

JEFFERSON COUNTY, MISSOURI – JOURNAL

February 3, 2025
Work Session
Jefferson County Administration Center, Hillsboro, MO
Assembly Room
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The Jefferson County, Missouri Council conducted a Work Session on Monday, February 3, 2025, at 6:30 p.m. in the Annex Building – 2nd floor conference room, located at 725 Maple Street, Hillsboro, Missouri.

I. CALL TO ORDER

County Council Chair Bob Tullock called the meeting to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE

Recited

III. ROLL CALL

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

IV. APPROVAL OF THE AGENDA

Council Member Charles Groeteke made a motion to approve the Agenda as presented, seconded by Councilwoman Lori Arons.

Vote:

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

Motion carried.

V. COUNTY BUSINESS

A. Economic Development

Ms. Donna Litton, Economic Development Corp. - Chief Executive Director, gave an overview of what her department does. Ms. Litton spoke about the following programs:

- Grant assistant program for homeowners, known as the Community Development Block Grant (CDBG) and Home Formula Grants.
- SBA 504 Loan Advantage Program - It provides small business owners with financing for the purchase, construction and renovation of commercial real estate and/or the purchase of long-term machinery and equipment.
- Economic Development Fund Loan - project financing to create economic benefit in Jefferson County, MO

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- Industrial Revenue Bonds – are governed by a Board of Directors from the Industrial Development Authority (IDA).
- Jefferson County Entitlement Program – this is a set of individual programs from the U.S. Department of Housing and Urban Development, (HUD). These individual programs are for the benefit of residents falling within the HUD low-to-moderate income guidelines.

B. Compass Health Network

Councilwoman Lori Arons introduced Ms. Sue Curfman, from Compass. Ms. Curfman stated one of the many services Compass Health Network provides is Youth Behavioral Health Urgent Care, (BHUC), and would like to see another in Jefferson County. Councilwoman Arons said she toured the St. Peters location and said it was amazing. Ms. Curfman handed flyers out to the Council with information about the Youth BHUC. Ms. Lauren Bruce, the Sr. Director of this department, explained what Youth BHUC does and their locations. Youth BHUC was created by Governor Parsons to help support law enforcement, first responders and the community. Ms. Bruce stated if someone has a crisis, they can dial 988 which goes directly to a mobile crisis responder who is then dispatched to the field. The goal is to keep the person who is in crisis, in the least restrictive place possible. The next speaker for Compass was Ms. Jamie Manning, who provided information regarding their new Urgent Care and explained what they do. Several questions were asked by Councilmembers, with Ms. Curfman and her team responding.

C. Apprenticeship Standards Ordinance

Councilman Tullock stated this topic is something both he and Councilman Seek have been working on, as well as Staff and County Executive Dennis Gannon, to establish an Apprenticeship Standards Ordinance. Mr. Tullock said there is a need to establish a standard, and the Apprentice Program would be a good way to do that. Mr. Tullock read what the major objectives and goals of the amendments would be. Councilmembers Crow, Brown, Groeteke and Tullock provided feedback on how they felt about this program. Councilman Crow asked Councilman Tullock if there has been any legislation written yet. Counselor Kuenzel said a draft was started last year, with Councilman Seek, and said she would send it to the Council to review. Councilman Tullock mentioned if there is enough interest it can be added to the next Work Session in March.

D. Masterplan and UDO Review and Discussion

Councilman Tullock said he received information from Deputy Director Dennis Kehm saying the next couple Advisory Panel meetings will be February 18th and March 6th. On March 5 and 6, 2025 there will be Open Houses for the Public. Mr. Tullock stated they are supposed to receive material regarding the Master Plan February 18th and wanted to see if the Council would like to meet on Monday, February 17th to discuss it. Executive Gannon suggested waiting until after both Open Houses and the Advisory Panel Meetings. The Council can attend and listen to the experts who put the plan together and ask any questions they might have. Once the draft is completed a final copy will be provided to Planning and Zoning, who will look it over.

E. Sheriff's Office Grant Application Discussion

Councilman Groeteke stated after Governor Kehoe was sworn into office he issued several executive orders. Executive Order 25-03 launched the Blue Shield Program which recognizes local governments for their dedication to effective local law enforcement and community safety. A Blue

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Shield designation highlights initiatives that enhance public safety, strengthen support for law enforcement and build lasting partnerships with the community. Issuance of the Blue Shield designation enables law enforcement agencies to access specific state grant opportunities. To receive grant money from this program the local government needs to pass a resolution demonstrating a commitment to public safety and reducing violent crimes. The Sheriff's Department and their legal staff are working on a draft of the resolution that the Council can pass for this program.

F. Overseas Container Discussion (Rules suspended)

Councilwoman Lori Arons motioned to suspend the Rules of Procedure while taking about this topic, seconded by Councilman Billy Crow.

Vote:

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

Motion passed.

Councilman Tullock stated one of the problems that exist with overseas containers on someone's property is shown in Section 400.2770 of the UDO. Recently a Petitioner came before the Planning and Zoning Commission regarding a permit to have an overseas container on his property. The Petitioner has 40 acres and according to the ordinance he is required to have it screened in, when no one else can see it. Councilwoman Arons said until the Council changes the codes, and the Petitioner doesn't ask for a variance the codes say we have to deny it. She then stated if we need to amend the codes this is something the Council can do. Councilman Crow stated he agrees with Ms. Arons but didn't understand the way she had voted. The Council discussed what criteria needs to be amended. Councilman Groeteke suggested that the Petitioner get with the Code Department for advice on applying for the variance. The Council discussed the variance and amending the UDO.

VI. ADJOURNMENT

Council Member Groeteke made a motion to adjourn the meeting, seconded by Councilwoman Arons.

Vote:

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

Motion carried, and the meeting adjourned at 8:30 p.m.