

JEFFERSON COUNTY, MISSOURI – JOURNAL

April 28, 2025
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, County Council conducted a Regular Meeting on Monday, April 28, 2025, at Regular Meeting 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 Tim Brown gave the Invocation.

III. **PLEDGE OF ALLEGIANCE**

Recited.

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

IV. **ROLL CALL**

**Councilman Tim Brown, District 6, left at 6:36 p.m. after the meeting started due to a family emergency.*

Present: Council Member, District 1 Brian Haskins
Council Member, District 2 Billy Crow
Council Member, District 3 Lori Arons
Council Member, District 4 Charles Groeteke
Council Member, District 5 Scott Seek
Council Member, District 7 Bob Tullock

Absent:

V. **PROCLAMATIONS**

None.

VI. **REPORTS AND COMMENTS FROM COUNCIL MEMBERS**

District 1 - Councilman Brian Haskins:

No comments.

District 2 - Councilman Billy Crow Jr.:

Thanked everyone who came to the Arnold's Farmers Market.

District 3 - Councilwoman Lori Arons:

Reiterated about the Farmers Market in Arnold and stated, "Shop small, shop local".

Announced the Arnold Aging Ahead group held Bingo today at the Senior Center in Arnold. There were 37 seniors who attended and invited anyone who is 60 years old

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and above to come to the Senior Center on Mondays and Wednesdays for a free lunch and a fun activity. If anyone is interested in joining Arnold Aging Ahead, they meet at Arnold Jefferson College.

District 4 - Councilman Charles Groeteke:

The ribbon cutting for the new Kimmswick Park was Friday, April 25, 2025.

The 5th grade Arbor Day celebration was also Friday, April 25, 2025, at the Herculaneum Fairgrounds.

Race season is now open at I-55 Raceway Federated Park.

On May 6, 2025, there will be a Storm Water Seminar, at 8 a.m. at the St. Charles Executive Building, in the Council Chambers.

June 30, 2025, is the deadline to apply for the Senior Tax Credit. You must be 62 years or older to apply.

Received a report from the Assessor's Office that states in 2024 we had 801 new stick-built homes in Jefferson County.

District 5 - Councilman Scott Seek:

No Comments.

District 6 - Councilman Tim Brown:

Announced he needed to leave due to a family emergency (6:36 p.m.).

District 7 - Councilman Bob Tullock:

Attended a Blue Shield Event in Arnold, along with Executive Gannon, Councilman Groeteke, and Councilwoman Arons.

On April 24, 2025, Mr. Tullock attended the Planning & Zoning training session. The P&Z staff presented a basic training seminar on the P&Z hearings and processes. The training seminar was informative and provided a good basis for understanding. Mr. Tullock asked the Council if they would be interested in adding the training session to a future Work Session, and, if so, to let Mrs. Boyer know.

Mentioned he met with the Economic Development Corporation, (EDC), with Executive Gannon, and Councilman Groeteke for an update on their performance and activities for the past two years.

Met with a business owner currently in St. Louis County, who is looking to move to Jefferson County. Mr. Tullock introduced him to the EDC and explained what they

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could offer him, in the form of guidance.

Councilman Groeteke asked if County Executive Gannon would speak about the Blue Shield Program. County Executive Gannon stated that Jefferson County was designated as the first county and Arnold as the first city in Missouri to be identified as a Blue Shield County, which supports Law Enforcement.

VII. PUBLIC COMMENTS

Ms. Dawn Chadd, 1463 Scenic Drive, Arnold - stated she has been a resident of the area for 43 years. The street she lives on is a private road and she and her neighbors would like to see if the County can take their streets over. Ms. Chadd stated they called the police regarding issues involving cars parked on the street and were told they couldn't do anything because the street is a private road. She also mentioned there hasn't been a road committee for their roads that she knows of since 1999 and is asking for help.

Ms. Tara Lang, 2849 Plattin View Drive, Festus - provided the Council with the newsletter from Chestnut Health Systems, and read the story regarding a High Ridge man who was found outside Aldi's, unhoused, injured, and alone.

VIII. APPROVAL OF THE AGENDA

Council Member Bob Tullock made a motion to amend Bill No. 28-04108 to read Bill No. 25-04108, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Council Member Bob Tullock made a motion to approve the amended agenda, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

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No: None

Abstain: None

Motion Passed.

IX. APPROVAL OF THE JOURNAL

Approval of the April 7, 2025, Journal – Work Session.

Council Member Bob Tullock made a motion to approve the Journal of the April 7, 2025, Work Session, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

X. PUBLIC HEARING

A Public Hearing Regarding Proposed Amendments To The Existing Chapter 700 Utility Code, Controlling Regulation And Permitting For The Location Or Relocation Of Utility Facilities On County Highways In Unincorporated Jefferson County. (See Introduction Bill No. 25-04112).

County Executive Gannon opened the Public Hearing and asked any citizens who wanted to speak in favor of, or in opposition to, the Public Hearing regarding proposed amendments to the existing Chapter 700 Utility Code, controlling regulation and permitting for the location or relocation of utility facilities on county highways in unincorporated Jefferson County to stand and be sworn in. There were no citizens who acknowledged they wanted to make any comments either in favor of or in opposition. Mr. Gannon asked again and once more, and no one stood.

Council Member Bob Tullock made a motion to Close the Public Hearing regarding proposed amendments to the existing Chapter 700 Utility Code, controlling regulation and permitting for the location or relocation of utility facilities on county highways in unincorporated Jefferson County, Missouri, seconded by Councilwoman Lori Arons.

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Both Councilman Tullock and Councilman Groeteke asked Counselor Kuenzel questions regarding Bill No. 25-04112, with Counselor Kuenzel responding.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XI. REPORTS FROM COUNTY EXECUTIVE

County Executive Gannon mentioned work is underway to start the needed infrastructure in and around Crystal City for road improvements. Funding for this project is from appropriations from the State of Missouri, the Governor's Cost Share, and direct appropriations from the State of Missouri, which includes approval by the State Legislature and the Governor. These infrastructure improvements are being made around the James Hardy project, but it will allow many areas in the County to be included as the benefactors of these roads.

Mr. Gannon also spoke about a motion that Councilman Haskins made a few weeks ago regarding placing Boards and Commission payments on a future agenda. He stated we are working through this process. However, it is not as simple as one might think. The significant concern is how these members are treated. Are they 1099 employees or are they W2 employees? The IRS rules will govern how we pay these members.

Stated he signed another document that allowed us to move one more step forward with MoDot's State Roads. The County Roads are in the process of having their Purple Heart designations installed. Director of Administration David Courtway announced there has been another revision. The State of Missouri will not let us put any signs on roads with a speed limit in excess of 45 miles per hour.

XII. RECONSIDERATION OF BILLS

None.

XIII. CONSIDERATION OF VETOED BILLS

None.

XIV. CONSENT AGENDA

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Bill No. 25-04105 - An Ordinance Authorizing The Jefferson County, Missouri, County Executive To Continue The Lease For Real Property Located At 753, 757, and 755 Maple Street, Hillsboro, Missouri; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Lease.

Bill No. 25-04106 - An Ordinance Renewing The Bid Awards For Certain Products And Services For General Veterinary Services 2024, Department Of County Services, Division of Animal Control.

Bill No. 25-04107 - An Ordinance To Authorize The County Executive To Execute Change Order No. 1 For The Hydraulic Fittings Hoses & Supplies 2024 Contract For The Jefferson County, Missouri, Department Of Public Works.

Bill No. 25-04108 - An Ordinance To Authorize The County Executive To Execute Change Order No. 2 For The 2024 Chevy Police Tahoe Contract For The Jefferson County, Missouri, Department Of Public Works.

Bill No. 25-04109 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2023 On-Call Kitchen and Laundry Equipment Services, Department Of Public Works.

Bill No. 25-04110 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Legal Services Sheriff 2024, Department Of The Sheriff.

Bill No. 25-04111 - An Ordinance To Renew the ClearGov Budget Cycle Management Software for the Department of Information Technology On Behalf of the Department of The Auditor.

Council Member Bob Tullock made a motion to approve the Consent Agenda as amended, in its entirety, seconded by Councilwoman Lori Arons.

Councilwoman Arons asked what happens if there is a mistake in an item on the Consent Agenda, and it isn't caught. Counselor Kuenzel explained there are different types of errors. A scrivener error is the same as a typo and is not substantive. When there is a substantive error, the Bill is pulled off the agenda, and amended. Director Courtway confirmed if there was a material error the Bill would be brought back.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

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No: None

Abstain: None

Motion Passed.

XV. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
None.

XVI. **CONSIDERATION OF RESOLUTIONS**
None.

XVII. **INTRODUCTION OF BILLS**

Bill No. 25-04112 - An Ordinance Amending Title VII Utilities, Chapter 700.010 Utility Facilities – Regulations For Location Or Relocation On County Highways – Permit, Of The Code Of Ordinances Of Jefferson County, Missouri; And Providing For An Effective Date Thereof.

Council Member Bob Tullock made a motion to introduce Bill No. 25-04112 by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-04112 and move to Perfection, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-04113 - An Ordinance Approving Application CC225013, To Rezone Parcel Number 06-6.0-24.0-1-001-002 From Planned Business Park (PB) Zone District To Non-Planned Commercial (CC2) Zone District Located In Council District 7.

Council Member Bob Tullock made a motion to introduce Bill No. 25-04113 by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

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Council Member Bob Tullock made a motion to approve Bill No. 25-04113 and move to Perfection, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-04114 - An Ordinance Making The Election To Cover Jailors As Public Safety Personnel Members Under The Missouri Local Government Employees Retirement System, And Authorizing The Jefferson County, Missouri, County Executive To Execute Any And All Contracts, Agreements And/Or Documents Necessary To Carry Out The Intent Of This Ordinance.

Council Member Bob Tullock made a motion to introduce Bill No. 25-04114 by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-04114 and move to Perfection, seconded by Council Member Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVIII. PERFECTION OF BILLS

Bill No. 25-04102 - A Petition To Vacate A 25-foot Road Easement In Part Of Lot 20B Of Lot Split Of All Of Lot 20 Cedar Springs Park Subdivision, Recorded In Plat Book 122, Page 9A Of The Jefferson County, Missouri, Land Records. Said Road Easement Being In Council District 7.

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Council Member Bob Tullock made a motion to place Bill No. 25-04102 on its second reading by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-04102 and move to Final Passage, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-04103 - An Ordinance Approving Application PR225005 To Rezone Three (3) Parcels Of Property From Planned Commercial (PC) Zone District And Non-Planned Community Commercial (CC2) Zone District To Planned Mixed Residential (PR2) Zone District And Development Plan For “The Station” Located In Council District 4.

Council Member Billy Crow Jr. made a motion to place Bill No. 25-04103 on its second reading by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Charles Groeteke made a motion to amend Bill No. 25-04103 and read the amendment to Bill No. 25-04103, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Council Member Bob Tullock made a motion to approve Bill No. 25-04103 A1 and move to Final Passage, seconded by Councilwoman Lori Arons.

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Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-04104 - An Ordinance Amending The Jefferson County, Missouri, Code Of Ordinances, Title III, Schedules III, And VI Of The Traffic Code, And Providing For An Effective Date Thereof, Affecting Council Districts 1, And 5.

Council Member Scott Seek made a motion to place Bill No. 25-04104 on its second reading by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-04104 and move to Final Passage, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XIX. FINAL PASSAGE OF BILLS

Bill No. 25-04102 - A Petition To Vacate A 25-foot Road Easement In Part Of Lot 20B Of Lot Split Of All Of Lot 20 Cedar Springs Park Subdivision, Recorded In Plat Book 122, Page 9A Of The Jefferson County, Missouri, Land Records. Said Road Easement Being In Council District 7.

Council Member Bob Tullock made a motion to place Bill No. 25-04102 on its third reading by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-04102 to

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approve and finally pass, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-04104 - An Ordinance Amending The Jefferson County, Missouri, Code Of Ordinances, Title III, Schedules III, And VI Of The Traffic Code, And Providing For An Effective Date Thereof, Affecting Council Districts 1, And 5.

Council Member Bob Tullock made a motion to place Bill No. 25-04104 on its third reading by title, seconded by Councilwoman Lori Arons; Council Member Bob Tullock read the Bill by Title.

Council Member Bob Tullock made a motion to Approve 25-04104 to approve and finally pass, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XX. **COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS**
None.

XXI. **OTHER MATTERS**
None.

XXII. **CLOSED SESSION**
None.

XXIII. **ADJOURNMENT**

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Council Member Bob Tullock made a motion to adjourn, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 2 Billy Crow, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek, Council Member, District 7 Bob Tullock

No: None

Absent:

Motion Passed and the meeting adjourned at 7:17 p.m.