

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 1 of 13

The Jefferson County, Missouri, County Council conducted a Regular Meeting on Tuesday, May 27, 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

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 6 Tim Brown
Council Member, District 7 Bob Tullock

Absent: Council Member, District 5 Scott Seek

V. PROCLAMATIONS

None.

VI. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 - Councilman Brian Haskins:

Thanked the High Ridge Fire Department and First Responders for a rescue this past Saturday. A constituent experienced a serious accident involving a zero-turn lawnmower. The mower became entangled with a solar panel system, pinning the individual by the neck between the equipment and the structure. According to the Fire Chief, had the mower moved just one more inch, it likely would have collapsed the individual's windpipe—and within six inches, it could have resulted in decapitation. Mr. Haskins later revealed that he was the individual involved in the incident and expressed profound gratitude to have survived.

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 2 of 13

District 2 - Councilman Billy Crow Jr.:

Announced that the Pleasant Valley Nature Preserve will be closed while they are having their cave gate constructed. The organization that will be constructing the gate is a non-profit that does work all over Missouri. One of Mr. Crow's sheet metal co-worker, Alicia Wallace, will be helping as a trained union welder.

District 3 - Councilwoman Lori Arons:

This past Sunday in Arnold they had their first Ruck March. There were former soldiers of several wars, family and friends who marched in the rain from the Arnold VFW, to Arnold Park and back, in honor of our soldiers who gave their all for our country. Mrs. Arons stated they hope to make this an annual event.

District 4 - Councilman Charles Groeteke:

Attended a Memorial Day Service in De Soto, put on by Mr. Todd Mahn.

Mentioned the passing of Mr. Michael R. Turley. Mr. Turley served on the Inaugural Planning and Zoning Commission of Jefferson County, was an attorney, was in the Navy, and served on the Charter Commission when this Charter was formed 14 years ago. Mr. Turley will be missed and was a good member of the community.

District 5 - Councilman Scott Seek:

Absent.

District 6 - Councilman Tim Brown:

No comments.

District 7 - Councilman Bob Tullock:

Expressed his thanks on behalf of a resident regarding tree trimming on Tower Road. Mr. Tullock stated he has also had other constituents who called also thanking the County.

Reminded everyone that there will be road striping being done next month and to be respectful of the workers who are trying to make the roads safer.

Stated as they had started the Economics Development Objects Committee, he was contacted by a business owner. He provided the County with feedback as to his experience with the County EDC and utilities four years ago. Executive Gannon and Mr. Tullock met with him to listen to his concerns and comments. He employs thirty employees and half of them live in Jefferson County.

Mentioned he has two Bills that he will be adding to future Council regular meeting agendas. One is dealing with tiny homes allowed in private abandoned mobile home lots. The second Bill is dealing with rental property occupancy permits.

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 3 of 13

VII. PUBLIC COMMENTS

Ms. Dawn Chadd, 1463 Scenic Drive, Arnold - Stated she lives in unincorporated Jefferson County, and they are having several different problems with roads and has been working with Mr. Crow. There are some discrepancies regarding her road. Ms. Chadd mentioned that if you look at the deeds, it is a private road, but if you look at the map of Jefferson County, it is listed as a public road. They would like to have their road taken over by Jefferson County.

VIII. APPROVAL OF THE AGENDA

Council Member Bob Tullock made a motion to remove Bill 25-05138 from the Consent Agenda and place it on Consideration of Items Removed from the Consent Agenda, seconded by Councilwoman Lori Arons.

Council Member Billy Crow Jr. expressed his support for moving the Bill to the "Consideration of Items Removed from the Consent Agenda" to be voted on separately. He noted that he is employed by one of the contractors being awarded the bid, and as such, will be abstaining from the vote.

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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Council Member Charles Groeteke made a motion to remove Bill No. 25-05136 and place it on Consideration of Items Removed from the Consent Agenda, seconded by Council Member Bob Tullock.

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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 4 of 13

Council Member Bob Tullock made a motion to approve the Agenda as amended; seconded by 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

IX. APPROVAL OF THE JOURNAL

None.

X. PUBLIC HEARING

None.

XI. REPORTS FROM COUNTY EXECUTIVE

Stated there are two Resolutions for Library reappointments on the agenda that the Council will be considering tonight. Executive Gannon asked Mrs. Tuggle, who is the Chair of the Library, if she would give her recommendations.

Mrs. Tuggle stated that both individuals up for reappointment have been outstanding members of the Board. Ms. Sharon Reineri has served for 20 years, currently holds the position of Vice President, and is considered a tremendous asset to the Board. Ms. Melissa Ray, now completing her second term, has also been an excellent contributor. She is employed by the Northwest School District in the library department. Mrs. Tuggle also extended an open invitation to anyone interested in attending a Library Board meeting.

A declaration regarding the damage caused by the storm on March 14th has been approved by the Federal Emergency Management Association (FEMA). Our Emergency Management Department will be working with the area cities and municipalities to find a location for a center you can go to fill out your claims. If you would like to find out further information, you can find it on the Counties website at the bottom left.

XII. RECONSIDERATION OF BILLS

None.

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 5 of 13

XIII. CONSIDERATION OF VETOED BILLS

None.

XIV. CONSENT AGENDA

Bill No. 25-05129 - An Ordinance To Authorize Jefferson County To Reimburse The City of DeSoto, 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.

Bill No. 25-05130 - An Ordinance Authorizing Jefferson County, Missouri, To Enter Into Agreements Regarding Conditions Of Participation In The Homeowner Rehabilitation Program And Authorizing The County Executive To Execute The Agreements On Behalf Of The County Located In Council District 3.

Bill No. 25-05131 - An Ordinance Authorizing Jefferson County, Missouri, To Enter Into Agreements Regarding Conditions Of Participation In The Private Sanitary Sewer System Replacement Program And Authorizing The County Executive To Execute The Agreements On Behalf Of The County Located In Council Districts 1 & 3.

Bill No. 25-05132 - An Ordinance To Authorize The County Executive To Execute Change Order Number 4 For The On-Call Roadway Engineering Services Contract For 2022 Through 2025.

Bill No. 25-05133 - An Ordinance Awarding The Bid For The Project To The Lowest And Best Responsive Bidder As Reflected In The Responses To A Certain Invitation For Bid; And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bid For The Project Designated As 2025 Pavement Surface Preservation, Designated As Project PW25000PSP In Council Districts 1, 2, 3, 4, 6, And 7.

Bill No. 25-05134 - An Ordinance To Authorize The County Executive To Award The Engineering Services Contract And To Execute The Agreement Between Jefferson County, Missouri And Structures, Inc. For The Road Safety Improvements Program For Browns Ford Road Preservation Designated As Project STBG - 5403 (700) In Council District 7.

Bill No. 25-05135 - An Ordinance To Authorize The County Executive To Award The Engineering Services Contract And To Execute The Agreement Between

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 6 of 13

Jefferson County, Missouri And Structures, Inc. For The Road Safety Improvements Program For Cedar Hill Road Bridge Preservation Designated As Project STBG - 5403 (701) In Council District 7.

Bill No. 25-05137 - An Ordinance To Authorize The County Executive To Award The Engineering Services Contract And To Execute The Agreement Between Jefferson County, Missouri And ABNA Engineering, Inc., For The Road Safety Improvements Program For Twin River Road Bridge Preservation Designated As Project STBG - 5403 (703) In Council District 1.

Bill No. 25-05139 - An Ordinance Renewing The Bid Awards For Certain Products And Services For 2023 On-Call Masonry Services, Department Of Public Works.

Bill No. 25-05140 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Inmate Phone Systems 2019, Department Of The Sheriff.

Bill No. 25-05141 - An Ordinance Renewing The State Of Missouri Contract Pricing under The Missouri NVP Software Contract CT170315002 with CDW-G For Trend A G Vision One For Users' Subscription License, And To Authorize The Execution Of A Purchase For The Department Of Information Technology.

Bill No. 25-05142 - An Ordinance To Renew A Services Agreement By And Between Jefferson County, Missouri, And Flock Group Inc., A Subsidiary Of Insight Public Sector (IPS), Pursuant To A Cooperative Purchasing Agreement With Respect To Access To Flock's Technology Platform For Investigative Purposes In Order To View And Search Videos Recorded By Flock And Authorization For The County Executive To Execute Any Necessary Agreements Or Contracts To Effectuate The Award Of The Bids And Proposals.

Council Member Bob Tullock made a motion to Approve the Consent Agenda in its entirety as amended, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 7 of 13

XV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

Council Member Billy Crow Jr. made a motion to read Bill No. 25-05136, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Bill by Title.

Council Member Charles Groeteke made a motion to amend Bill No. 25-05136, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read amendment A1 for Bill No. 25-05136. *Council Member Brian Haskins questioned why the Bill was being amended. Council Member Groeteke said the Council received an email from the Public Works Director, Jason Jonas, stating the amount in the Bill was too high. The previous contract was for \$75,000, and they do not have plans to exceed this amount.*

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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Council Member Bob Tullock made a motion to place Bill No. 25-05138 on its first reading by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-05138, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: Council Member, District 2 Billy Crow

Motion Passed.

XVI. CONSIDERATION OF RESOLUTIONS

Resolution No. R25-0546 - A Resolution And Order Of The Jefferson County, Missouri, Council To Approve The Nomination And Reappointment Of Melissa

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 8 of 13

Ray, To The Jefferson County Public Library Board, Jefferson County, Missouri, As A Representative Of The Fox Sub-District, And Terms Thereof.

Council Member Bob Tullock made a motion to read Resolution No. R25-0546 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0546 on its first and final reading, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Resolution No. R25-0547 - A Resolution And Order Of The Jefferson County, Missouri, Council To Approve The Nomination And Reappointment Of Sharon Reineri, To The Jefferson County Public Library Board, Jefferson County, Missouri, As A Representative Of The Northwest Sub-District, And Terms Thereof.

Council Member Bob Tullock made a motion to read Resolution No. R25-0547 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow, Jr. read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0547 on its first and final reading, seconded by Councilwoman Lori Arons.

Both Councilmembers, Brian Haskins and Charles Groeteke, stated they appreciated and thanked both women who were up for reappointment.

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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 9 of 13

Resolution No. R25-0548 - A Resolution And Order Determining That Applicant, Gunnison Properties, LLC, Is Entitled To The Surplus Paid At The Collector's Delinquent Tax Sale In 2024 And Approving The Payment Of Surplus To The Applicant.

Council Member Bob Tullock made a motion to read Resolution No. R25-0548 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Resolution.

Council Member Bob Tullock made a motion to approve Resolution No. R25-0548 on its first and final reading, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVII. INTRODUCTION OF BILLS

Bill No. 25-05143 - An Ordinance Authorizing The Delinquent Tax Trustee, As Appointed Pursuant To Section 140.260, RSMo., To Sell Certain Real Property, Described Herein And Located In Council District 7, And To Execute Deeds, And Deliver The Same To BSW Renovations, LLC.

Council Member Bob Tullock made a motion to introduce Bill No. 25-05143 by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-05143 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 10 of 13

Motion Passed.

XVIII. PERFECTION OF BILLS

Bill No. 25-05128 - An Ordinance Authorizing The Delinquent Tax Trustee, As Appointed Pursuant To Section 140.260, RSMo., To Sell Certain Real Property, Described Herein And Located In Council District 7, And To Execute Deeds, And Deliver The Same To Keith Viau.

Council Member Bob Tullock made a motion to place Bill No. 25-05128 on its second reading by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-05128 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XIX. FINAL PASSAGE OF BILLS

Bill No. 25-05128 - An Ordinance Authorizing The Delinquent Tax Trustee, As Appointed Pursuant To Section 140.260, RSMo., To Sell Certain Real Property, Described Herein And Located In Council District 7, And To Execute Deeds, And Deliver The Same To Keith Viau.

Council Member Bob Tullock made a motion to place Bill No. 25-05128 on its third reading by title, seconded by Councilwoman Lori Arons; Council Member Billy Crow Jr. read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-05128 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,

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 11 of 13

District 4 Charles Groeteke, Council Member, District 6 Tim Brown,
Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XX. COUNTY COUNCIL MOTIONS REGARDING FUTURE AGENDAS

Council Member Bob Tullock stated that he would like to add a Bill to the June 9, 2025, Council Meeting agenda, proposing to allow tiny homes on privately owned, abandoned mobile home lots. Counselor Jalesia Kuenzel noted that such a change would fall under the Unified Development Ordinance (UDO), and therefore would require a Public Hearing and review by the Planning and Zoning Commission. Following this clarification, Mr. Tullock withdrew his motion. Mr. Tullock then inquired whether similar procedures would apply to changes involving rental properties and occupancy permits. Counselor Kuenzel responded that such matters would likely also require a similar process. Mr. Tullock asked how the County Council could initiate a change to the UDO. Mrs. Kuenzel advised that the appropriate course would be to consult with County Services and the Planning and Zoning Department to formally present the proposal. Executive Gannon added that, following the completion of the new Master Plan, a comprehensive UDO review will be undertaken, and recommended adding this topic to the list of items for consideration. Mrs. Kuenzel supported the idea of further discussion to determine an appropriate path forward. Deputy County Counselor Jason Cordes suggested drafting a Resolution to formally initiate the process. Mr. Tullock withdrew both his motions. Council Member Groeteke suggested, before proposing any changes to the UDO, to work with the Counselor's Office and Staff before presenting changes to the Council, so there is no conflict between what the Staff knows will work and what the Council wants.

XXI. OTHER MATTERS

Windswept Farms Community Improvement District 2024 Annual Report
Council Member Bob Tullock made a motion to accept Windswept Farms Community Improvement District (CID), 2024 Annual Report, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 12 of 13

Abstain: None

Motion Passed.

Executive Gannon asked Counselor Kuenzel if there was any reason why the remaining CID's couldn't be approved under one vote. Counselor Kuenzel replied she thought it would be fine. Executive Gannon asked for a motion to accept each CID, but to please read each name and the annual date of the report. Councilman Brown asked if any of the Council had a conflict with approving any of the remaining CID's. No one spoke up.

Council Member Bob Tullock made a motion to accept the following CID's 2024 Annual Reports for: Bear Ridge, Winding Bluffs, the Timbers, Valley at Winding Bluffs, and Huntington Glen, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XXII. CLOSED SESSION

Closed Session Pursuant To Section 610.021 Subdivision (1) Of The Revised Statutes Of The State Of Missouri For The Purpose Of Discussing Legal Actions, Causes Of Action, Or Litigation Involving The County And Any Confidential Or Privileged Communications Between The County And Its Representatives And Attorneys.

Council Member Bob Tullock made a motion to enter Closed Session pursuant to Section 610.021 Subdivision (1) of the Revised Statutes of the State of Missouri for the purpose of discussing legal actions, causes of action, or litigation involving the County and any confidential or privileged communications between the County and its representatives and attorneys, 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

JEFFERSON COUNTY, MISSOURI – JOURNAL

May 27, 2025
Regular Meeting
Administration Center, Hillsboro, MO
Page 13 of 13

Abstain: None

Motion Passed.

The meeting entered Closed Session in the Assembly Room at 7:30 p.m. and reconvened at 8:50 p.m.

Council Member Bob Tullock made a motion to return from Closed 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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XXIII. ADJOURNMENT

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 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Absent: Council Member, District 5 Scott Seek

Motion Passed and the meeting adjourned at 8:57 p.m.