

# JEFFERSON COUNTY, MISSOURI – JOURNAL

April 7, 2025  
Work Session  
Jefferson County Administration Center, Hillsboro, MO  
Assembly Room  
Page 1 of 3

The Jefferson County, Missouri Council conducted a Work Session on Monday, April 7, 2025, at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri.

## I. CALL TO ORDER

County Council Chair 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:  | <b>Absent</b> |
| District 2 - Council Member Crow:     | Present       |
| District 3 – Councilwoman Arons:      | Present       |
| District 4 - Council Member Groeteke: | Present       |
| District 5 - Council Member Seek:     | <b>Absent</b> |
| 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:  | <b>Absent</b> |
| District 2 - Council Member Crow:     | Yes           |
| District 3 – Councilwoman Arons:      | Yes           |
| District 4 - Council Member Groeteke: | Yes           |
| District 5 - Council Member Seek:     | <b>Absent</b> |
| District 6 - Council Member Brown:    | Yes           |
| District 7 - Council Member Tullock:  | Yes           |

Motion carried.

## V. COUNTY BUSINESS

### A. Chapter 700 Utility Code Amendments

Public Works Director Jason Jonas presented proposed amendments to the Utility Code – Chapter 700 – to the Council, outlining the key changes under consideration. One notable update includes increasing permit fees from \$3.00 to \$25.00, aligning Jefferson County with surrounding counties. Mr. Jonas noted that these fees have remained unchanged since they were originally adopted by the Commission in 1986. He also announced that both the public

# JEFFERSON COUNTY, MISSOURI – JOURNAL

April 7, 2025  
Work Session  
Jefferson County Administration Center, Hillsboro, MO  
Assembly Room  
Page 2 of 3

hearing and the first reading of the proposed amendments are scheduled for April 28, 2025. Mr. Jonas encouraged Councilmembers to raise any questions ahead of time so he could address them and help streamline the process prior to the hearing. During the discussion, Councilman Groeteke asked whether the \$25 fee could be written into the Code in a way that allows for a scheduled increase—such as raising it to \$50 in 2026 or another appropriate amount. Mr. Jonas confirmed that such a provision could be included, noting that a similar approach had previously been used in the Stormwater Code. Councilmembers asked additional questions about the proposed amendments, which Mr. Jonas answered in turn.

## **B. Public Works Project Information Updates**

Public Works Director Jason Jonas showed the Council changes that have been made to the County website for the Public Works Dept. Since September 2024 the County has been passing the Bills for project awards, which included a 6 % contingency factor. The Council can now look up any updates to the status of the contracts, so you are always aware of how much of the contingency we have used, how much remains and the overall status of the contracts. Updates are done to the website around the 15<sup>th</sup> of every month.

## **C. Public Nuisance Ordinance – Tall Grass**

Councilman Groeteke reported that Jefferson County spent \$37,568.75 on tall grass abatement in 2024, based on information provided by County Services. Following internal discussions, he noted that staff did not oppose removing the Tall Grass provision from the Rules of Procedure. He explained that eliminating this provision could help reduce administrative costs and allow resources to be reallocated toward addressing more pressing nuisance issues, particularly those involving structures. Mr. Groeteke also mentioned that he has revised an ordinance incorporating suggested changes and is currently having it reviewed by the County Counselor. Several questions and comments were made by Councilmembers.

## **D. Property Owners Association – Section 400.5680**

Councilman Groeteke mentioned when developers are developing property and then transfer the control of the HOA to the homeowners once the project is completed. Mr. Groeteke read Section 400.5680 Section 5 and stated the constituents he spoke with said the developers are holding the money back as long as they can to deplete the funds they collected before they turn it over to the HOA. Mr. Groeteke thinks the Council should look at the code and possibly change it to where the developers need to turn the money over sooner. Different comments and suggestions were made by the Council.

## **E. Requested Details for the Commission Application Process and the Advice and Consent Procedure**

# JEFFERSON COUNTY, MISSOURI – JOURNAL

April 7, 2025  
Work Session  
Jefferson County Administration Center, Hillsboro, MO  
Assembly Room  
Page 3 of 3

Councilman Brown said he thinks they need a process regarding the nominations and reappointments of Board and Commission members. Mr. Brown stated the Council cannot dictate how the County Executive chooses the people he selects for appointments. Once the nomination is made, and it is handed over to the Council, they can do whatever they want to choose who they feel would better fill the position. Councilman Groeteke asked if anyone had checked on how other Counties handle this. Councilman Tullock stated he checked both St. Charles and St. Louis Counties and they do have an evaluation process. They allow the Councilmembers to contact the nominees. Counselor Kuenzel mentioned the Council can have an Order done to make changes to this process. An Order does not involve the County Executive.

## VI. ADJOURNMENT

**Council Member Tim Brown made a motion to adjourn the meeting, seconded by Councilwoman Lori Arons.**

### **Vote:**

|                                       |               |
|---------------------------------------|---------------|
| District 1 - Council Member Haskins:  | <b>Absent</b> |
| District 2 - Council Member Crow:     | Yes           |
| District 3 – Councilwoman Arons:      | Yes           |
| District 4 - Council Member Groeteke: | Yes           |
| District 5 - Council Member Seek:     | <b>Absent</b> |
| District 6 - Council Member Brown:    | Yes           |
| District 7 - Council Member Tullock:  | Yes           |

Motion carried, and the meeting adjourned at 8:05 p.m.