

JEFFERSON COUNTY, MISSOURI – JOURNAL

June 23, 2025
Regular Meeting
Administration Center, Hillsboro, MO
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The Jefferson County, Missouri, County Council conducted a Regular Meeting on Monday, June 23, 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 Dennis Gannon 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 3 Lori Arons
Council Member, District 4 Charles Groeteke
Council Member, District 5 Scott Seek
Council Member, District 6 Tim Brown
Council Member, District 7 Bob Tullock

Absent: Council Member, District 2 Billy Crow

V. PROCLAMATIONS

None.

VI. REPORTS AND COMMENTS FROM COUNCIL MEMBERS

District 1 - Councilman Brian Haskins:

No comments

District 2 - Councilman Billy Crow Jr.:

Absent

District 3 - Councilwoman Lori Arons:

No comments.

District 4 - Councilman Charles Groeteke:

Expressed his gratitude and offered thoughtful prayers for our warfighters and the President of the United States, acknowledging their actions in the Middle East and hoping for a peaceful resolution soon.

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Stated over the weekend, he attended the Arnold Historic Society 20th Anniversary.
This coming weekend, Kimmswick has their Day Lily sale.
This Thursday, from 6 p.m. - 7 p.m. in High Ridge, there will be a meeting to discuss Rockford Park and the Big River lead issue.

District 5 - Councilman Scott Seek:

No comments.

District 6 - Councilman Tim Brown:

He expressed appreciation to everyone who attended the meeting, regardless of their stance on the legislation being considered. Mr. Brown emphasized that the only way the Council can truly know if they are representing their constituents as they were elected to do is by hearing their voices.

District 7 - Councilman Bob Tullock:

Stated he was glad to see everyone utilizing their 1st Amendment rights; alot of people died for that right.

There will be a Work Session on June 30, 2025, at 6:30 p.m., and mentioned to the Council if there was anything they wanted to be added to the agenda to let him know.

VII. PUBLIC COMMENTS

The following stated they are in support of Application PI25021:

Mr. Jim Kaiser - 195 Water Street, Fenton
Mr. Denis Dennis - 191 Water Street, Fenton
Mr. Daniel Smith - 4812 Pagel Road, De Soto
Ms. Karen Hayo - 1642 Somerset Ridge Drive, Fenton
Ms. Pamela Raish - 1138 Big Sky Drive, Fenton
Ms. Cynthia James - 1018 Victory Drive, St Louis
Ms. Anna M. Dennis - 19 Water Street, Fenton
Ms. Lisa Krusz - 32 Keystone Court, Fenton
Mr. Kevin Dugins - 5224 Summer Circle, Imperial
Ms. Amber Duggins - 5224 Summer Circle, Imperial

The following stated they are in opposition to PI25021:

Mr. Daniel Norris - 6700 Old State Route 21, Otto
Mr. Shaun Sheffer - 5700 Old State Route 21, Imperial
Mr. Tim Reinhold - 31 New Street, Sullivan
Mr. Richard Partney - 5790 Timber Lane, Hillsboro
Ms. Laurie Helderle - 4840 Fox Road, House Springs
Ms. Celcilia Young - 4865 Fox Road, House Springs
Ms. Virgina Young - 4852 Fox Road, House Springs
Ms. Jo Ann Kargus - 5300 Old Lemay Ferry Road, Imperial

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Ms. Christy Terrill - 4733 Old Highway 21, Imperial
Mr. Larry Schuh - 4858 Fox Road, House Springs
Mr. Mike Young - 4852 Fox Road, House Springs
Mr. David J. Becker - 5511 Peaceful Valley, House Springs
Ms. Jacquelyn Waller - 5651 Heads Creek Road, House Springs
Mr. Kurt J. Blum - 4681 Fox Road, House Springs

Mr. Donald Bolinger - 2002 Adare, Festus, stated he is the owner of Pasta House in Festus and ATG Sports. He asked for the Council's support in passing the Bed Tax in Jefferson County. Mr. Bolinger said the tax will provide the support needed to ensure the promotion of tourism throughout our County.

Ms. Tara Lang - 2849 Platin View Drive, Festus, stated she works for Chestnut Health Systems. She spoke regarding a mother who had fled with her children and one-year-old grandchild from a domestic violence situation and had nowhere to go. Ms. Lang said need to build a system that helps with transitional living and an inclement weather shelter in our County. Ms. Lang provided copies of their newsletter to the Council.

VIII. APPROVAL OF THE AGENDA

Council Member Bob Tullock made a motion to approve the agenda as a whole, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

IX. APPROVAL OF THE JOURNAL

Approval of the June 2, 2025, Journal - Work Session

Council Member Bob Tullock made a motion to approve the Journal of the June 2, 2025, meeting, 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,

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District 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Approval of the June 9, 2025 Journal - Regular Meeting

Council Member Bob Tullock made a motion to approve the Journal of the June 9, 2025, meeting, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

X. PUBLIC HEARING

None.

XI. REPORTS FROM COUNTY EXECUTIVE

Spoke regarding the nominations and reappointments for the boards/commissions on tonight's agenda.

Our outside audit firm, Clifton, Larson and Allen, is wrapping up the 2024 Annual Audit. The findings will be shared when they are final.

Both Executive Gannon and Councilman Groeteke attended a ribbon cutting for Lafayette Jeffco, in Arnold. This is a local business that is a contract packager that offers employment services to hundreds of men and women with disabilities. Mr. Gannon stated he was grateful to have an opportunity like this in our county.

The US Fish and Wildlife, US Corp of Engineers, Missouri Department of Natural Resources and the EPA are finally working together to hopefully find some solutions for Rockford Park. There will be a public meeting next Thursday night, at High Ridge Fire House.

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XII. RECONSIDERATION OF BILLS

None.

XIII. CONSIDERATION OF VETOED BILLS

None.

XIV. CONSENT AGENDA

Bill No. 25-06156 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Hydraulic Fittings And Hoses 2024, Department Of Public Works.

Bill No. 25-06157 - An Ordinance Authorizing The Jefferson County, Missouri, County Counselor, By And Through The County Executive, To Enter Into A Contract With Greg H. Dohrman, Esq. Of The Law Firm Of Cunningham, Vogel & Rost, P.C., And Its Attorneys For The Purpose Of Representing Jefferson County, Missouri, In Condemnation Proceedings.

Bill No. 25-06158 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Lube Oils, Antifreeze and Grease 2024, Department Of Public Works.

Bill No. 25-06159 - An Ordinance Renewing The Bid Awards For Certain Products And Services For Highway Salt 2023, Department Of Public Works.

Bill No. 25-06160 - 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 Proposal for Election Management Software 2025; 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 and as a whole, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

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Motion Passed.

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

XVI. **CONSIDERATION OF RESOLUTIONS**

Resolution No. R25-0654 - A Resolution And Order Of The Jefferson County, Missouri, Council To Consent The Nomination And Appointment Of Brian Carroll (Municipal Police) To The Public Safety Commission, Jefferson County, Missouri, And Terms Thereof.

Council Member Bob Tullock made a motion to read Resolution No. R25-0654 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0654 on its first and final reading, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Resolution No. R25-0655 - A Resolution And Order Of The Jefferson County, Missouri, Council To Approve The Nomination And Reappointment Of Alex Schwent (R) To The Jefferson County Port Authority, Jefferson County, Missouri, And Terms Thereof.

Council Member Bob Tullock made a motion to read Resolution No. R25-0655 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0655 on its first and final reading, seconded by Councilwoman Lori Arons.

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

No: None

Abstain: Council Member, District 4 Charles Groeteke, Council Member, District 5 Scott Seek

Motion Passed.

Resolution No. R25-0656 - A Resolution And Order Of The Jefferson County, Missouri, Council To Approve The Nomination And Reappointment Of Jason Eisenbeis (D) To The Jefferson County Port Authority, Jefferson County, Missouri, And Terms Thereof.

Council Member Bob Tullock made a motion to read Resolution No. R25-0656 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0656 on its first and final reading, seconded by Councilwoman Lori Arons.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 3 Lori Arons, Council Member, District 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: Council Member, District 4 Charles Groeteke

Motion Passed.

Resolution No. R25-0657 - A Resolution And Order Of The Jefferson County, Missouri, County Council Declaring Certain Property As Surplus And/Or Scrap And Providing The Authorization For The Disposal Of Said Property By The County Executive, And/Or Purchasing Agent Of The Jefferson County, Missouri, At The Best And Most Advantageous Terms To The County.

Council Member Bob Tullock made a motion to read Resolution No. R25-0657 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0657 on its first and final reading, seconded by Councilwoman Lori Arons.

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No: None

Abstain: None

Motion Passed.

Resolution No. R25-0658 - A Resolution And Order Determining That Applicant, Donata Berg, 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. R25-0658 on its first and only reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Resolution.

Council Member Bob Tullock made a motion to adopt Resolution No. R25-0658 on its first and final reading, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVII. INTRODUCTION OF BILLS

Bill No. 25-06161 - 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 2, And To Execute Deeds, And Deliver The Same To Eagleview Financial Services, LLC.

Council Member Bob Tullock made a motion to introduce Bill No. 25-06161 by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Bill by title.

Council Member Bob Tullock made a motion to approve Bill No. 25-06161 and

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move to Perfection, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-06162 - An Ordinance To Authorize An Amendment Of The 2025 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo., (2024) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Be Used For 50 New Mobile Data Computers For Patrol Vehicles.

Council Member Bob Tullock made a motion to introduce Bill No. 25-06162 by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Bill by title.

Council Member Bob Tullock made a motion to approve Bill No. 25-06162 and move to Perfection, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-06163 - An Ordinance To Authorize An Amendment Of The 2025 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri, And Section 50.622 RSMo., (2023) To Reflect The Transfer Of Budget Funds Between The Assessment Fund Reserves And Assessor Reserve Revenue Account To Cover The Purchase Of Professional Services To Build A Custom GIS Web Applications To Replace The Existing Web Applications.

Council Member Bob Tullock made a motion to introduce Bill No. 25-06163 by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke

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read the Bill by title.

Council Member Bob Tullock made a motion to approve Bill No. 25-06163 and move to Perfection, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

XVIII. PERFECTION OF BILLS

Bill No. 25-06154 - An Ordinance Approving Application CC225016, To Rezone Parcel Number 02-7.0-36.0-3-001-001 From Single-Family Residential (R20) Zone District To Non-Planned Commercial (CC2) Zone District Located In Council District 3.

Council Member Bob Tullock made a motion to place Bill No. 25-06154 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. 25-06154 and move to Final Passage, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-06155 - An Ordinance To Authorize An Amendment Of The 2025 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo. (2025) To Reflect The Receipt Of Additional Revenue Not Estimated Or Anticipated And The Appropriation Thereof To Be Used For Hauling Services For The Collection Of Recyclables And Support For Personnel.

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Council Member Bob Tullock made a motion to place Bill No. 25-06155 on its second reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-06155 and move to Final Passage, 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 5 Scott Seek, 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. 25-06154 - An Ordinance Approving Application CC225016, To Rezone Parcel Number 02-7.0-36.0-3-001-001 From Single-Family Residential (R20) Zone District To Non-Planned Commercial (CC2) Zone District Located In Council District 3.

Council Member Bob Tullock made a motion to place Bill No. 25-06154 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. 25-06154 to approve and finally pass, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Abstain: None

Motion Passed.

Bill No. 25-06155 - An Ordinance To Authorize An Amendment Of The 2025 Budget Pursuant To The Home Rule Charter Of Jefferson County, Missouri And Section 50.622 RSMo. (2025) To Reflect The Receipt Of Additional Revenue Not

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Estimated Or Anticipated And The Appropriation Thereof To Be Used For Hauling Services For The Collection Of Recyclables And Support For Personnel.

Council Member Bob Tullock made a motion to place Bill No. 25-06155 on its third reading by title, seconded by Councilwoman Lori Arons; Council Member Charles Groeteke read the Bill by Title.

Council Member Bob Tullock made a motion to approve Bill No. 25-06155 to approve and finally pass, 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 5 Scott Seek, 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 Scott Seek made a motion to place a proposed ordinance imposing a lodging tax on charges for sleeping rooms paid by transients and providing for the administration to use such revenue to promote tourism within Jefferson County on a future agenda, for consideration, discussion and possible action, seconded by Council Member Brian Haskins.

Council Member Haskins mentioned he would like this to move forward. Council Member Brown asked if this would be moved to a Work Session. Council Member Seek replied yes and mentioned there was a time period when the tax needed to be done by. The topic can be discussed at the Work Session, but he would also like it to be added to a Council Meeting if possible.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 3 Lori Arons, Council Member, District 5 Scott Seek

No: Council Member, District 4 Charles Groeteke, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

Abstain: None

Motion Failed.

XXI. OTHER MATTERS

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Disposition of Application PI25021 A Request For A Zone Change For Parcel 08-4.0-18.0-4-002-003 From Planned Commercial (PC) Zone District To Planned Industrial (PI) Zone District And A Development Plan For Jeff County Industrial Court Located In Council District 7.

Council Member Brian Haskins made a motion to add to the next agenda for approval on introduction to include the staff conditions and regulations that were approved by our County. In addition to the staff conditions, all waste should be removed at the end of each working day; no waste will be able to remain overnight, with frequent cleaning and washing down of the tipping floor and surge pit shall be required each operating day, the installation and operation of the misting system with deodorants, to mask and neutralize the odors, shall be required, the installation of plastic curtains on the entrances and exits shall be required to contain orders when the doors open allowing the vehicles to enter or exit, seconded by Council Member Scott Seek.

Discussion: Council Member Tullock stated that due to a personal conflict he would have to abstain from this vote and any vote regarding this matter.

Council Member Groeteke commented that the Jefferson County Code currently addresses the use of Solid Waste Transfer Stations, but in his view, it is outdated and inadequate. The existing code was written in 2008 and appears not to have been reviewed or updated since then. Given the significant changes Jefferson County has undergone, and the fact that there is no comprehensive waste management plan in place, he believes it's critical to adopt one—particularly as we are now a first-class county. To Mr. Groeteke's knowledge, District 4 has at least two Waste Transfer Stations that are largely unregulated by the County, although permitted by our code. He also referenced how other counties manage their transfer stations. While he emphasized that he is not an advocate of excessive government regulation, he strongly believes that, before any new waste transfer stations or landfills are approved in unincorporated areas of Jefferson County, the existing code should be reviewed, a waste management plan adopted, and stronger, more modern regulations implemented to ensure the health and welfare of county residents.

Council Member Tim Brown asked whether the most recent resolution had been drafted by the Planning Staff and subsequently reviewed by Legal Counsel. Counselor Kuenzel confirmed that it had. Mr. Brown remarked that despite recent amendments, many elements of the original resolution remain valid. He added that none of the proposed amendments fully address the concerns or conditions that have been raised.

Yes: Council Member, District 1 Brian Haskins, Council Member, District 5 Scott Seek

No: Council Member, District 3 Lori Arons, Council Member, District 4 Charles Groeteke, Council Member, District 6 Tim Brown

Abstain: Council Member, District 7 Bob Tullock

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Motion Failed.

Council Member Charles Groeteke made a motion for disposition of application PI25021. A request for a zone change for Parcel 08-4.0-18.0-4-002-003 to be placed on the next County Council Agenda for denial, 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

No: Council Member, District 5 Scott Seek

Abstain: Council Member, District 7 Bob Tullock

Motion Passed.

Council Member Groeteke asked for a point of privilege to confirm the process for this will be on the next Council Meeting agenda, in two weeks, for denial.

XXII. CLOSED SESSION

None.

XXIII. ADJOURNMENT

The County Executive thanked everyone for their patience and being cordial during the meeting.

Council Member Bob Tullock made a motion to adjourn, 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 5 Scott Seek, Council Member, District 6 Tim Brown, Council Member, District 7 Bob Tullock

No: None

Absent: Council Member, District 2 Billy Crow

Motion Passed and the meeting adjourned at 7:42 p.m.