council Member Haskins:	Yes
District 2 - Council Member Barbagallo	Yes
District 3 -	Vacant
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Stallman:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried, and the meeting adjourned at 7:11 p.m.