

JEFFERSON COUNTY, MISSOURI – JOURNAL

June 30, 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, June 30, 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:	Absent
District 2 - Council Member Crow:	Present
District 3 – Councilwoman Arons:	Present
District 4 - Council Member Groeteke:	Present
District 5 - Council Member Seek:	Present
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 – Councilwoman Arons:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Brown:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried.

V. COUNTY BUSINESS

• Tiny or Cottage Homes

Councilman Bob Tullock stated there are a lot of mobile home pads and mobile home parks in his district that are vacant for the most part. Some of the mobile homes there are in poor condition. A number of people have mentioned they would like to see these areas turned into 55+ communities or some type of cottage or tiny home communities. Mr. Tullock asked if there is enough interest on the Council to pursue this. Hard copies of information Mr. Tullock researched regarding these communities

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were provided to each Councilmember. Council Member Brown said what you are trying to do is specifically something that we can enforce by the UDO, or an Ordinance, that is not something already covered by our UDO. Mr. Tullock stated one of the things that is keeping these mobile home parks from being rebuilt is the infrastructure. The Council discussed both the pros and cons of having this type of community and agreed this topic should be moved forward.

- **Occupancy Permit for Rental Properties**

Councilman Bob Tullock expressed concern about rental properties in poor condition within his district, particularly in subdivisions where many of the homes are owned by absentee landlords. He noted that these property owners often rent to anyone without regard for upkeep, since they don't live near the properties and are unaffected by their condition. Mr. Tullock asked whether the Council would consider pursuing an occupancy permit as a potential solution.

Council Member Brown stated he does not feel additional regulations need to be created when we have problems enforcing the regulations we already have. Mr. Brown suggest looking at what regulations we currently have to understand what we can legally do to better enforce them. The other Councilmember's in attendance: Lori Arons, Charles Groeteke, Scott Seek and Billy Crow Jr. also shared their thoughts and collectively agreed not to move forward with the proposal at this time.

- **Developing a Legislative Guide to Assist Council Members**

Councilman Bob Tullock stated in his two years on the Council very little legislative issues that come before the Council, actually originate from a Council Member. Mr. Tullock stated that he and Counselor Kuenzel had a discussion around a month ago to have a guide prepared for the Council, so the members know how they can introduce a Bill or Resolution and so they can do their jobs effectively and efficiently without having to waste a lot of Staff's time. The Councilmembers in attendance all agreed this would be a good idea.

- **Bed Tax**

Councilman Scott Seek stated, with the assistance of Counselor Kuenzel, he had compiled information based on Missouri statutes that allow for the implementation of a Bed Tax or Transient Tax. This tax would apply to individuals staying overnight in the county, with the collected revenue directed to a designated marketing organization for tourism promotion.

Mr. Seek explained that if the County contributes sustainable funding alongside municipalities, the state may provide matching grant funds. He then asked Mr. Don Bollinger to share additional information about the Bed Tax. Mr. Bollinger, who serves as Treasurer and a Board Member of the Jefferson County Tourism Commission, introduced several individuals at the meeting who are in support of the Bed Tax initiative. These included: Mayor Buddy Russell of Hillsboro, Mayor Steve Markus of Pevely, Mayor Bill Moritz of Arnold, board members David Hovis and Tom Polesel of the Jefferson County Tourism Board, Pevely City Administrator Andy Hixson, Sharon Floyd, Executive Director of the Jefferson County, Missouri Tourism Commission, and the Mayor Ken Kraft of

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Kimmswick. Mr. Bollinger thanked the Council for its support in promoting tourism in Jefferson County. He provided an overview of the purpose and function of the Bed Tax, explaining how the funds would be used to support tourism efforts. Council members asked various questions and shared comments, to which Mr. Bollinger responded. In instances where questions involved legal considerations, he noted that those would need to be addressed by the Legal Department.

• UDO Changes, Amendments and Options Available

Councilman Bob Tullock asked the Councilmembers for their input on how the Committee should approach changes to the Unified Development Ordinance (UDO). Councilman Groeteke shared that he had previously spoken with Mr. Bair from County Services to gauge their interest in participating in the process but noted that involvement would depend on what the Administration permits.

Councilman Crow mentioned that during the most recent Master Plan Committee meeting, there was discussion about forming subcommittees, with each Councilmember assigned a specific section of the UDO to review. Councilman Tullock encouraged any Councilmembers who are interested in contributing to particular sections of the UDO to reach out to him directly.

Councilman Brown expressed a desire to be involved in the entire process, stating that changes to one section of the UDO often impact other sections.

Councilman Tullock also noted he had recently learned that amendments to the UDO typically occur during two designated periods each year: July 1–31 and January 1–31.

Deputy County Counselor Jason Cordes added that approximately every year or two, the Planning and Zoning Department, (P&Z), brings forward issues they have identified within the UDO to the Commission for a public hearing and a resolution outlining their recommended changes. He stated that we don't want to change the UDO every couple of months because people coming to the County that want to develop need to know what the County's expectations are. Councilman Groeteke stated there is also some administrative cost involved.

Councilman Tullock asked if UDO amendments are done in a Resolution or in a Bill. Deputy County Counselor Jason Cordes explained that amending the UDO requires a formal process, which cannot be completed without a three-read ordinance, following proper notice and a public hearing. He noted that the amendment process typically begins with a Resolution to initiate proceedings but must ultimately be finalized through the passage of a three-read Bill.

Councilman Crow reiterated that the amendment process begins with a Resolution submitted to the Planning and Zoning Commission. If the Commission denies the amendment, it would then be referred back to the County Council for further consideration. More discussions ensued between the Councilmembers and Mr. Cordes.

VI. ADJOURNMENT

Council Member Billy Crow made a motion to adjourn the meeting, seconded by Councilwoman Lori Arons.

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District 2 - Council Member Crow:	Yes
District 3 – Councilwoman Arons:	Yes
District 4 - Council Member Groeteke:	Yes
District 5 - Council Member Seek:	Yes
District 6 - Council Member Brown:	Yes
District 7 - Council Member Tullock:	Yes

Motion carried, and the meeting adjourned at 8:42 p.m.